

Bengal Unitech Vista



New Town, Kolkata

Pioneering residential development.

INTRODUCTION

The entrance to Uniworld city is magnificently designed as a grand plaza with a stunning water bridge feature which links the main civic plaza to the festival plaza.

PROJECT HIGHLIGHTS:

Just minutes away from the airport, Salt Lake City (sector V)

Sprawled over 100 acres of magnificent landscaped greens at New Town, Kolkata which includes 10 Acres of Unitech Vistas

10 Towers upto 14 storeys high

Choice of 2 3 bedrooms apartment

Limited power back up

Unmatched quality of construction design, keeping features of Indian lifestyle in mind

An idyllic ambience designed by international firms renowned for architecture and landscaping

Possession 2011end.



AMENITIES

- ▶ Swimming pool with sit outs
- ▶ Kids splash pool
- ▶ Spa room
- ▶ Banquet facility
- ▶ Gymnasium
- ▶ Multi-media room
- ▶ Steam and sauna
- ▶ Multi-cuisine caf
- ▶ Kids play area
- ▶ Indoor games room
- ▶ Business centre
- ▶ Area for aerobic and yoga
- ▶ Common lounge area



SPECIFICATION

- ▶ **Structure** **Walls** Earth-quake resistant RCC framed construction

- ▶ **Flooring** **Living/Dinning** Vitrified tiles

- Bedrooms** Vitrified tiles

- Balconies** Ceramic tiles

- ▶ **Wall Finish** **Internal** Plaster of Paris punning over cement plaster in living, dinning & bedrooms
 Marble / granite cladding with painted walls in lift & lobbies

- External** Cement based paint

- ▶ **Kitchen** **Floorings** Ceramic Tiles

- Wall finish** Ceramic tiles upto 2 above working platform

- Others** Granite counter with stainless steel sink

- ▶ **Toilets** **Walls** Ceramic tiles upto 7 in bath area

- Floorings** Ceramic Tiles

- Fittings** White sanitary fixtures & CP fittings

- ▶ **Windows** Aluminium Glazing

- ▶ **Doors** Hardwood frames with flush door shutter

- ▶ **Electrical** Copper electrical wiring in concealed conduit with TV points and modular switches

LOCATION

Dum Dum Station Is less than 9 kms from the project, and airport is just 10 min. away.

Location Map

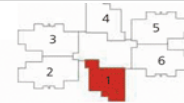


TYPE, AREA & PRICE

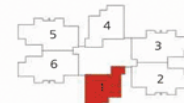
Type	Size (sq.ft)	Floor Plans
Type A	924	View

Type - A

Two Bedroom Unit



Tower 1,3,5,7,9



Tower 2,4,6,8,10

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Tower	T - 01 to 10
Location	LOC - 1
Apartment No	101
Super built-up area (sqm.)	85.83
Super built-up area (sq.ft.)	924 (approx)

Type	Size (sq.ft)	Floor Plans
Type B	924	View



Tower	T - 01 to 10
Location	LOC - 4
Apartment No	104
Super built-up area (sqm.)	85.93

Type	Size (sq.ft)	Floor Plans
Type C	956	View

Type - C
Typical Two Bedroom Unit



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Tower	T - 01 to 10
Location	LOC - 1
Apartment No	201 - 1501
Super built-up area (sqm.)	88.80
Super built-up area (sq.ft.)	956 (approx)

Type	Size (sq.ft)	Floor Plans
Type D	957	View

Type - D
Typical Two Bedroom Unit



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Tower	T - 01 to 10
Location	LOC - 4
Apartment No	204 - 1504
Super built-up area (sqm.)	88.90
Super built-up area (sq.ft.)	957 (approx)

