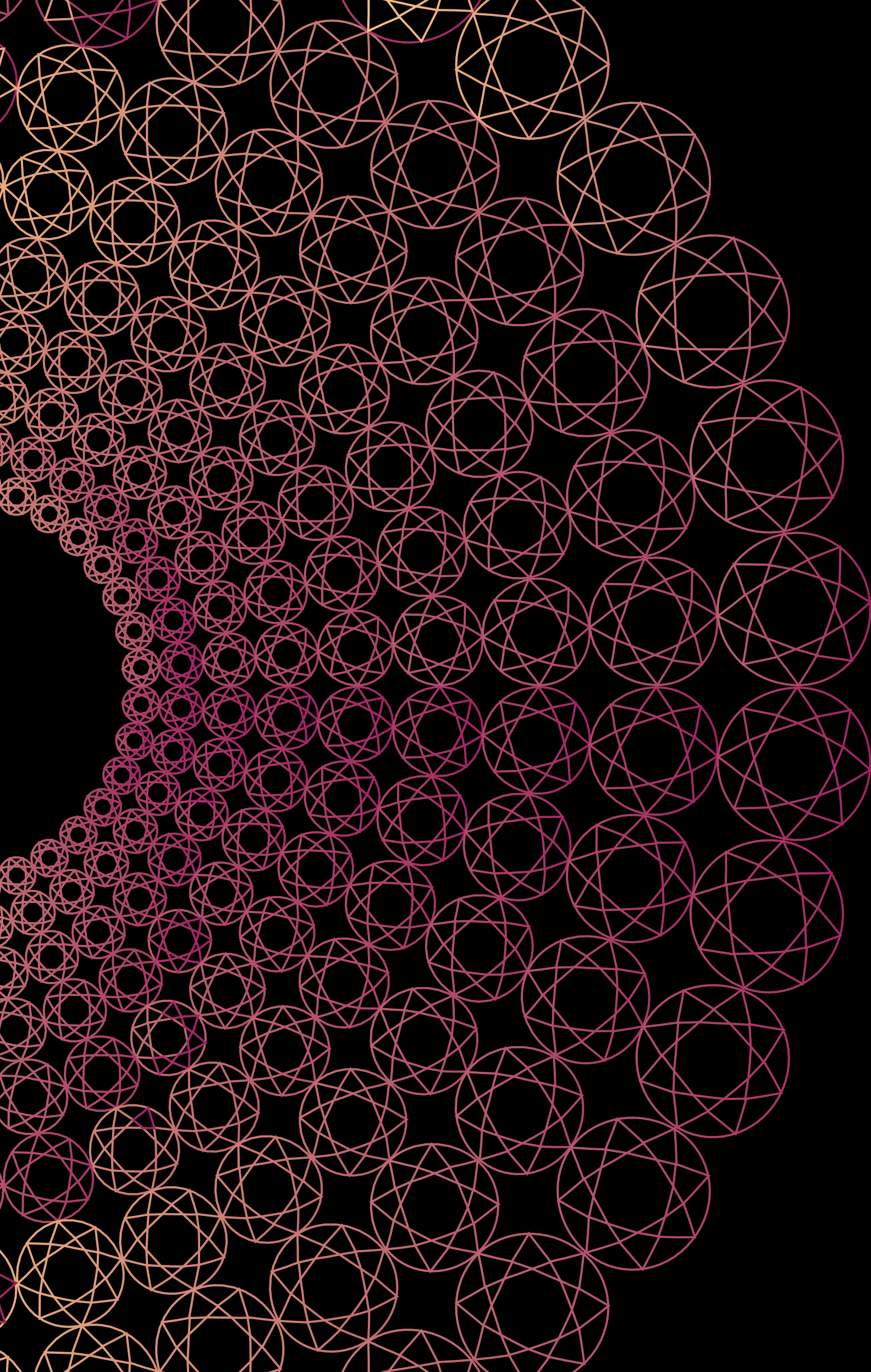


unitech
Exquisite







Beauty

Admired by some, revered by others

but experienced only by an elite few.

With a gift of magnificence bestowed upon you,
your quest for the ultimate Nirvana finally ends here.

Because life is made up of those exquisite moments
when you realize *exclusivity* is what you desired.

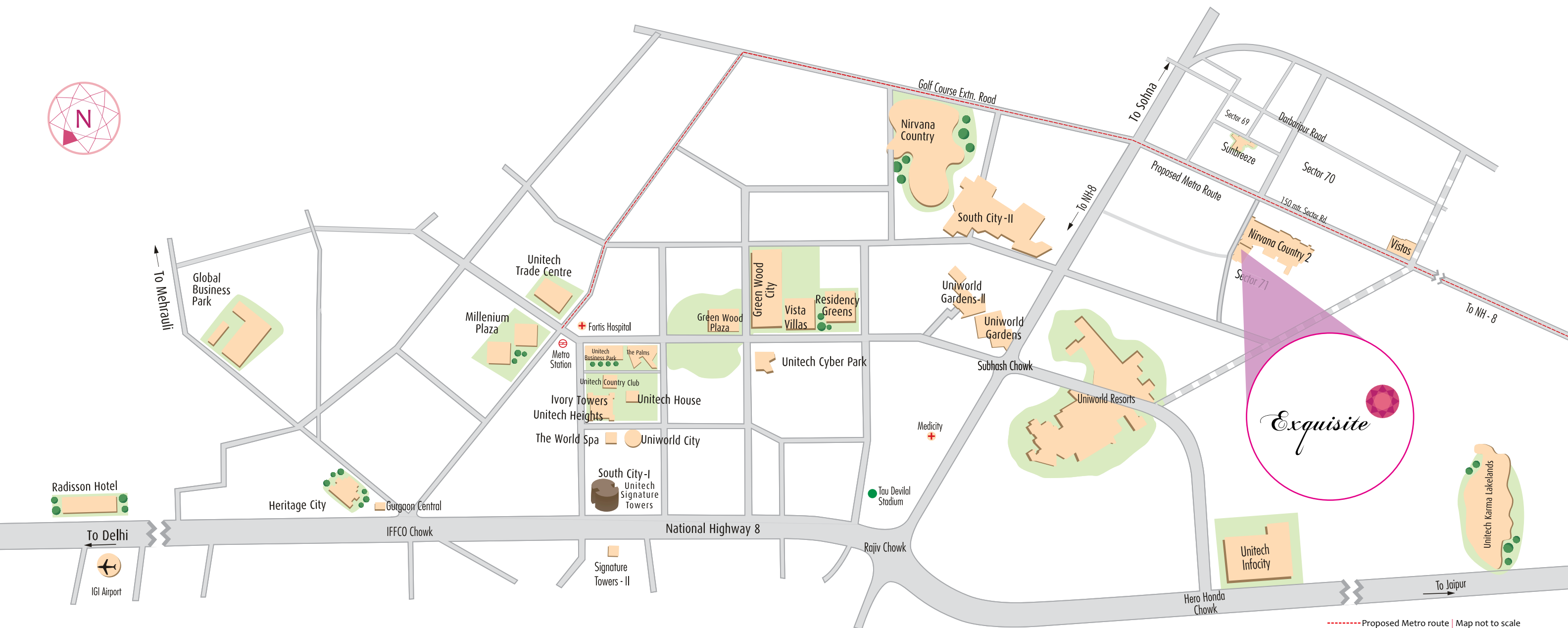
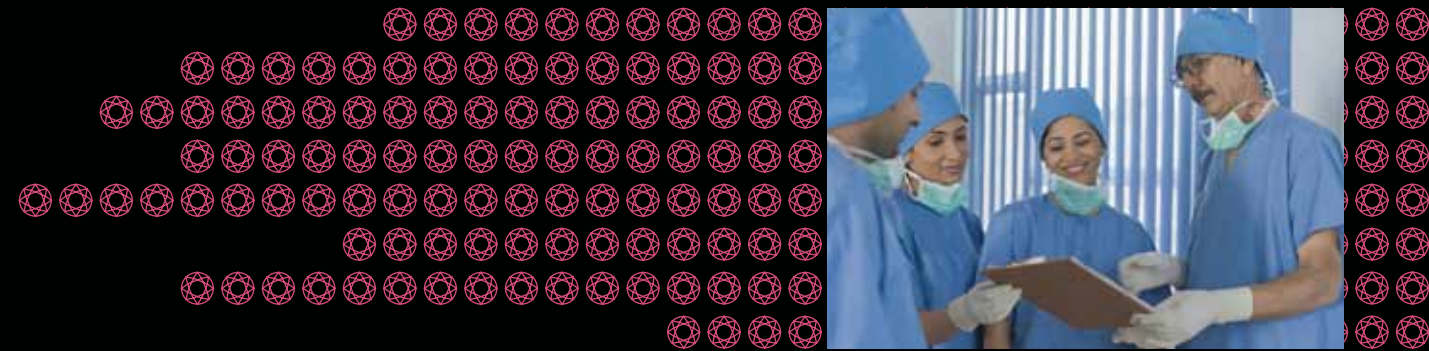
Presenting *Exquisite*. Welcome to a sparkling new life!



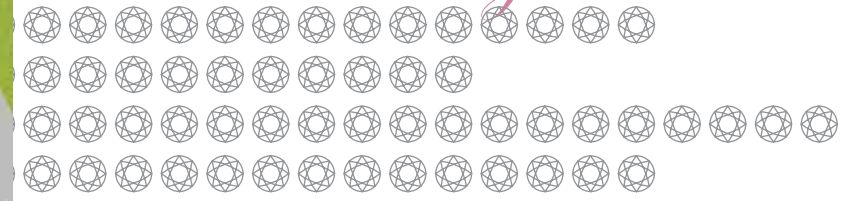
The Picturesque Locale

A part of Nirvana Country-2, in Sector 71, Gurgaon, *Exquisite* gives you the much needed break from the maddening rush of the city. A stone's throw away from NH-8 and the Golf Course Extension Road, it is also just a few minutes drive from the proposed Metro route.

Exquisite is in close proximity to the residential, retail and commercial development on Sohna Road, while the MG Road is within a few minutes drive. In the vicinity of avant-garde schools like Shikshantar, The Shri Ram School, DPS, Heritage, Amity International and GD Goenka, as well as excellent hospitals such as Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram & Batra, the location is just perfect.



