

UNITED ATHENA

Veni. Vidi. Vici.

Veni, Vidi, Vici is a famous Latin phrase coined by the great Roman General Julius Caesar in 47 B.C. Caesar used the phrase as the full text of his message to the Roman senate describing his victory in the Battle of Zela. Caesar's remark, translated, means:
"I Came. I Saw. I Conquered".

An Exclusive Project By



UNITED BUILDERS

EXCELLENCE SINCE 1968

Luxury Personified

All Roads Lead to Rome...

If there's one thing the ancient Romans taught us, it is luxurious living. From the opulence of their architecture to their obsession with comfort, the Romans raised the bar on lifestyles in the days of yore.

Inspired by those flowing spires and imposing arches of Rome, United Athena stands apart from the crowd. United Athena, an emerald of luxuriant green, is placed on top of a plateau and comprises just 12 ultra luxurious 3 ½ -BHK Greco-Roman twin bungalows.

United Athena is located in the NIBM area, Pune's new prime address of the elite. The vicinity boasts some of the finest educational institutions like Bishops School, Delhi Public School & Vibgyor High School. The Corinthians Club is right next door. Large shopping areas and malls are all within easy reach. With the railway station, airport and even the expressway a few minutes away, "all roads will truly lead to home."

When it comes to enjoying the great outdoors, without compromising on any luxury, United Athena is the place to be. Each bungalow comes with its own private garden, backyard and terrace. Ideal for impromptu barbecues or for dining alfresco on those bracing evenings that Pune enjoys round the year.

Perched atop Pune's highest point in a picturesque setting with a magnificent view, **United Athena is located in a 17 acres 'bungalows-only' layout. No high rise nuisance anymore. With 40' wide tarmac internal roads, the layout boasts of huge open garden spaces.**

The entire project is a testament to 21st century living, replete with the choicest internal specifications and amenities. Adding to your contentment is the fact that your bungalow comes with the United Builders' assurance of 100% clear title and totally transparent transaction. Now, be part of a distinctive community

Come, take your daily dose of your own private hill station.



EXCLUSIVE CLUB MEMBERSHIP:

Complimentary Family Membership for a couple and upto two children at The Corinthians Club, one of the finest in the country, with access to all club facilities.

Visit : www.thecorinthianspune.com

TOP NOTCH EDUCATION & LEISURE : *Bishops School, Delhi Public School & Vibgyor School and The Corinthians are all less than 2 minutes drive from United Athena.*

