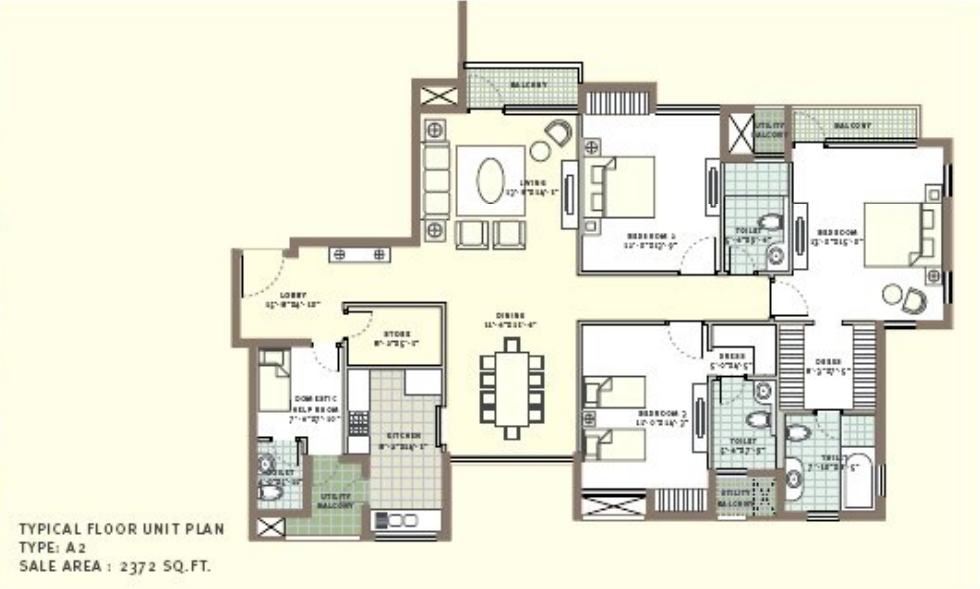


347 acres of ultra luxury living
with unparalleled views
of a signature golf course,
just off the expressway in NOIDA



The Amber at UGCC

International golf class living comes to India. Ultra spacious luxury apartments that truly reflect your success and achievements as a global citizen. A lifestyle that you have always yearned for. Welcome to club class living. Welcome home to Amber.



Life at Unitech Golf & Country Club will not be an ordinary one. It's a place where you'll always be in the company of your peers. Whether you're at the equestrian club riding your favourite stallion. Or golfing at night on the signature golf course. Whether you're at the exclusive golf Clubhouse. Or at the Pro-Shop. Whether you're sitting around beautiful water bodies and exotic landscaped greens designed by Belt Collins, Singapore. Or in the sky gardens. Evidently, life can get hectic. Which is why, our 24-hour concierge desk will always be at your beck and call. Life is full of pleasant surprises at UGCC.



Amber Highlights

- 7 exquisite towers up to 31 storeys designed by Callison Inc., USA
- Spacious living in 2230 – 2625 sq. ft. apartments
- A state-of-the-art clubhouse with a fully equipped gymnasium, a multi-purpose hall, a large swimming pool, etc
- 24 hours concierge services at your beck and call
- New age systems for complete security
- Available in Universal & Bareshell specifications

About Us

Established in 1972, Unitech is one of India's leading real estate developers. The first ISO 9001:2000 certified developer in North India; it offers the most diversified product mix comprising residential, commercial/IT parks, retail, etc.

The company has partnered with international architects & design consultants including SOM (USA), BDP (UK), MEA Systra (France), Callison Inc. (USA) & HOK (USA). Its clients for commercial projects include Fidelity, McKinsey, Bank of America, Ford Motors, Hewitt, Ernst & Young, Seagrams, Perfetti, etc.

Unitech Infra is the company's venture into infrastructure. Unitech Scrip is amongst the most liquid stocks. With over 600,000 shareholders, it is the first developer in National Stock Exchange's NIFTY 50 Index.