Bird's Eye View



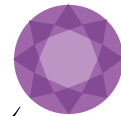
Opal



Jade

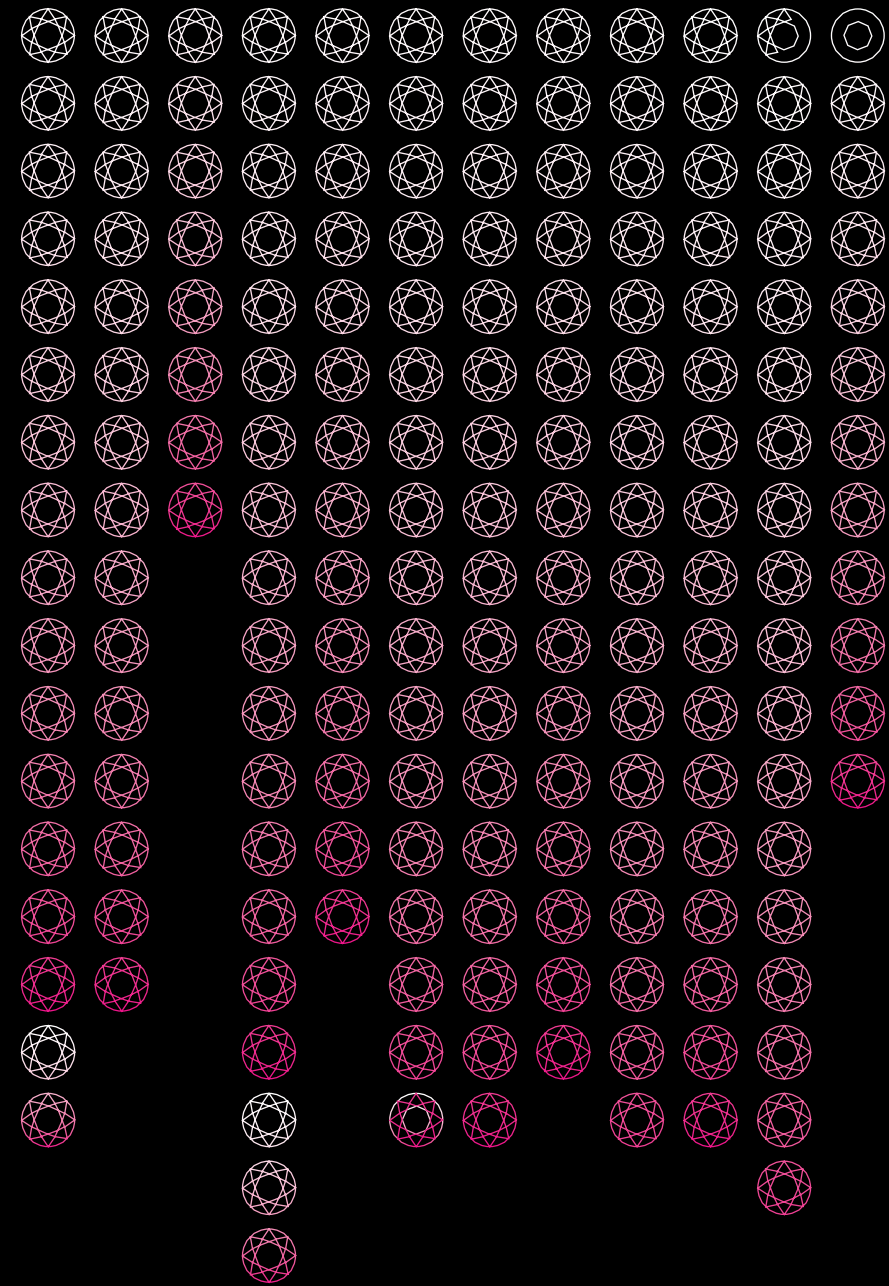


Amethyst



Legend

- 1 | Entry/ exit
- 2 | Club
- 3 | Swimming pool
- 4 | Kids' splash pool
- 5 | Theme garden with sculpture & pool
- 6 | Kid's play area
- 7 | Putting green
- 8 | Outdoor sports facilities
- 9 | Social housing
- 10 | Nursery school
- 11 | Landscaped central green over basement parking
- 12 | Surface parking
- 13 | Utilities
- 14 | Yoga garden
- 15 | Party lawn
- 16 | Lifts to basement parking
- 17 | Ramps to basement parking



The Exquisite Extravaganza

Experience luxury redefined with the captivating magnificence

of the 3 bedroom apartments and duplex penthouses. With large open terraces and extensive landscaping, admire the grandeur every moment. Indulge yourself after a hard day with the best of lifestyle amenities served to you on a golden platter.

After all, life is a marvel, every moment of which should be fulfilling.



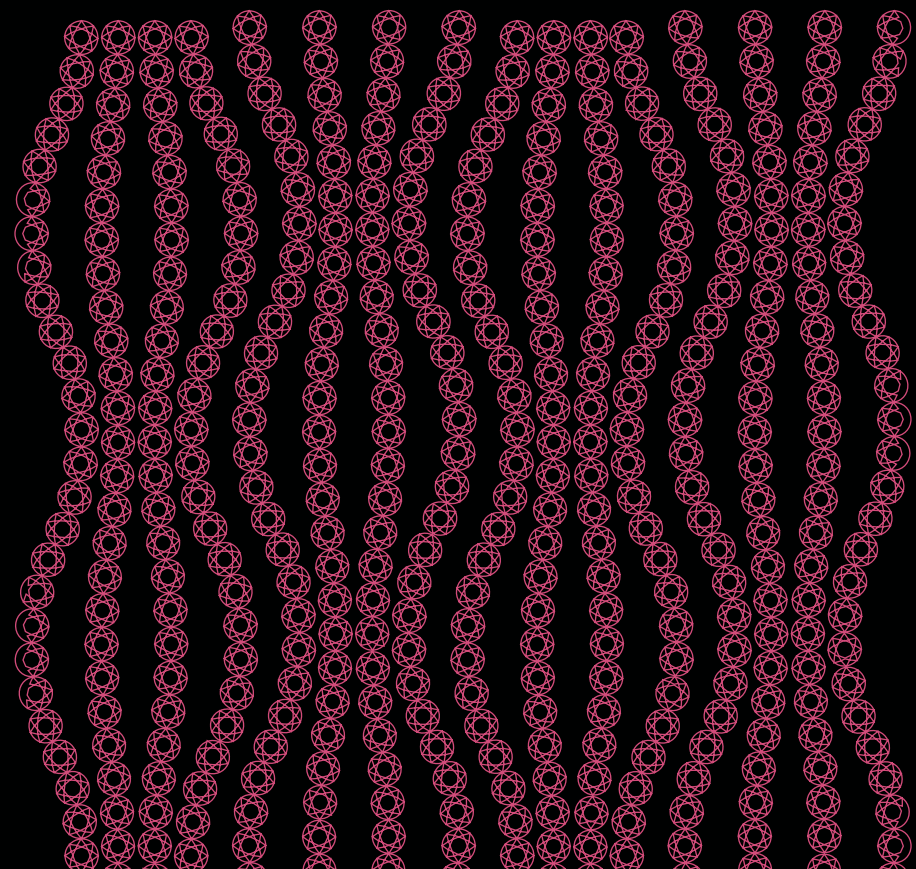
Morning View

As the first rays of sunlight hit you, you can admire your picture perfect home against the scenic backdrop.



Envious Magnificence

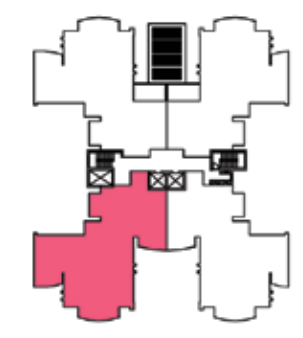
A home luxuriously built to suit your needs, a gift of magic bestowed upon you. Embrace the lifestyle you only imagined could exist. Posh and chic to the core, *Exquisite* will blend right in with your life.



Type X1

3BR3TSQ

Saleable Area = 2475 sq. ft.

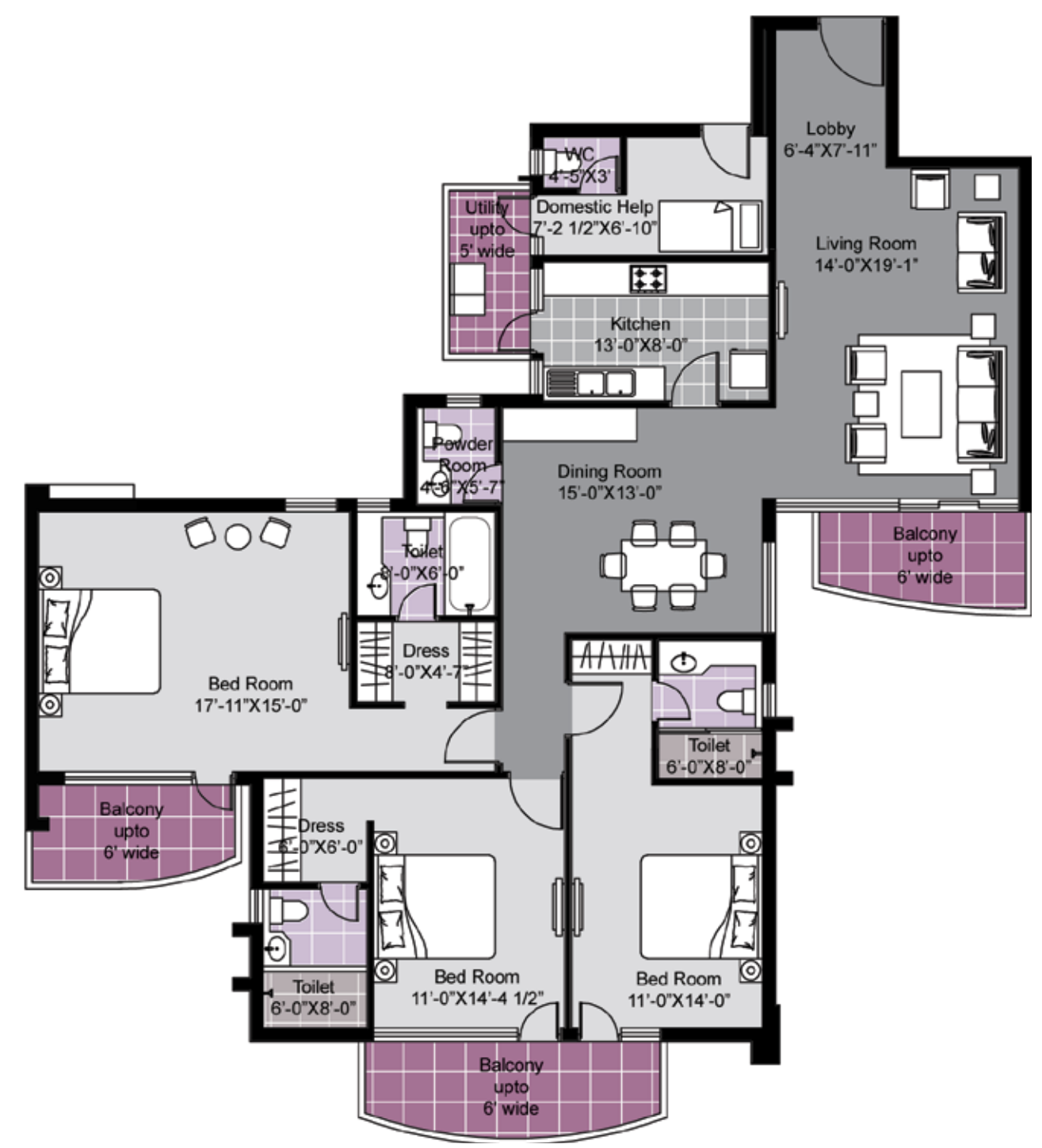


A1 | J1 | O1: 201*-301*
A2 | J2 | O2: 202-302



Floor Plans

Wide open spaces to encourage your thoughts, every brick exactly the way you desired. Inspect the floor plans and get convinced about the beauty that is going to become yours.