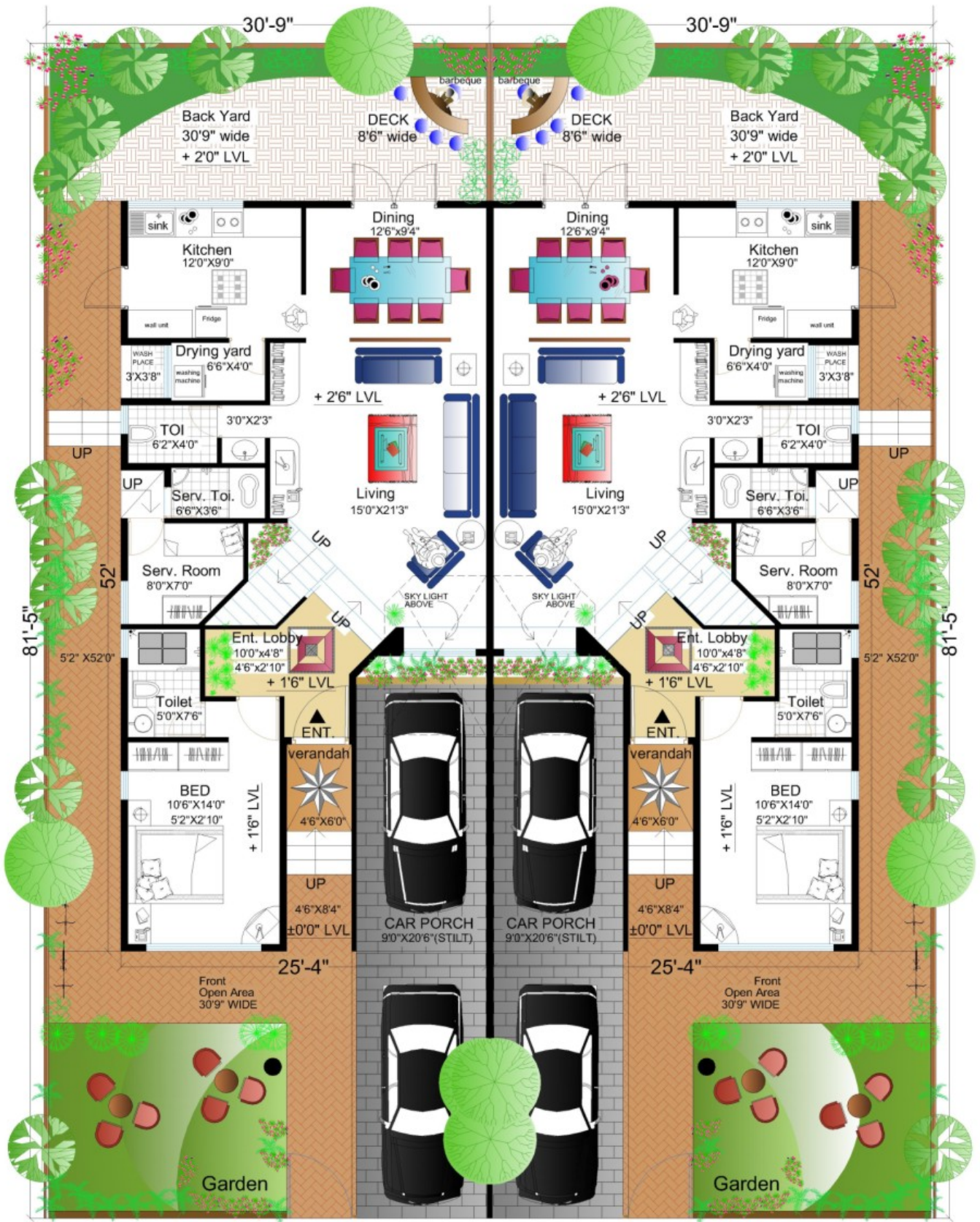


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GROUND FLOOR PLAN

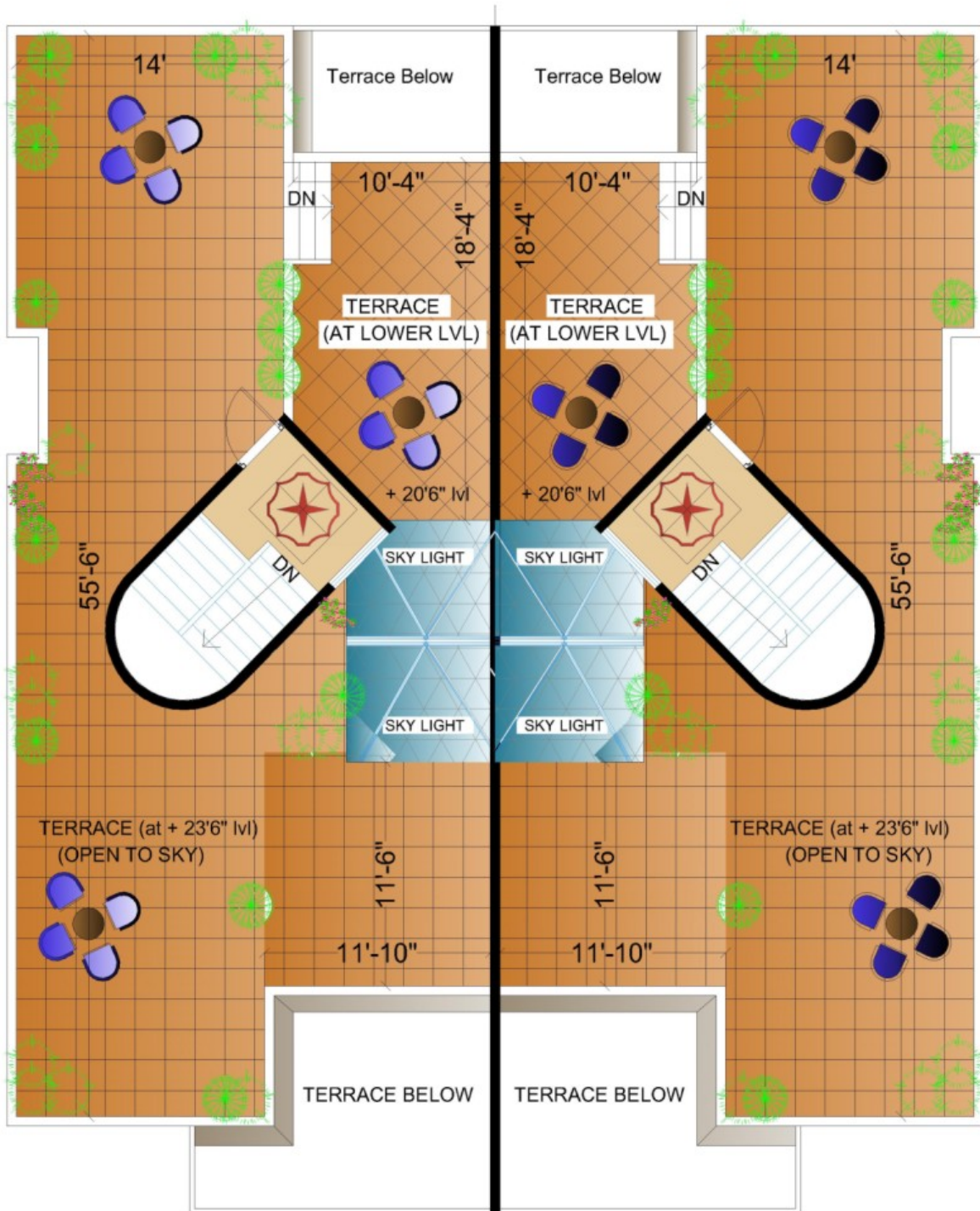


NOTE : All dimensions are approximate & wall to wall without plaster.

FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Proposed Amenities & Specifications

CABLING: Concealed cabling for TV in living room and master bedroom. Also cabling for telephone lines and cabling for installation of EPABX in living room, dining, all bedrooms, family room and servant room.

CLUB MEMBERSHIP: Family membership for a couple and upto two children at The Corinthians Club, one of the finest in the country, with access to all club facilities.

COMPOUND WALL: 5'-6" high brick masonry / grilled compound wall to ensure privacy and security, duly plastered and painted.

DOORS: Main door exterior flush / panelled, veneered & polished / laminated. Waterproof flush doors for bedrooms, balcony and toilets. All bedroom door frames in wood with designer teak mouldings. Toilet door frames in wood/marble/granite.

ELECTRICAL WIRING: Completely concealed copper wiring with sufficient electrical points. Modular electrical switches (Anchor Roma or equivalent). 3 phase power connection for each unit. Circuit breakers for safety.

ENTRANCE: Independent entry to each unit. Independent car and pedestrian designer gates with gate lights. Door bell, name plate and letter box provided at the entrance to each unit.

ELEVATION: Superior external elevation in old period architecture.