Type	Size (sq.ft)	Floor Plans
Type E	1226	View

Type - E

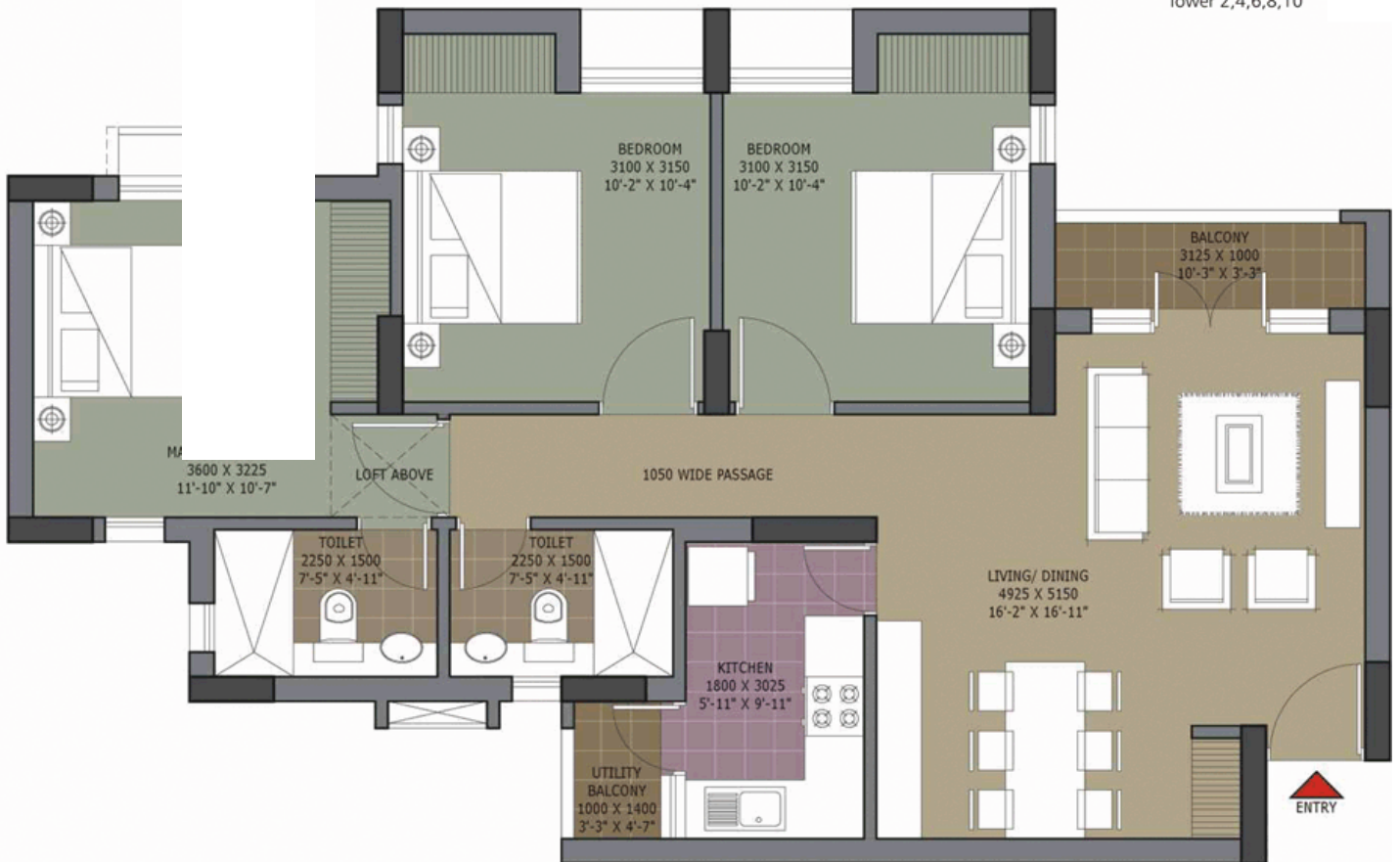
Typical Three Bedroom Unit



Tower 1,3,5,7,9



Tower 2,4,6,8,10



Type	Size (sq.ft)	Floor Plans
Type F	1226	View

Type - E

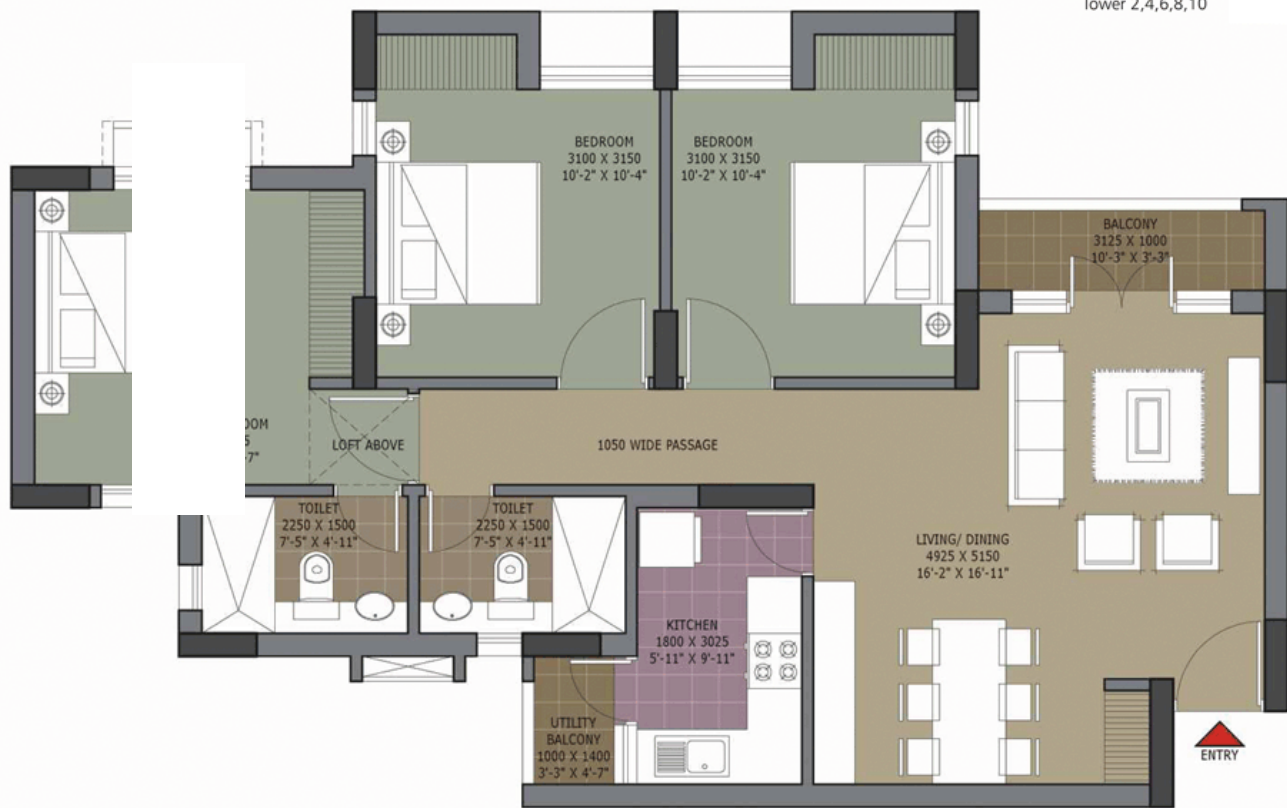
Typical Three Bedroom Unit



Tower 1, 3, 5, 7, 9



Tower 2, 4, 6, 8, 10



* Prices mentioned are indicative and are subject to change

DEVELOPER

Unitech India Limited is one of the leading Indian real-estate development and town-planning companies. Unitech was started in 1972 as a consultancy firm for foundation engineering. In last 30 years of its existence, Unitech has created a special place for itself amongst the builders of the country. Unitech Builders are now known for its wonderful townships, entertainment hubs, recreation centers, hotels, resorts, sub-cities development, shopping malls and residential units. Unitech has a list of successful projects in cities like Mumbai, Delhi, Kolkata, Chennai, Hyderabad, Bangalore, Kochi, Noida, Greater Noida, Agra, Lucknow, Varanasi, Gurgaon, and Ghaziabad. In merely 30 years of its existence, Unitech has diversified in various sectors successfully.