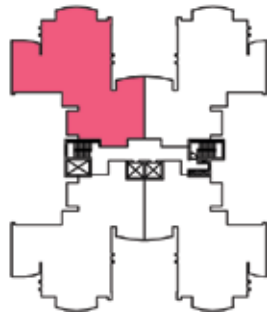


Please note: *indicates mirror image

Type X2

3BR3TSQ

Saleable Area = 2450 sq. ft.



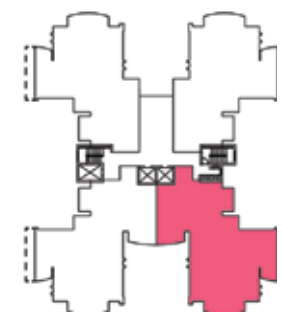
A1 | J1 | O1: 304*
A2 | J2 | O2: 303



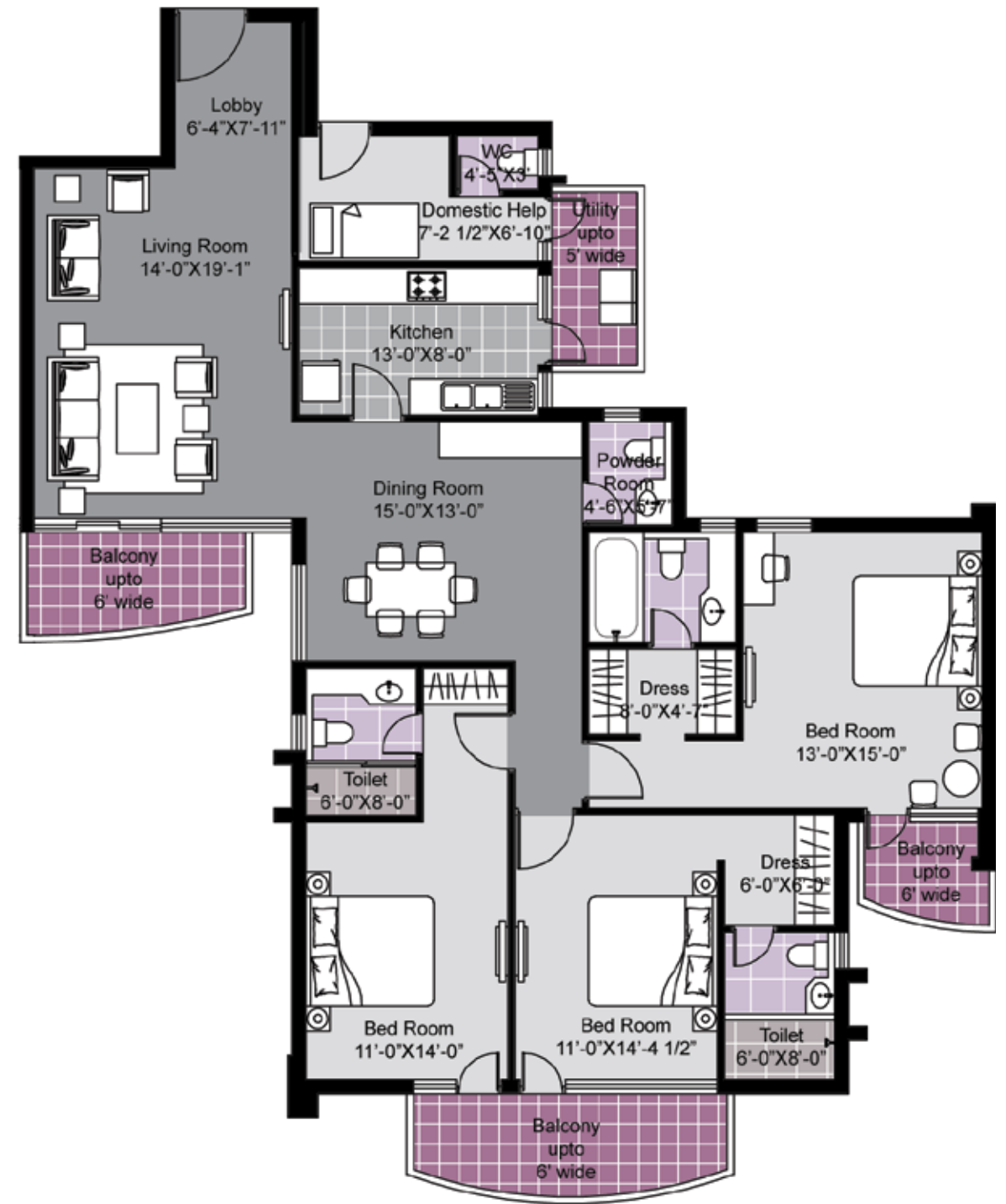
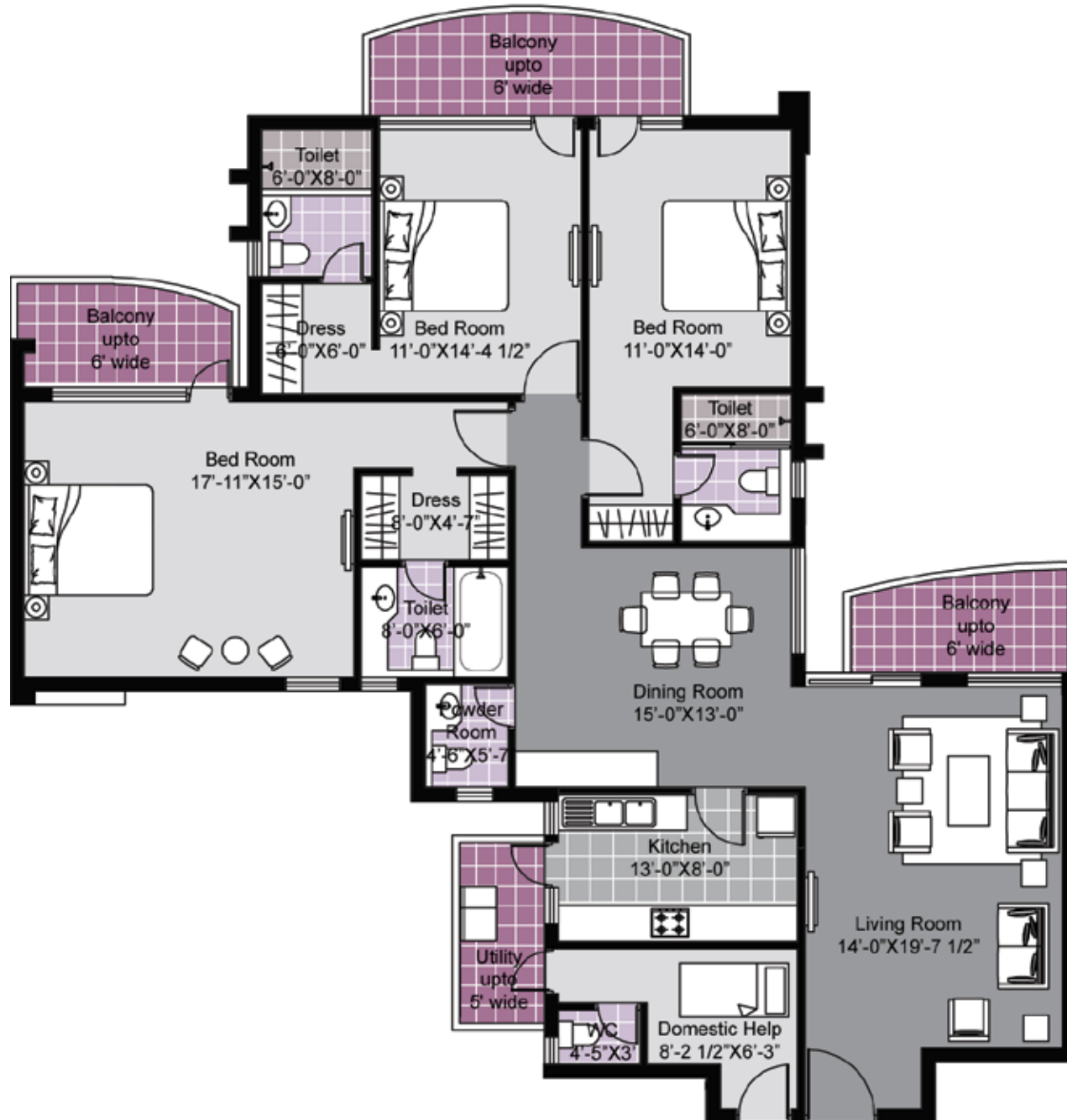
Type X3

3BR3TSQ

Saleable Area = 2350 sq. ft.



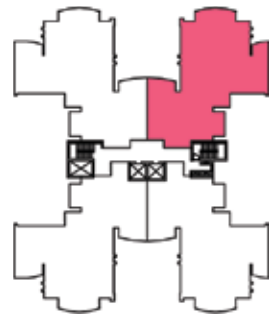
A1 | J1 | O1: G01, G02*, 101, 501-1101, 102*-1102*
A2 | J2 | O2: G01, G02*, 101-1101, 102*, 502*-1102*



Type X4

3BR3TSQ

Saleable Area = 2320 sq. ft.