FITTINGS (TOILETS): High quality fittings in toilets. Parryware shower panel or Jaquar Queens (or equivalent make) bath mixers, bib cocks and basin mixers. All mixers with overhead showers. All fittings high gloss electroplated. Health faucets in all toilets. Bathing tap in servants toilet.

FLOORING: Vitrified tiles 3' * 3' size in living, dining and kitchen with skirting. Vitrified tiles 2'-0" * 2'-0" size on the first floor with skirting except master bedroom. Wooden laminated flooring in master bedroom. Ceramic / Glazed tiles flooring in toilets and servant's room. Non-skid tiles in sit outs, attached terraces. Non-skid tiles or mirror-finish stone on the staircase with

risers. Parking area paved with interlocking blocks. Non-skid tiles / paving blocks in non garden area. Non-skid tiles on the top terrace.

GARDEN / SITOUT: Developed small landscaped independent garden to each unit. Also, a sit out attached to the dining room with fully openable doors. Non-skid tiles or lawn garden in sit out. Provision for wash basin in sit out.

GATES: Independent decorative vehicle and pedestrian entrance gate for each unit in M.S.

GRILLS: M. S. decorative grills embedded in wall for safety on all windows.

HARDWARE: Superior quality brass or brass-chrome plated hardware fittings on all doors. Night latch, aldrop, eye hole & safety chain on main door. Key locking mortise locks and tower bolts on all bedroom doors. Cylindrical locks on all toilet doors. Aldrop / Latch in servant room & toilet.