ARCHITECT

Renounced Architect

BOOKING & PAYMENT

At the time of Application/Booking	:	10% of BSP
Within 45 days of Application/ Booking	:	85% of BSP + PLC + Parking charges + 50% of CMRC
On Final Notice of Payment Charges and Other charges as applicable *	:	5% of BSP + 50% of CMRC + Stamp Duty

TIME LINKED INSTALLMENT PLAN? B?

-On Booking / Application	10%
-Within 3 Months of Booking/ Application	10 %
-On commencement of construction	10%
-On Completion of Foundation	5%
# On casting of Ground Floor roof	5% of BSP
On casting of 2nd floor roof	5% of BSP + 50% of CMC
On casting of 4th floor roof	5% of BSP + PLC + Parking Charges
On casting of 6h floor roof	5% of BSP
On casting of 8h floor roof	5% of BSP
On casting of 10h floor roof	5% of BSP
On casting of 12th floor roof	10% of BSP
On casting of top floor roof	5% of BSP
On completion of masonry work within apartment	5% of BSP
On completion of internal plaster within apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On Final Notice for Payment	

5% of BSP + 50% of CMC + Any Other
Charges applicable *

Note:

This installment and the subsequent Installment(s) in the above Installment Plan shall become payable on Demand irrespective of the serial order in which they are listed above.

Any other charges include Interest Free Maintenance Deposit, Common maintenance charges, Electric Connection Charges, Deposit for Renovation of External Fa?e and any other charges as applicable.

BSP Basic Sale Price **PLC** Preferential Location Charges **CMRC** Club Membership Registration Charges
Disclaimer: This Brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Bengal Unitech. The images are imaginary and the details mentioned to this brochure are tentative and are subject to changes at the sole discretion of the developer and/or architects. The specified brands are mentioned to give an idea of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

VISTAS PRICE LIST

W.E.F 1st August 2009

Basic Sale Price: Rs 2775/- per sq.ft.

Preferential Location Charges (PLC) Facing Central Boulevard	: Rs 30/- per sq. ft
Preferential Location Charges (PLC) for higher floors above 4th floor (for all Apartments)	: Rs 5/- per sq.ft. extra
Preferential Location Charges (PLC) for Central Landscape Facing	: Rs 30 /- per sq ft
Preferential Location Charges (PLC) for South Facing Apartments for all floors	: Rs 80/- per sq.ft.
Terrace Charges	: 25% of Basic Sale Price
Reserved Open Car Parking Space	: Rs 200000/-
Interest Free Maintenance Deposit	: Rs 20/- per sq.ft.
Club Membership Registration Charges (CMRC)	: Rs 100000/-

The company would pay to the Allottee @ Rs 5/- per sq.ft per month of super area for any delay in offering possession of the Apartment beyond the period of 36 months from the date of execution of the agreement to sell. Similarly, the allottee(s) would also be liable to pay holding charges @ Rs 5/- per sq ft. per month of super area if the Allottee(s) fails to take possession of the apartment within 30 Days from the date of issuance of the notice of possession.

Uniworld City Deposit for Renovation of External Fa?e is Rs. 25/- per sq. ft.

The Maintenance Charges on the basis of Super Area of the Apartment as determined by the Company at the time of offer of Possession of the Apartment shall be payable in advance for a period of three years before the Possession of the Apartment is handed over to the Allottee(s).

Note:

The above prices/ Payment plans are subject to revision/ withdrawal at any time without notice and at the sole discretion of the company

Registration of documents shall be extra as applicable