A1 | J1 | O1: 504-1104, 303*-1103*
 A2 | J2 | O2: 304-1104, 503*-1103*

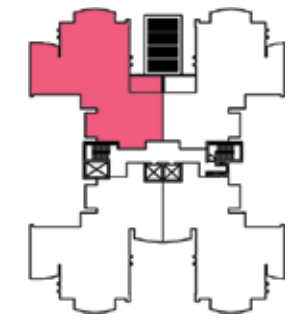


Type Y1

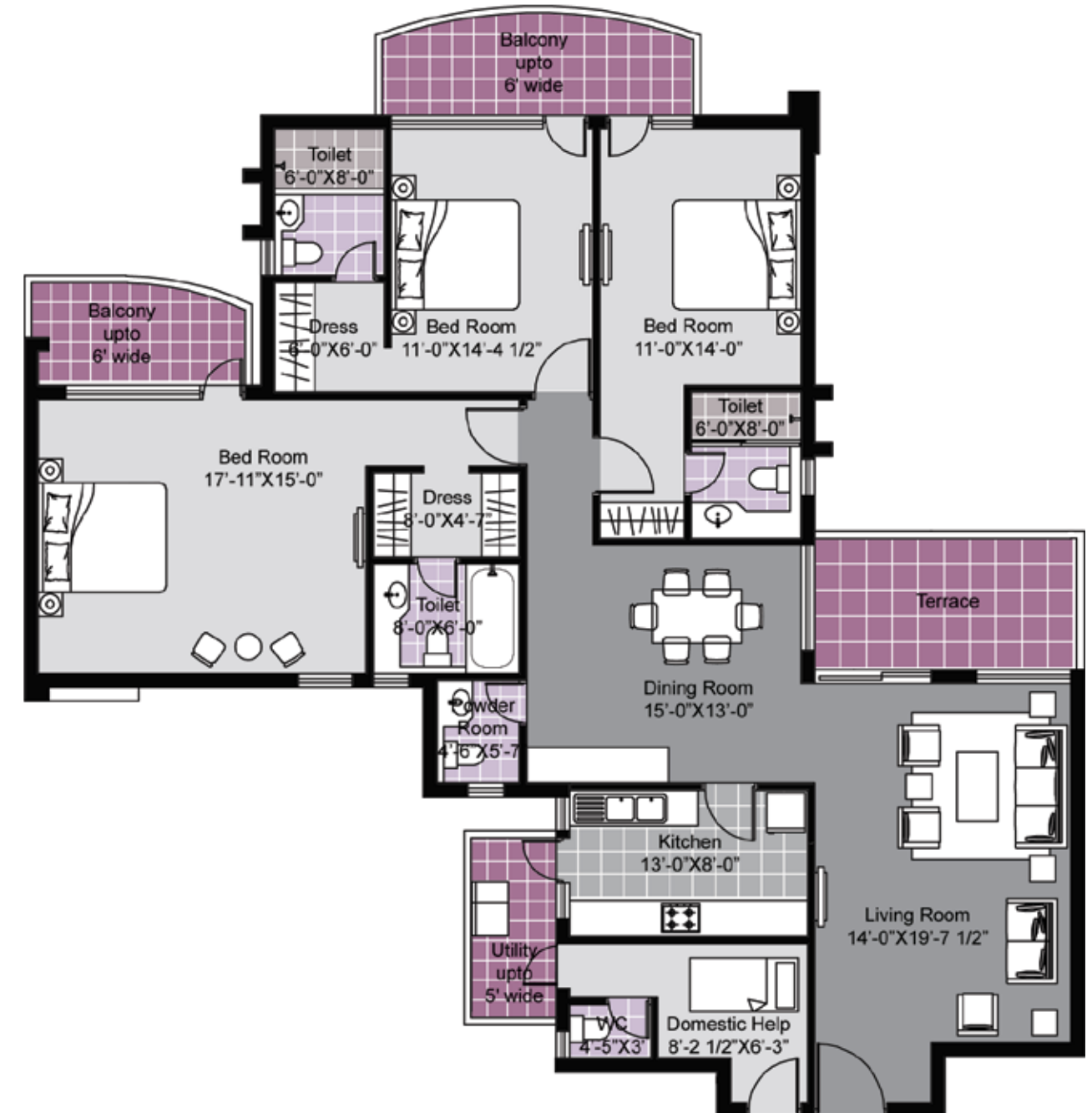
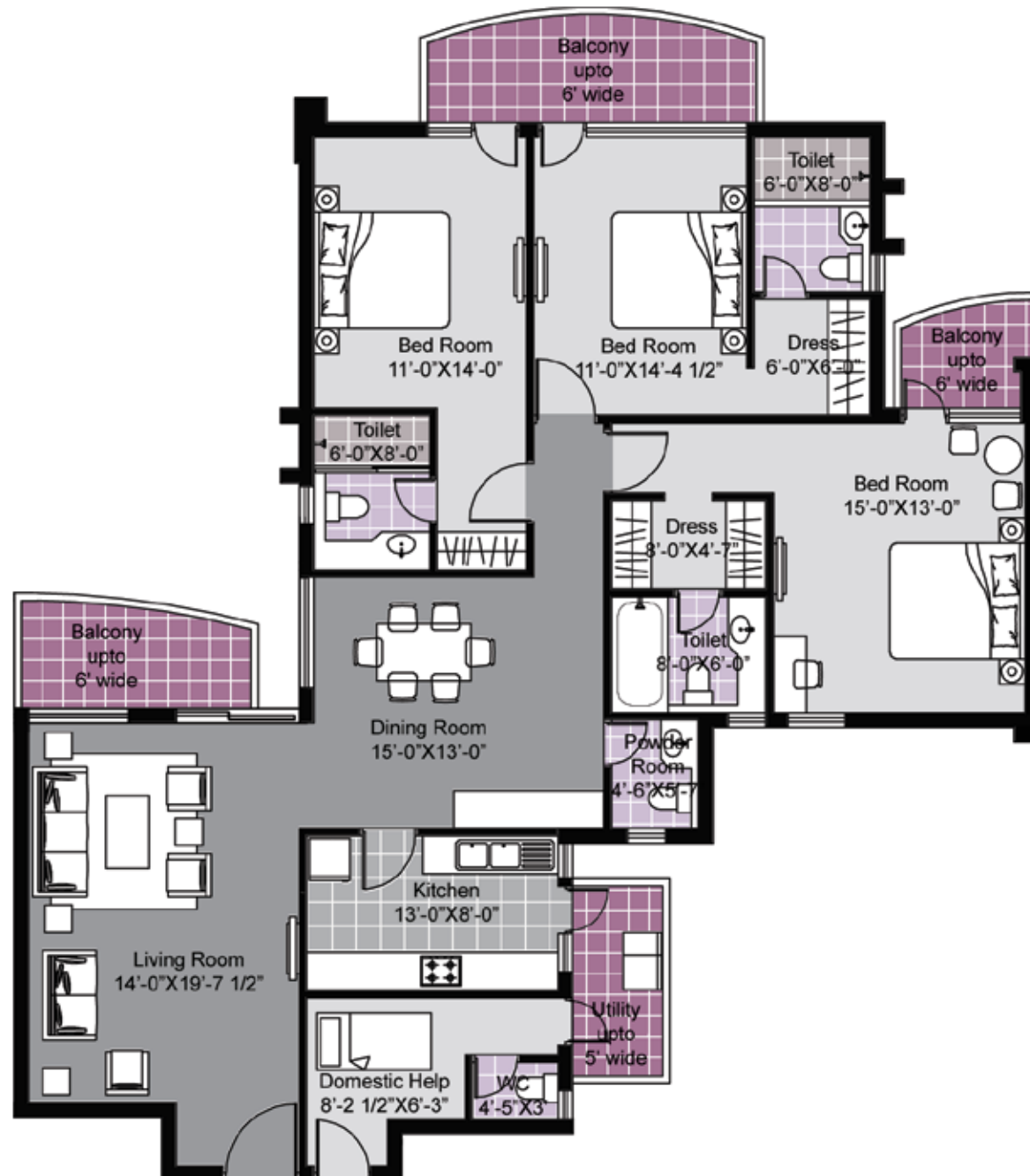
3BR3TSQ+Terrace

Saleable Area = 2375 sq. ft.

Terrace Area = 106 sq. ft.



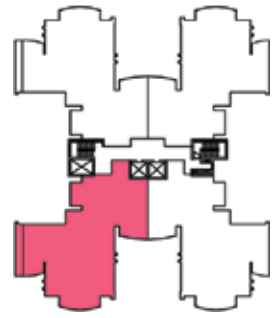
A1 | J1 | O1: 204*
 A2 | J2 | O2: 203



Type Y2

3BR3TSQ+Terrace

Saleable Area = 2350 sq. ft.
Terrace Area = 115 sq. ft.



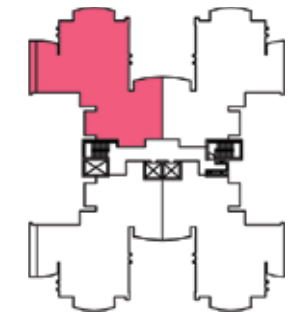
A1 | J1 | O1: 401*
A2 | J2 | O2: 402



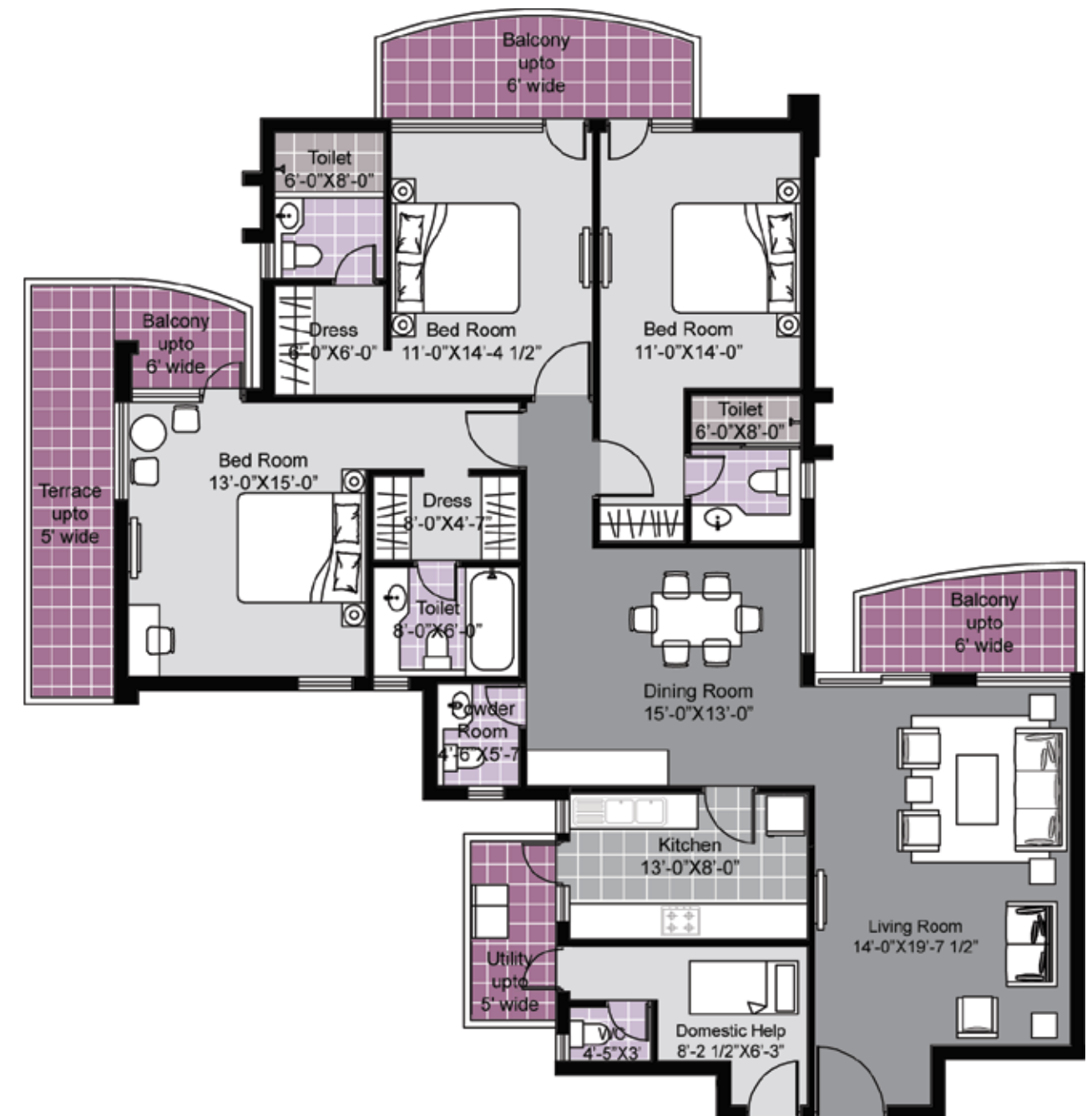
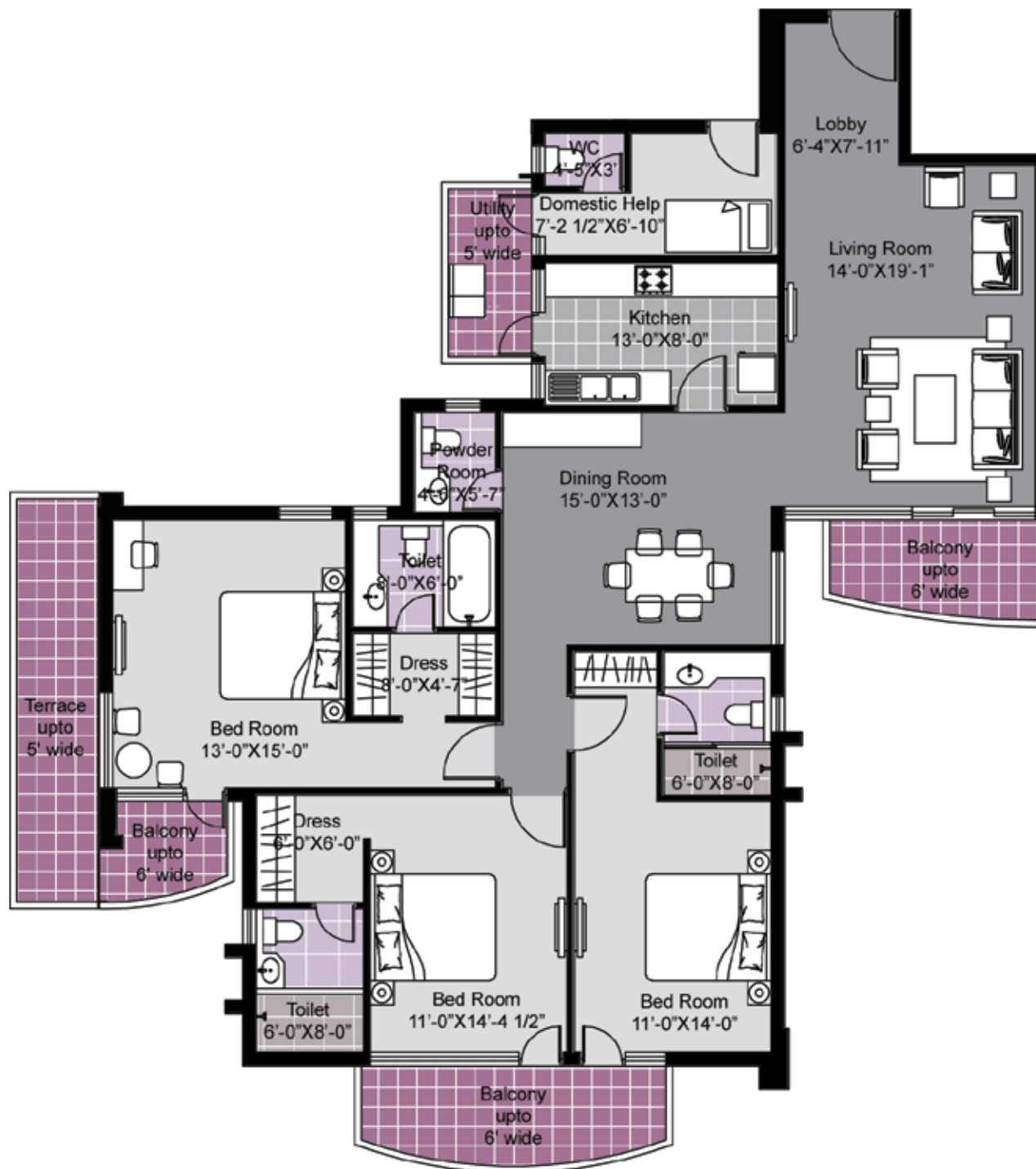
Type Y3