KITCHEN PLATFORM: L-shaped or double Granite platform with provision for trolley storage system below. Double bowl stainless steel sink. Hot and cold water facility.

LOFTS: Above toilets (partly) or in kitchen & store room for storage.

PAINTING: Exterior waterproof cement / texture paint in attractive colours. Internal oil bound distemper in pastel colour. All doors, grills and railings high finish enamelled (where not veneered or laminated.)

PARKING: Sufficient exclusive area for parking two cars for each unit with independent gate. Parking area paved with interlocking paving blocks.

PLASTER: External sandface or as per elevation. Entire Internal plaster in POP.

PEST CONTROL: Plinth treated for pest control during construction.

PLUMBING: Completely concealed internal plumbing in CPVC / GI pipes. Hot & Cold wall mixers in all toilets with overhead showers. Hot and cold water provision in kitchen sink. Provision for installation of washing machine in utility room. Water inlet and outlet in wash area for washing clothes, utensils etc. External plumbing in standard grade PVC pipes and fittings. Wash basin at the top terrace. Outlet for car wash in parking with drainage.

Plumbing provision for installation of solar water heater in all toilets and kitchen. Independent septic tank and/or soak pit to each unit.

SANITARYWARE: Sanitaryware of reputed make matching the tiles in the toilets, preferably in different colours/combinations. Flush valve systems with commodes in all internal toilets. Granite or equivalent counter wash basins in master toilet and child toilet. Indian style pan with flush tank in servants toilet.

SKYLIGHT: Covered skylight provision for natural illumination in the living room, car park and first floor lobby.

STAIRCASE: Moderate treads and risers for comfortable movement. Staircase finished in non skid tiles or mirror polished stone. M. S. railing provided for the entire staircase.

STRUCTURE: R.C.C. with external and internal walls in 6" / 4" thick brick masonry.

WALL TILES: Glazed or matt finish ceramic tiles upto 7'-0" height with decorative border / motif in all toilets. Tiles upto 7'-0" height above kitchen platform. Glazed tiles under the kitchen platform. White glazed tiles upto 7'-0" in servant toilet.

WASH AREA: Small Space near the kitchen for washing clothes / utensils.

WATER PROOFING: Guaranteed water proofing on all terraces with non-skid tiles on terraces attached to bedrooms and also top terrace.

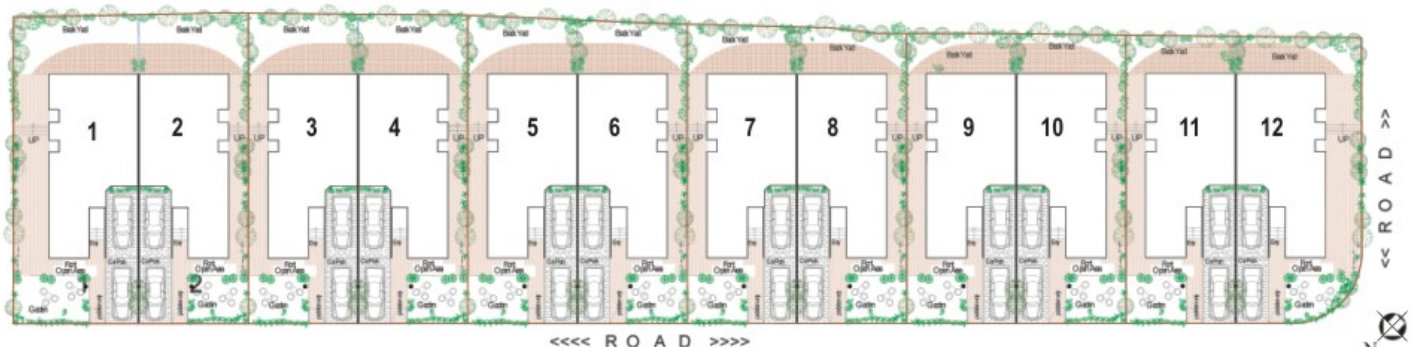
WATER ARRANGEMENT: Independent underground and overhead tanks with pump for each unit for uninterrupted water supply. Provision for installation of water purifier for drinking purpose in the kitchen.

WINDOWS: Large sized powder-coated aluminium sliding windows in 3/4" section with clear glass and provision for mosquito nets. All sliding doors in 1" section. Fixed / embedded grilles on windows for safety. Granite sills for all windows. Aluminium louvers in toilets with mosquito net and provision for exhaust fan.