Unitech and Norway based Telenor Group have together built Uninor – a telecommunication services company providing GSM services across India

Locational Advantages

- Just 11 kms from Ashram Chowk, South Delhi
- A short 3 kms drive from Great India Place mall, Noida
- The nearest metro rail station is just 2.5 km away



Structure : RCC framed earthquake resistant structure

Wall finish

Internal : Acrylic emulsion, ceilings in oil bound distemper

Domestic Help Room : Oil bound distemper

External : Combination of stone, tiles and textured paint finish

Lift Lobbies : Marble / granite / vitrified cladding and acrylic emulsion

Flooring

Living / Dining / Master Bedroom : Marble

Others Bed Rooms : Laminated wooden flooring

Domestic Help Room : Ceramic tiles

Kitchen : Ceramic tiles / marble

Toilet : Ceramic tiles / marble

Balconies & Terrace : Ceramic tiles

Lift Lobbies : Granite / marble / vitrified tiles

Kitchen

Dado : Ceramic tiles till 600 mm above counter area, rest painted with acrylic emulsion

Fittings : Granite counter with stainless steel sink and drain board

Doors

Main Entrance : Seasoned hardwood frame with European style moulded shutter

Internal: Seasoned hardwood frame with European style moulded shutter

Toilets

Dado : Select ceramic tiles upto ceiling

Fittings : Granite counter, white sanitary fixtures, single lever CP fittings, pipe lines for geysers, bath tub in master bath, shower area in other toilets

Windows / External Doors

Powder coated / anodised aluminium glazing

Electrical Copper electrical wiring in concealed conduits with provision for light points and modular switches

Power Backup 100%

Communication TV and telephone points, video door phone

Lobby Air-conditioned with designer furniture in the waiting area

Bare Shell

Structure RCC framed earthquake resistant structure

Wall finish

Internal : Unpainted plastered walls Domestic Help Room : Unpainted plastered walls

External : Combination of stone, tiles and textured paint finish

Lift Lobbies : Marble / granite / vitrified cladding and acrylic emulsion

Flooring Living / Dining / Master Bedroom : RCC slab without floor finish

Others Bed Rooms : RCC slab without floor finish Domestic

Help Room : RCC slab without floor finish

Kitchen : RCC slab without floor finish, with base filling and waterproofing

Toilet : RCC slab without floor finish, with base filling and waterproofing

Balconies & Terrace : RCC slab without floor finish

Lift Lobbies : Granite / marble / vitrified tiles

Kitchen Dado : Unpainted plastered walls Fittings

: Plumbing piping without fixtures **Doors** Main Entrance : Seasoned hardwood frame with European style moulded shutter Internal

: Seasoned hardwood frame with no shutter **Toilets Dado** : Unpainted plastered walls Fittings

: Plumbing piping without fixtures

Windows / External Doors Power coated / anodised aluminium glazing

Electrical Electrical wiring till the MDB, no internal wiring in the apartment. Concealed conduits and boxes except switch plates

Power Backup 100%

Communication Conduits for TV and telephone points, video door phone

Lobby Air-conditioned with designer furniture in the waiting area



Price List

Basic Consideration Price for Universal Specification	Rs. 6995/- per sq. ft.
Basic Consideration Price for Bareshell Specification	Rs. 6495/- per sq. ft.
Preferential Location Charges (PLC) for two to a core unit	Rs. 300/- per sq. ft.
Preferential Location Charges (PLC) for edge unit	Rs. 300/- per sq. ft.
Preferential Location Charges (PLC) for tail unit	Rs. 300/- per sq. ft.
Preferential Location Charges (PLC) for level 1	Rs. 350/- per sq. ft.
Preferential Location Charges (PLC) for level 2	Rs. 250/- per sq. ft.
Preferential Location Charges (PLC) for level 3	Rs. 200/- per sq. ft.
Preferential Location Charges (PLC) for level 4	Rs. 150/- per sq. ft.
Car Parking Charges	Rs. 4,00,000 per car parking
Terrace Area	50% of BCP
Sinking Fund Deposit	Rs. 175/- per sq. ft.

