



PHASE-1

PREMIUM TOWNSHIP

MORINDA

A Township Designed for Tomorrow's Living





PROJECT HIGHLIGHTS



Secure
Gated Community



4Oft Wide
Access Road



Premium
Residential Plots



Designed
For Families



Affordable
Yet Luxurious Living



Situated on
Ludhiana Highway (NH-5)

PROJECT AMENITIES

Smart Amenities For A Modern Lifestyle

| | | | |
|---|---|--|---|
|  |  |  |  |
| Secure Gated Entry & Exit | Landscaped Waterbody & Lush Green Lawns | Kids' Play Area | Clubhouse |
|  |  |  |  |
| Outdoor Fitness Zone | Cricket Pitch | Yoga Lawn | Fire Pit Zone |
|  |  |  |  |
| Dedicated 4-Wheeler Parking | Driveway / Drop-Off Zone | Guards' Room | 24x7 Electricity Supply |
|  |  |  |  |
| 24x7 Clean Water Supply | 35 ft Internal Roads | Ample Street Lighting Throughout the Township | Proper Drainage & Sewage System (Dedicated STP Plants) |



PLOT DESCRIPTION

22ft x 45ft (110 SQ. YD.)

URBAN SKYLAND – 110 SQ. YD. PLOT PLAN

Advantages Of The Plots

LOW ENTRY BARRIER

**(HIGHLY AFFORDABLE
PRE-LAUNCH PRICE AS PER
THE MARKET STANDARDS)**

**TWO FLEXIBLE EXIT
OPTIONS**

**APPRECIATION FROM
₹29L - ₹50L IN ESTIMATED
12 MONTHS**

**PERFECT BLEND
OF AFFORDABILITY +
LUXURY + RETURNS**

URBAN SKYLAND

110 SQ. YD. PLAN

Special

PRE-LAUNCH PRICE

₹ 26,000 PER SQ. YD.

26,000 PER SQ YD- PRICE APPLICABLE WHEN YOU PAY 100% UPFRONT.

30,900 PER SQ YD- PRICE APPLICABLE WHEN YOU PAY 50% NOW & 50% AFTER 1 YEAR.



PRICE & APPRECIATION SUMMARY

| ITEM | Buy at ₹26,000/sq yd (Full Upfront) | Buy at ₹30,900/sq yd (50% Now, 50% in 1 Year) |
|--|--|--|
| Cost Price (110 sq yd) | ₹28,60,000 | ₹17,00,000 + ₹17,00,000 |
| Estimated Value After 1 Year (45,000/sq yd) | ₹49,50,000 | ₹49,50,000 |
| Estimated Absolute Gain in 1 Year | ₹20,90,000 | ₹15,50,000 |
| Estimated Return in 1 Year | 73% | 45% |



LOCATION ADVANTAGES

Just 20 minutes
from Mohali

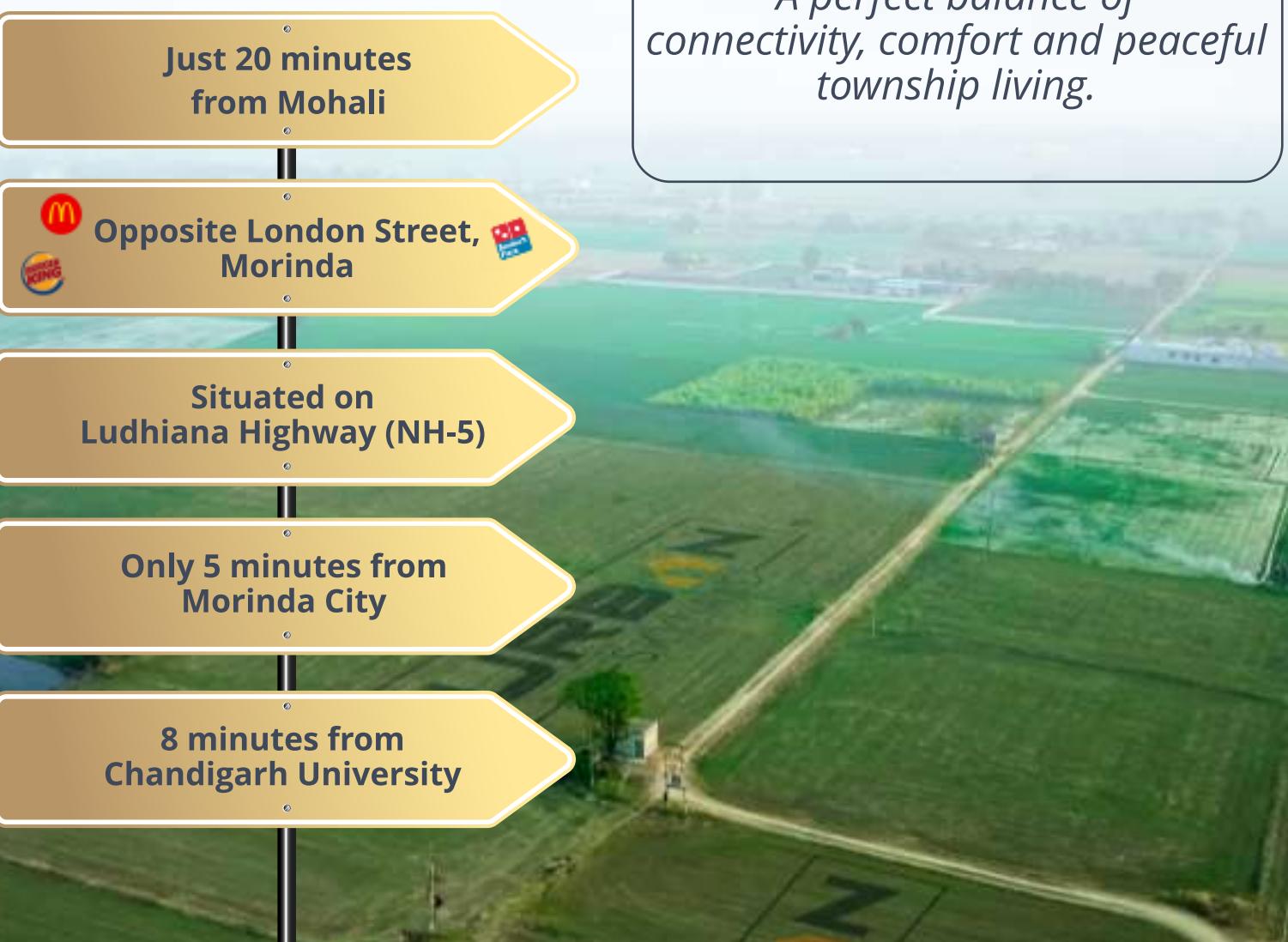
 Opposite London Street,
 Morinda

Situated on
Ludhiana Highway (NH-5)

Only 5 minutes from
Morinda City

8 minutes from
Chandigarh University

*“A perfect balance of
connectivity, comfort and peaceful
township living.*





Plan Your Future With Urban Skyland Township

📍 Morinda

Opp. London Street | On Ludhiana Highway | Only 20 Minutes from Mohali



Scan to Book Now

⌚ @urbansky.land

⌚ @urban.skyland

✉️ homes@urbansky.land

📞 +91 76 26 96 8181

🌐 www.urbansky.land