3BR3TSQ+Terrace

Saleable Area = 2320 sq. ft.
Terrace Area = 115 sq. ft.



A1 | J1 | O1: 404*
A2 | J2 | O2: 403

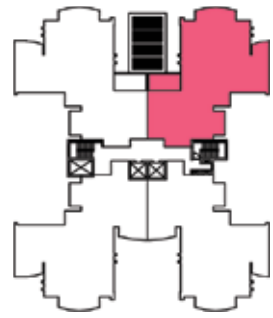


Type Y4

3BR3TSQ+Terrace

Saleable Area = 2250 sq. ft.

Terrace Area = 106 sq. ft.



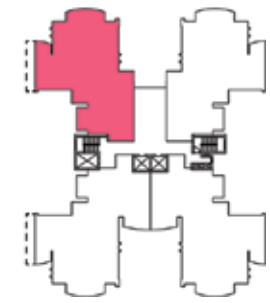
A1 | J1 | O1: 203*
A2 | J2 | O2: 204



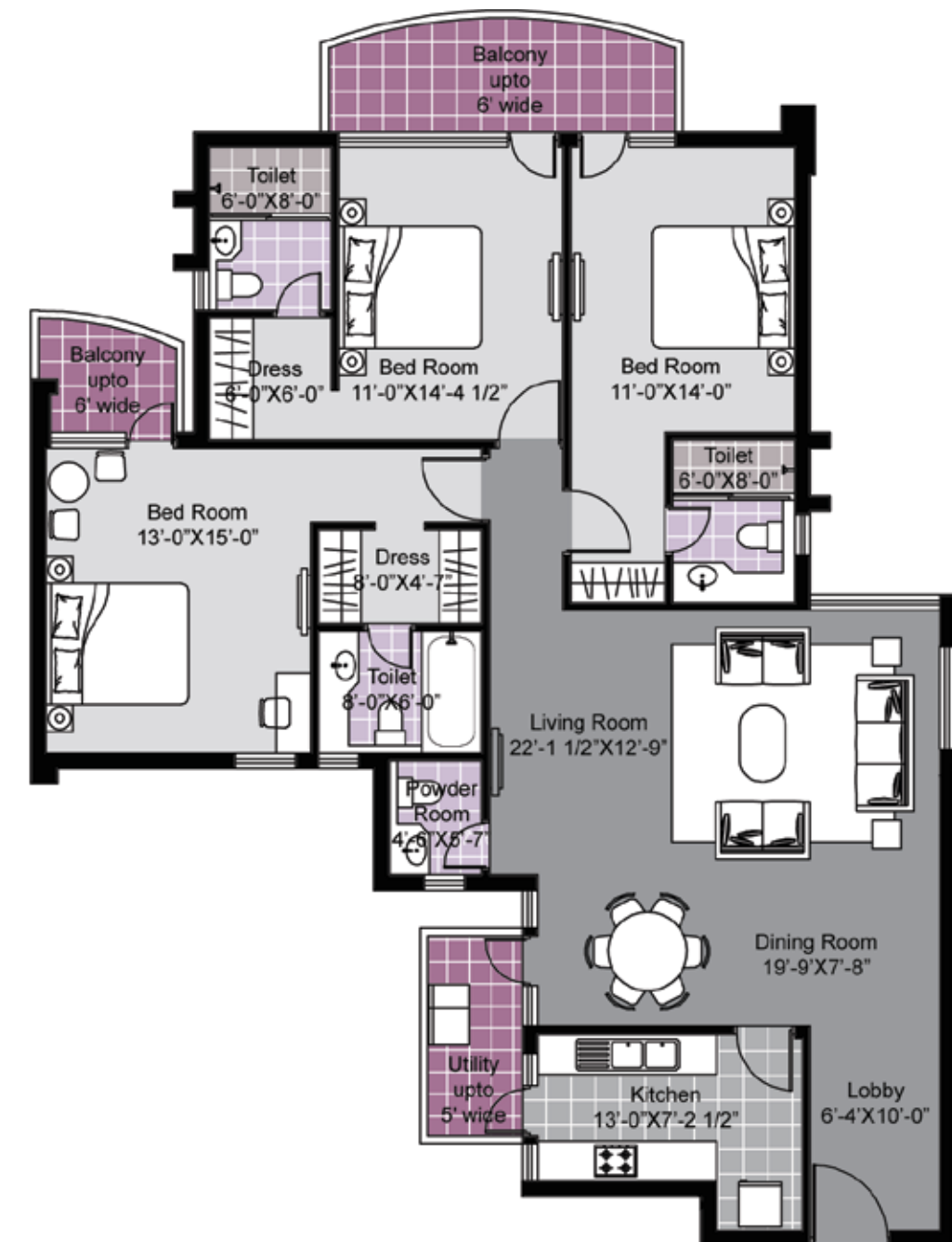
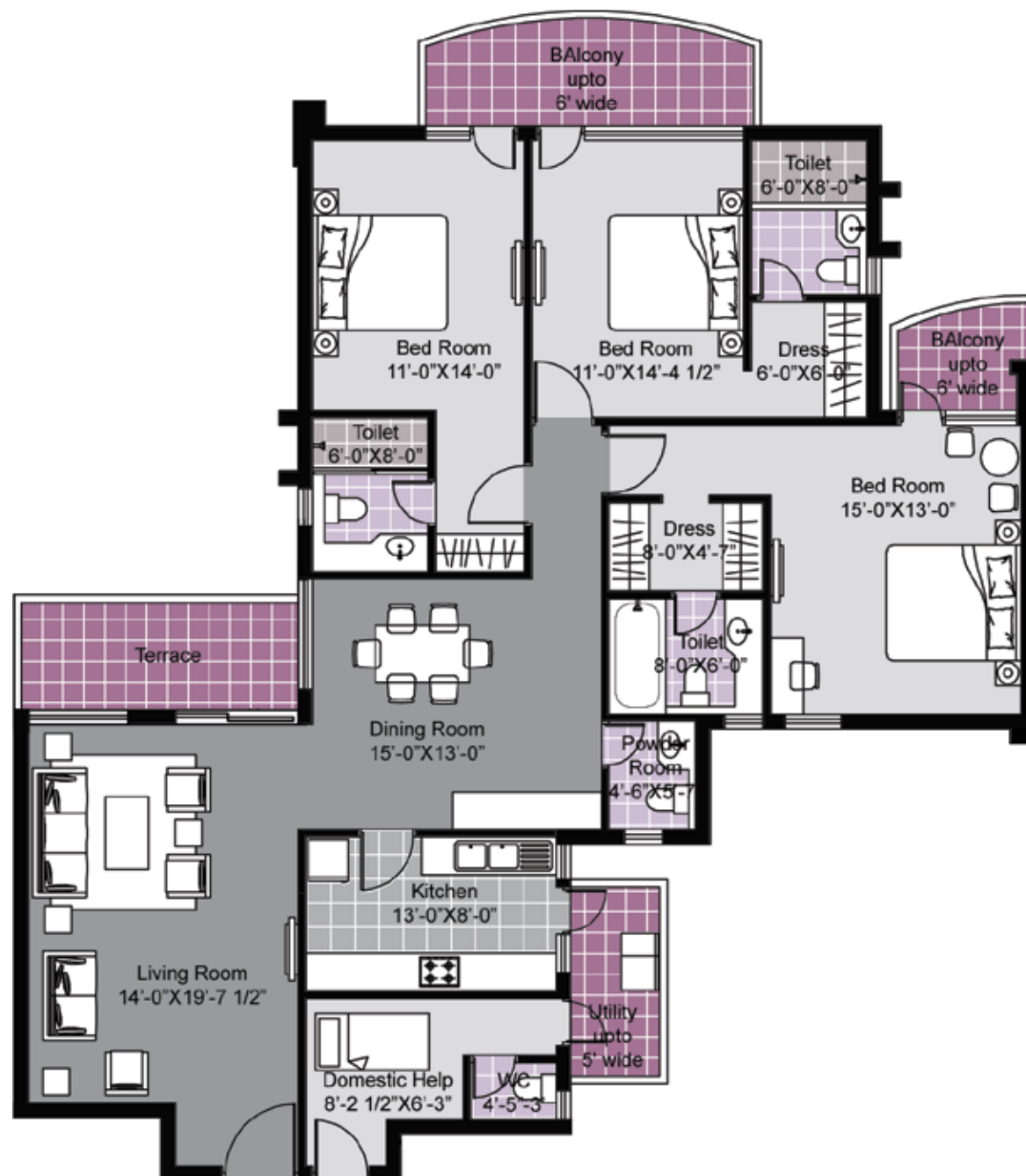
Type Z1

3BR3T

Saleable Area = 2130 sq. ft.