Apart from BCP and PLC following amount is payable, by the allottee, per square foot of the super area of the apartment:

1. Lease rent of plot (proportionate share till December 2016)	Rs. 132/- per sq. ft.
2. Electric sub-station Charges Other Charges (if any)	Rs. 45/- per sq. ft.

In addition, charges on account of external electrification work, sewer and water connection charges, as demanded by the concerned competent authority, are payable extra.

Two underground car parkings would be compulsory with the typical unit.

Price List

- Company would pay charges @ Rs. 10/- per sq. ft. of the super area per month for any delay attributable to the inability of the company, subject to force majeure, on handing over the apartment beyond the committed period of 30 (thirty) months, from the date of signing of the terms and condition of allotment.
- Similarly, the allottee(s) would be liable to pay holding charges @ Rs. 10/- per sq. ft. of Super Area per month if the allottee(s) fails to take possession within 30 days from the date of issuance of the notice of the possession.
- Maintenance charges for the Period of 5 (five) years to be determined at the time of offer of issuance of letter for carrying out interiors and fit outs of the apartment on the basis of super area of apartment + service tax and any other levies, as applicable from time to time, shall be payable extra.

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

Enrolment in Unitech Golf & Country Club and the club at Amber would be compulsory, with the apartment.

Payment plan

Down Payment Plan (Rebate @ 8% on BCP)

At the time of registration	10% BCP + 10% Sinking Fund
Within 45 days of registration / allotment	85% of BCP + Lease Rent + PLC + Parking + 10% Sinking Fund Deposit
On issuance of letter for fit outs / interiors	5% of BCP + 80% of Sinking Fund Deposit & other charges as applicable.

Construction linked instalment plan

	Towers T1 & T2	Towers T3 & T4	Towers T5 & T6	Towers T7
At the time of registration	10% BCP	10% BCP	10% BCP	10% BCP
On completion of Level 11 roof ^f	-	20% BCP + 100% PLC & Parking	20% BCP + 100% PLC & Parking	-
On completion of Level 14 roof	20% BCP + 100% PLC & Parking	20% of BCP + 100% Lease Rent	20% of BCP + 100% Lease Rent	20% BCP + 100% PLC & Parking
On completion of Level 17 roof	15% of BCP + 100% Lease Rent	10% of BCP + 20% Sinking Fund	10% of BCP + 20% Sinking Fund	20% of BCP + 100% Lease Rent
On completion of Level 19 roof	15% of BCP + 20% Sinking Fund	10% BCP	10% BCP	20% of BCP + 20% Sinking Fund
On completion of Level 21 roof	10% BCP	5% BCP	10% BCP	-
On completion of Level 24 roof	10% BCP	5% BCP	-	-
On casting of top floor roof	5% of BCP	5% of BCP	5% of BCP	10% of BCP
On completion of masonry work within apartment	5% of BCP	5% of BCP	5% of BCP	10% of BCP
On completion of internal plaster within apartment	5% of BCP	5% of BCP	5% of BCP	5% of BCP

Payment plan

On final notice of possession	5% of BCP + 80% of Sinking Fund & other charges as applicable	5% of BCP + 80% of Sinking Fund & other charges as applicable	5% of BCP + 80% of Sinking Fund & other charges as applicable	5% of BCP + 80% of Sinking Fund & other charges as applicable
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BCP Basic Consideration Price

PLC Preferential Location Charges

Note

- Any other charges include electric sub-station charges, electric connection charges, sewer and water connection charges. Registration charges, as applicable for required documents, shall be payable extra by allottee(s). In addition, charges on account of external electrification work are payable extra.
- Maintenance charges for the Period of 5 (five) years to be determined at the time of offer of possession on the basis of Super area of the apartment + service tax and any other levies, as applicable from time to time, shall be payable extra.
- The allottee shall opt for the same payment plan as apartment (i.e. either Down Payment or Instalment Plan) for UGCC Club and the club at Amber.
- This instalment and instalments below shall become payable on demand, irrespective of the serial order in which they are listed.



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