UTILITY ROOM: Small room attached to the kitchen with provision for washing/ drying/ ironing clothes.

* The above specifications / amenities are only indicative. The Promoter reserves the right to add / alter / delete the above list at their sole discretion. Specifications mentioned in the agreement shall prevail.
* No responsibility shall be accepted by the Promoter for any fittings / equipment used. Warranties / Guarantees accompanying the products shall be provided by the respective manufacturers directly.

Layout Plan



About Us

United Builders

SOME FACTS ABOUT US

United Builders was established 1968; and has been a pioneer in the construction of housing and commercial projects in Nashik. We have undertaken residential and commercial schemes in the heart of Nashik uninterruptedly for nearly four decades; and have now started construction in Pune with the same commitment.

Fact : We have dozens of completed projects in Nashik to our credit. The entire business focus is based on the "Consumer is King Philosophy".

Fact : Over 70% of our sales are effected through existing clients. That is what we call "Trust".

Fact : We always offer prime locations, quality projects and 100% transparency.

Fact : We have adopted the *CREDAI's Code of Conduct; which governs our dealings with our customers.

Fact : We are a member of the Promoters & Builders Association of Pune; which provides for redressal of customers complaints, if any, through the association.

Fact : All our projects are certified as earthquake resistant designs; and carry full Completion Certificates.

Fact : We are amongst the first developers in the country to adopt and implement the Model Agreement for Sale finalised by CREDAI.

Fact : All our projects carry 100% legal title and are approved by all leading financial institutions.

Fact : All agreements carry full disclosures and required papers.

Fact : All agreements specify "no price escalation" for the benefit of our customers.

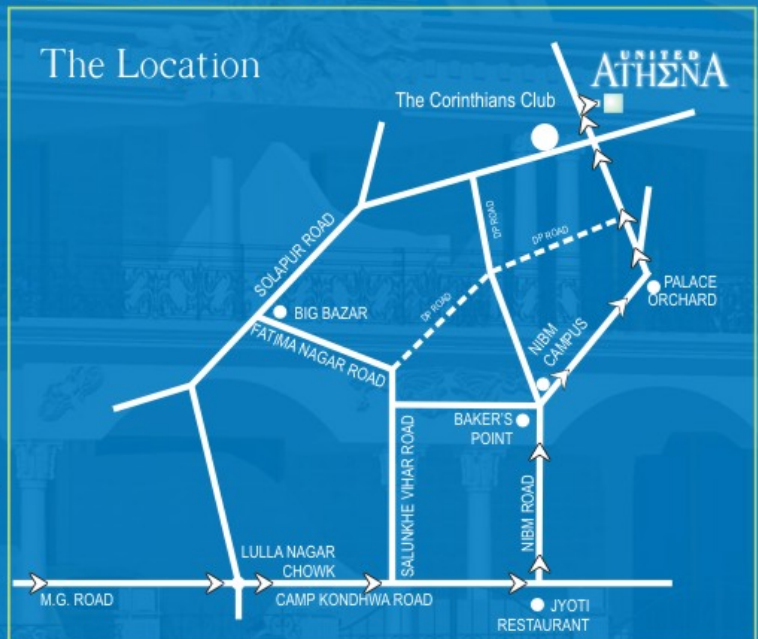
Fact : Our projects are marketed by leading financial institutions in their offices; again a trust indicator.

Fact : We have never had any litigation filed against us by any customer.

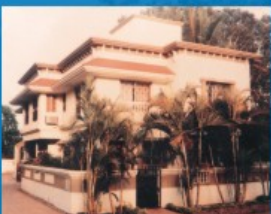
Fact : We have never even faced a customer's complaint in any consumer court.

Fact : We are proud to be part of the organized real estate sector, whatever else anyone may think.

*CREDAI : Confederation of Real Estate Developers' Associations of India, the apex national body of developers.



Some of our Other Projects



God's Gift
Nashik



Siddhi Vinayak Park
Nashik



United Exquisite
Kalyani Nagar, Pune



United Marvel
Viman Nagar, Pune



United Titanium
Nagar Road, Pune



PUNE : E - 1 / 2, Liberty II, North Main Road, Koregaon Park, Pune 400 001.
NASHIK : United House, Kulkarni Colony, Sharanpur Road, Nashik 422 002.



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