A1 | J1 | O1: G03, G04*, 103, 104*
A2 | J2 | O2: G03, G04*, 103, 104*

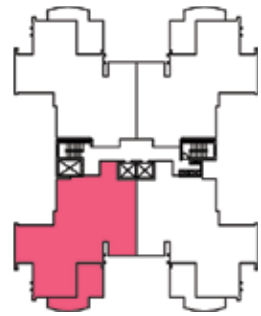


Type P1

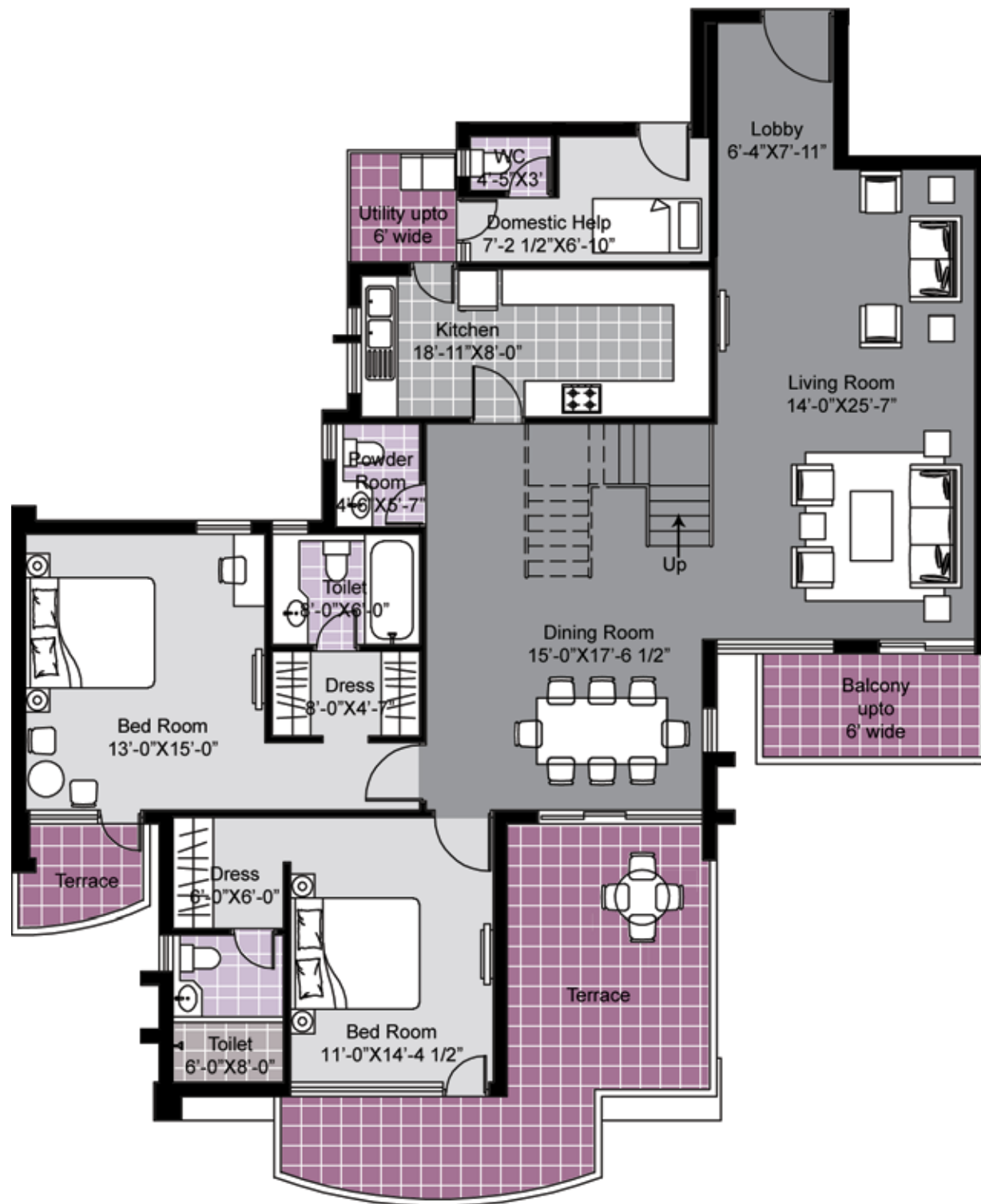
4BR4TSQ+Terrace+Store

Saleable Area = 3990 sq. ft.

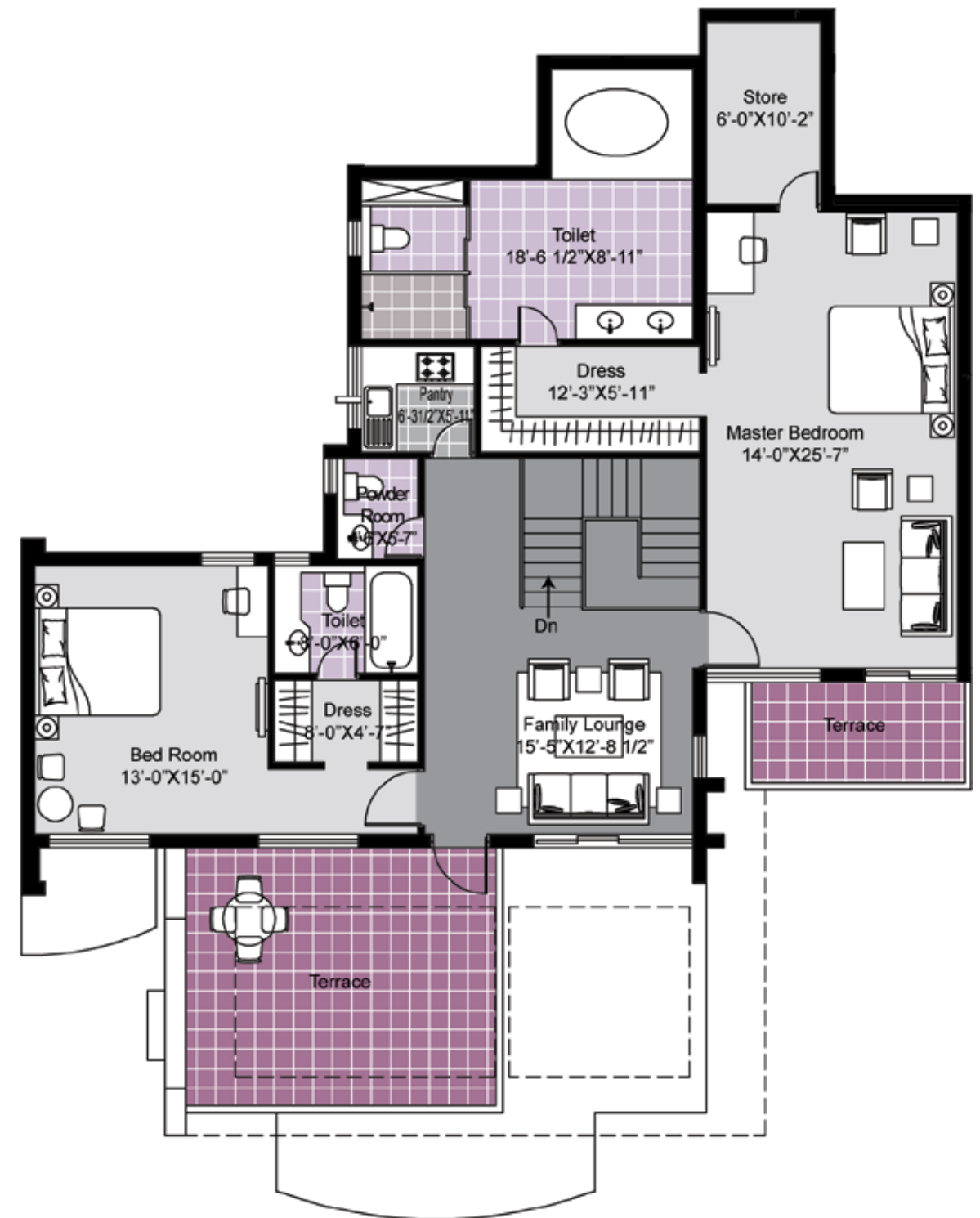
Terrace Area = 652 sq. ft.



A1 | J1 | O1: 1201*
A2 | J2 | O2: 1202



Lower Penthouse



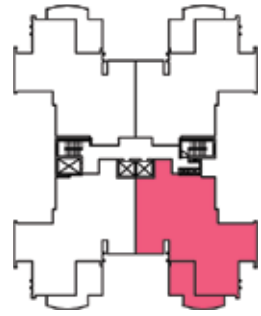
Upper Penthouse

Type P2

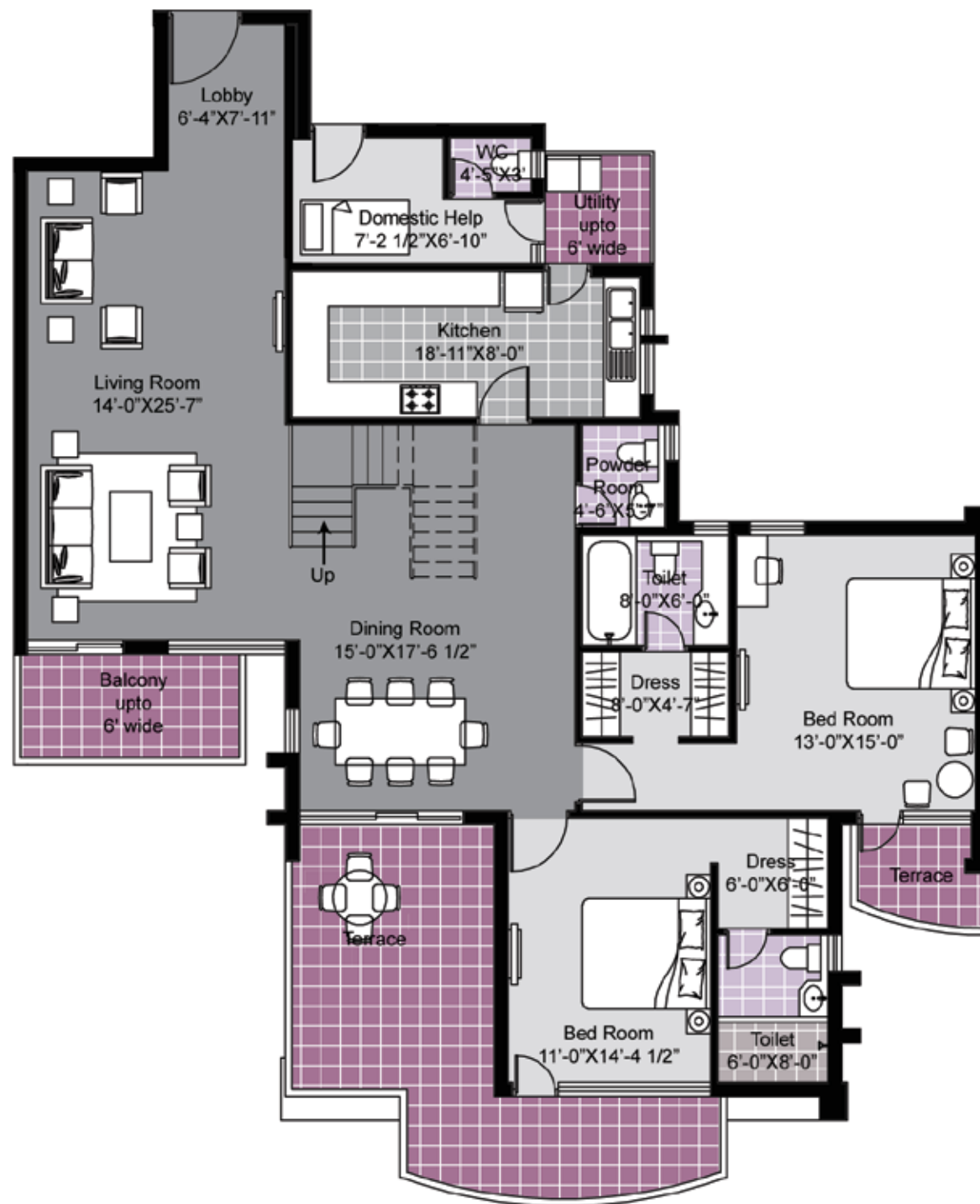
4BR4TSQ+Terrace+Store

Saleable Area = 3960 sq. ft.

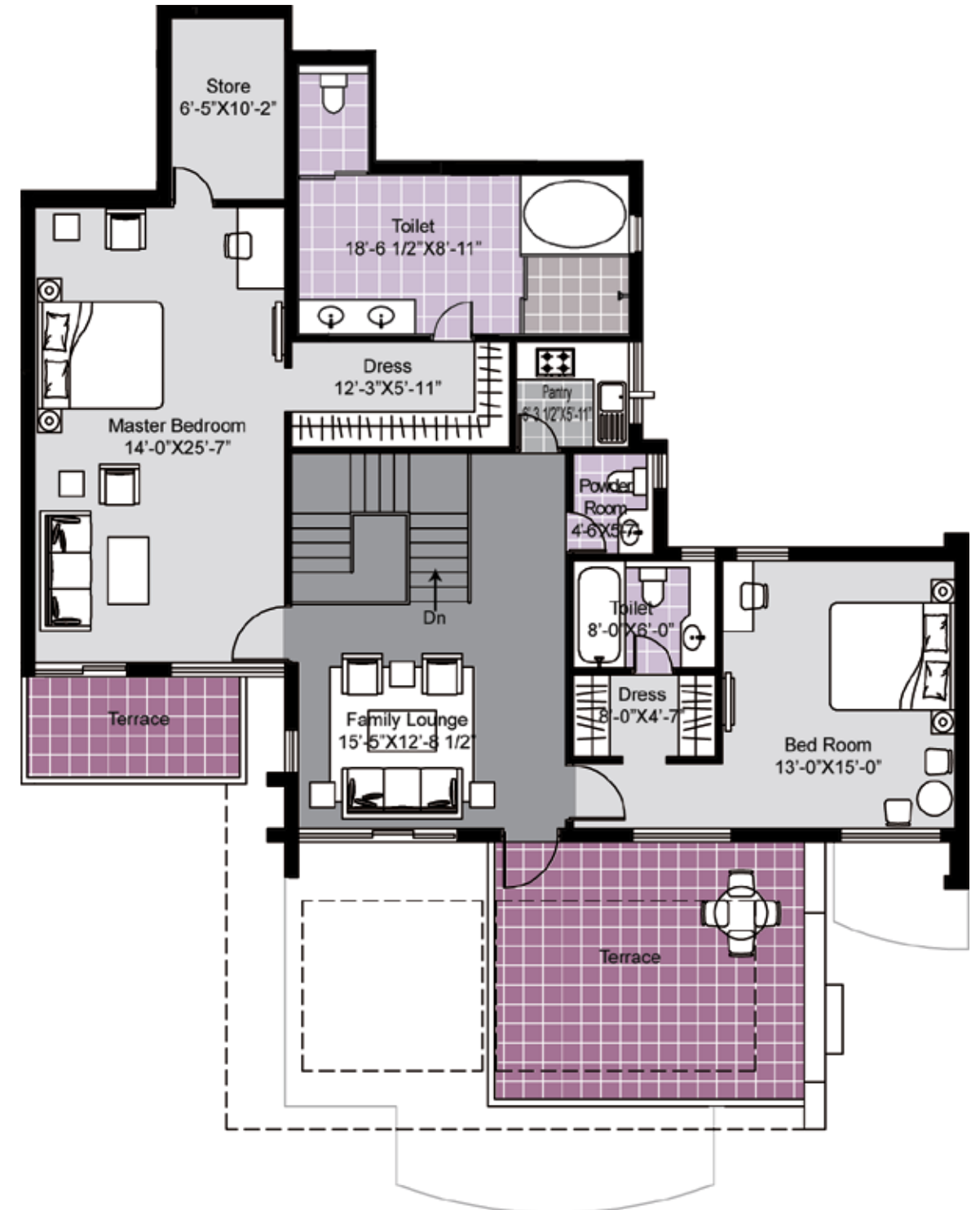
Terrace Area = 652 sq. ft.



A1 | J1 | O1: 1202*
A2 | J2 | O2: 1201



Lower Penthouse



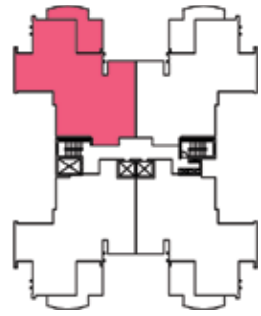
Upper Penthouse

Type P3

4BR4TSQ+Terrace+Store

Saleable Area = 3915 sq. ft.

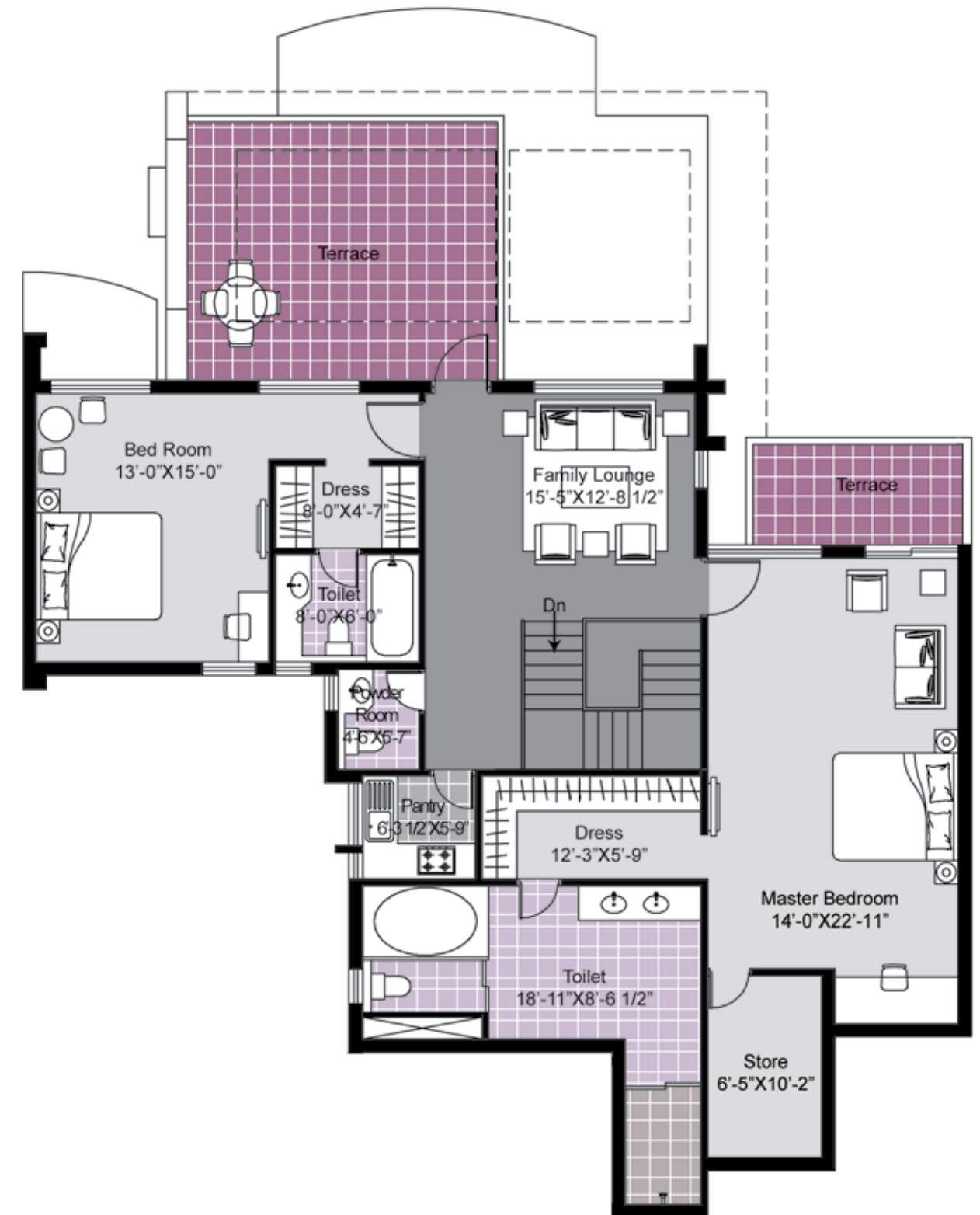
Terrace Area = 652 sq. ft.



A1 | J1 | O1: 1203, 1204*
A2 | J2 | O2: 1203, 1204*



Lower Penthouse



Upper Penthouse



Specifications

Regular

Wall finish	
External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes
Domestic help	Oil bound distemper
Flooring	
Living & dining	Imported marble
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing
Domestic help	Ceramic tiles
Kitchen	
Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent
Toilets	
Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, bathtub in master bedroom toilet, wall hung WCs
Doors & windows	
Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame
Electrical	
	Copper electrical wiring in concealed conduits & MCB with provision for TV & telephone outlets
	Modular switches from Legrand/ Schneider/ NorthWest or equivalent
Air-conditioning	
	Split air-conditioning units (with heating and cooling facility) provided in living, dining & all bedrooms
Lift lobbies	
Ground Floor	Air-conditioned waiting area, select marble/ granite flooring, combination of stone and paint wall finish
Typical	Select marble/ granite flooring, textured paint wall finish

Specifications

Penthouse



Wall finish	
External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes choice of two tone/ textured paint in living room and master bedroom
Domestic help/ Store	Oil bound distemper
Flooring	
Living, dining & lounge	Imported marble
Master bedroom	Hardwood/ composite wood
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing, wooden deck in living room balcony
Internal staircase	Imported marble, SS railing with teakwood/ SS hand rail
Domestic help/ Store	Ceramic tiles
Kitchen	
Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent
Toilets	
Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, jacuzzi in master bedroom toilet, wall hung WCs
Doors & windows	
Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame
Electrical	
	Copper electrical wiring in concealed conduits & MCB with provision for TV & telephone outlets
	Modular switches from Legrand/ Schneider/ NorthWest or equivalent
Air-conditioning	
	Split air-conditioning units (with heating and cooling facility) provided in living, dining, lounge & all bedrooms



Specifications

Jade – Regular

Wall finish	
External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes
Domestic help	Oil bound distemper
Flooring	
Living & dining	Imported marble
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing
Domestic help	Ceramic tiles
Kitchen	
Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent
Toilets	
Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, bathtub in master bedroom toilet, wall hung WCs
Doors & windows	
Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame
Electrical	
	Copper electrical wiring in concealed conduits & MCB with provision for TV & telephone outlets
	Modular switches from Legrand/ Schneider/ NorthWest or equivalent
Air-conditioning	
	VRV air-conditioning units (with heating and cooling facility) provided in living, dining, kitchen and all bedrooms
Lift lobbies	
Ground Floor	Air-conditioned waiting area, select marble/ granite flooring, combination of stone and paint wall finish
Typical	Select marble/ granite flooring, textured paint wall finish



Specifications

Jade – Penthouse

Wall finish	
External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes
Domestic help/ Store	choice of two tone/ textured paint in living room and master bedroom
	Oil bound distemper
Flooring	
Living, dining & lounge	Imported marble
Master bedroom	Hardwood/ composite wood
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing, wooden deck in living room balcony
Internal staircase	Imported marble, SS railing with teakwood/ SS hand rail
Domestic help/ Store	Ceramic tiles
Kitchen	
Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent
Toilets	
Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, jacuzzi in master bedroom toilet, wall hung WCs
Doors & windows	
Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame
Electrical	
	Copper electrical wiring in concealed conduits & MCB with provision for TV & telephone outlets
	Modular switches from Legrand/ Schneider/ NorthWest or equivalent
Air-conditioning	
	VRV air-conditioning units (with heating and cooling facility) provided in living, dining, lounge, kitchen and all bedrooms

Embellishments

A gem is never left unguarded. Your *Exquisite* gem is safe under the constant eye of the outstanding security systems. The amenities on offer make your abode, a paradise...

Security

Video door phone with 3-tier screening
– at main entrance, tower entrance & apartment entrance
Apartment entrance door unlock control from video door phone
Audio communication from guard unit to each apartment
Smart card access to lift lobby & basements
Automatic boom barriers at main entrance & exit
CCTV surveillance of complex periphery & tower entrance

Ecological Commitment

Sewage Treatment
Rain Water Harvesting
Solar Energy for limited areas

Essentials

Wireless internet connectivity
24x7 Power Backup
Fire alarm system
Provision for piped gas





Let your hair down

Step into the world-class club at *Exquisite* and liven up with fresh energy for another frenzied day.

Unisex gymnasium

Steam & sauna rooms

Multipurpose hall (yoga/ aerobics/ table tennis areas)

Party lawn with barbecue counter & outdoor music

Swimming pool

Kid's splash pool

Kitchenette

Changing rooms & lockers

Indoor games room with pool table & air hockey

Cards room/ library

TV lounge





Your personal playground

Rejuvenation has never been this easy. Step right outside your house and enjoy the modern sports facilities.

Putting greens

Soccer practice area

Cricket pitch

Badminton court

Basketball practice court

Yoga garden

Themed garden with water body & sculptures

Kid's play areas

Skating area



Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with internationally acclaimed architects and design consultants including SOM (USA), BDP (UK), Maunsell AECOM (HK), MEA Systra (France), Callison Inc. (USA), FORREC (Canada), SWA and HOK (USA) for various projects.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.

Recently the Company has ventured into the infrastructure business by launching Unitech Infra, thus leveraging its decades of experience and expertise in real estate.

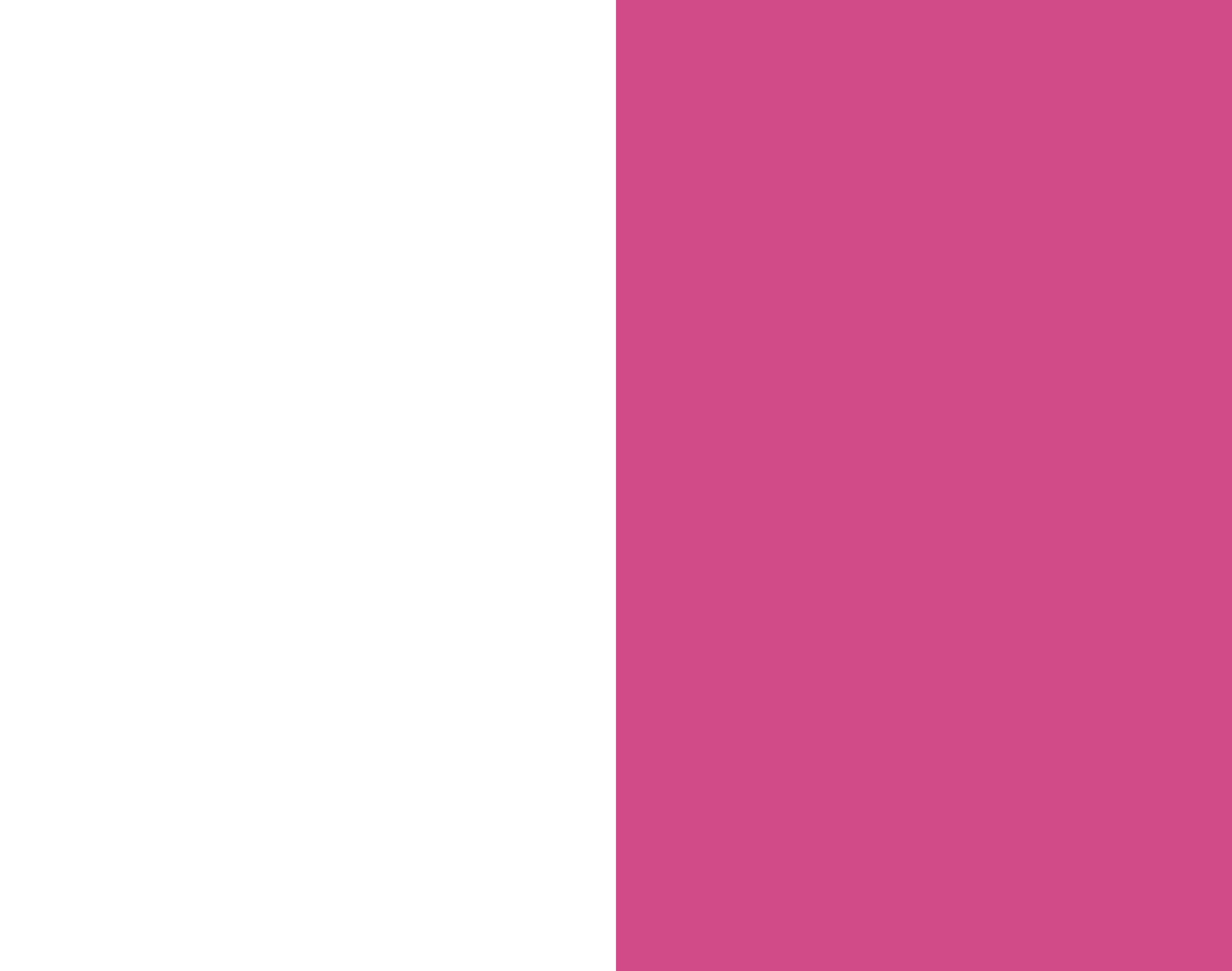
Unitech Scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index. The company has over 600,000 shareholders.

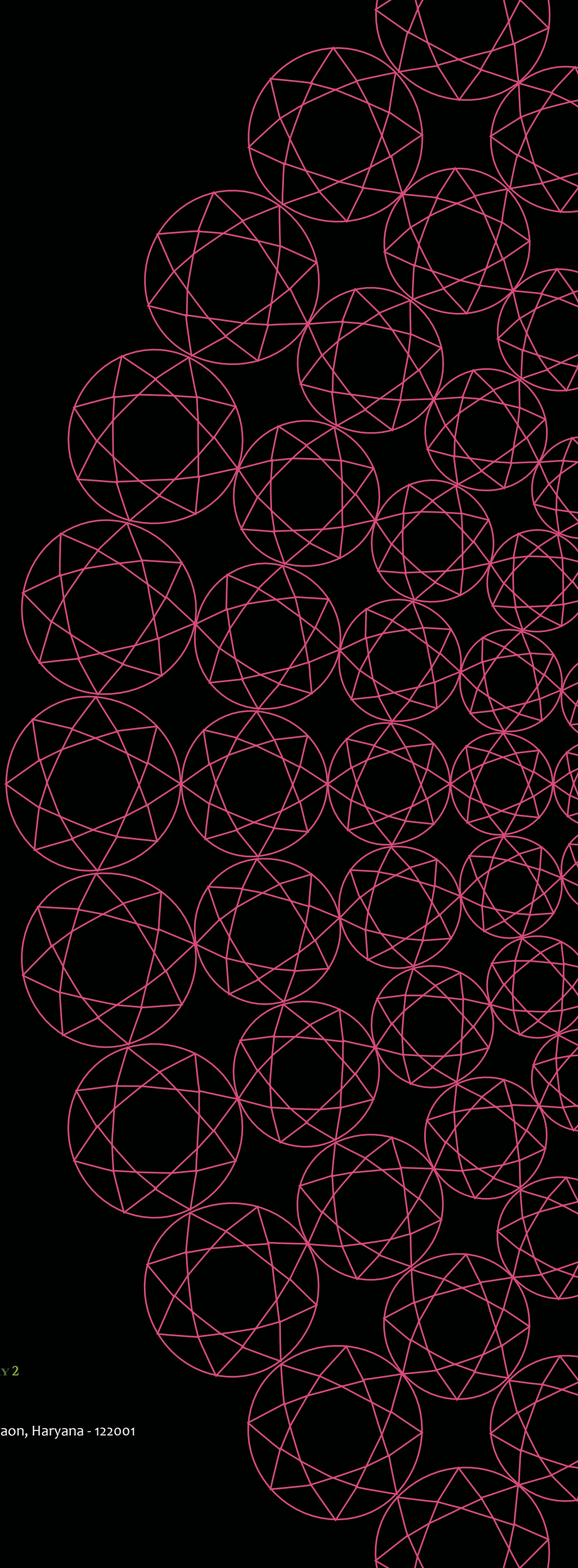
Unitech and Norway based Telenor Group - the 6th largest mobile communication provider in the world, came together to build Uninor – a telecommunication services company providing GSM services across India.

Group companies:



Air, Kolkata





unitech



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