

fresco

homes close to nature



 **EXOTICA**
creating space for life

2/3/4 BR Homes
Sector 137, Expressway, Noida

Exclusively Marketed By

An ISO 9001:2000 company

™



SUMANGALAM

Your Home Planners

www.sumangalampropmart.com





Facilities

- Separate kids play Area
- Provision of Gas Pipeline in kitchens
- Intercom facility & high speed internet accessibility
- 100% Power Backup
- 24 Hour Fresh Water Supply with Water Softener Plant
- Hi-speed Elevators
- Convenient Shopping Area for daily needs
- A.C Banquet Party Hall
- Coffee Shop
- Medical Facility



Eco-friendly

- Towers are oriented to consider the Sun Path to maximize the benefits from natural sun and wind movement.
- Maximum paved surface covered with planters to minimize the HEAT ISLAND EFFECT (reduction of temperature in urban landscape).



Recreation

- Swimming Pool with separate kids pool
 - Amphitheater
 - Jogging Track
- Club with a Yoga Centre , Sauna Steam and Spa
 - A C Gymnasium
 - A C Unisex Beauty Salon
 - A C Banquet Party Hall
- Indoor games facility Like, Table Tennis, Card Room, Pool
- Skating Rink, Badminton Court, Basket Ball Court





EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE DESIGNED BY HIGHLY EXPERIENCED STRUCTURE ENGINEERS AND APPROVED BY IIT OR EQUIVALENT AUTHORITIES

structure



VITRIFIED TILES '2X2' IN DRAWING ROOM, KITCHEN AND TWO BEDROOM. WOODEN LAMINATED FLOORING IN MASTER BEDROOMS. CERAMIC TILES IN BATHROOMS AND BALCONIES.

flooring

PROVISION FOR HOT & COLD WATER SYSTEM WITH IMPORTED PPR/UPVC PIPES & FITTINGS. GLAZED TILES IN PLEASING COLOURS ON WALLS UP TO DOOR LEVEL. EUROPEAN W.C. WASHBASINS & CISTERNS IN WHITE SHADES OF IMPORTED BRAND. CHROME PLATED FITTINGS OF STANDARD MAKE. GRANITE COUNTERS.

toilet

INTERNAL-PLASTERED AND PAINTED IN OBD. EXTERNAL-EXCELLENT WEATHER PROOF AND PERMANENT FINISH OF PLEASING SHADES.

wall finish



SPECIFICATIONS

PROVISION OF UTILITY BALCONY. INDEPENDENT RO SYSTEM.

kitchen



FIRE RESISTANT WIRING IN P.V.C. CONCEALED CONDUIT. PROVISION FOR ADEQUATE LIGHT AND POWER POINTS AS WELL AS TELEPHONE & TV OUTLETS WITH PROTECTIVE M.C.B.s.

electrical

EUROPEAN STYLE DESIGNER FLUSH DOORS WITH HARDWOOD FRAME AND POLISH/PAIN, WITH ANODIZED ALUMINIUM HARDWARE. UPVC/ALUMINIUM COMPOSITE POWDER COATED WITH ANODIZED ALUMINIUM HARDWARE.

doors & windows



TUBE LIGHT IN DRAWING/DINNING, KITCHEN AND ALL BEDROOMS. INTERCOM FACILITY FOR SECURITY.

fixtures & fittings

UNDERGROUND & OVER HEAD WATER TANK FOR ADEQUATE WATER SUPPLY IN EACH BLOCK.

water supply

TWO HIGH SPEED ELEVATORS IN EACH BLOCK. ADEQUATE PARKING IN THE COMPLEX WITH COVERED/ALLOTTED OPEN PARKING AT REASONABLE RATES.

common amenities,
parking,
elevators,



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SITE LAYOUT



LEGEND

1. FEATURED ENTRANCE GATE
2. ENTRANCE PLAZA
3. WATER FEATURE
4. FRAGRANCE GARDEN
5. CYCLING JOGGING TRACK
6. CENTRAL GREEN
7. AMPHITHEATER
8. GARDEN PAVILIONS
9. BADMINTON COURT
10. BASKETBALL COURT
11. SKATING RINK
12. MAIN SWIMMING POOL
13. KIDS POOL
14. CLUB BUILDING
15. KIDS PLAY AREA
16. COMMERCIAL BLOCK

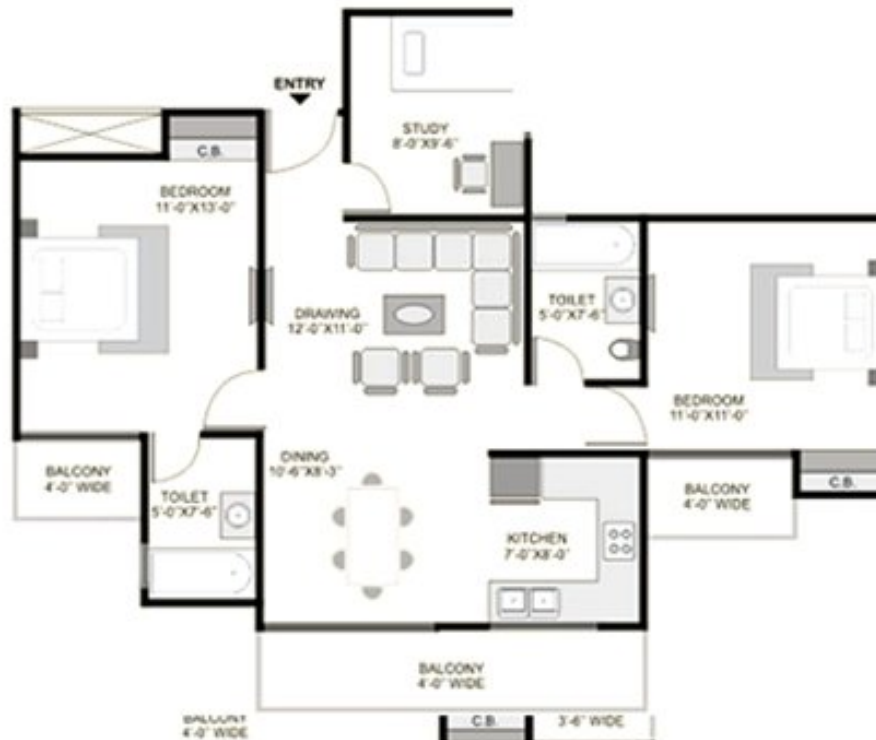
- 2 BED - 2 TOILET
- 2 BED - 2 TOILET - STUDY
- 3 BED - 2 TOILET
- 3 BED - 3 TOILET - DRESSING ROOM
- 3 BED - 4 TOILET - STUDY - DRESSING ROOM
- 4 BED - 4 TOILET - STUDY - DRESSING ROOM

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- Category - 1**
Area - 1080 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

- Category - 2**
Area - 1220 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Study
 - Balconies





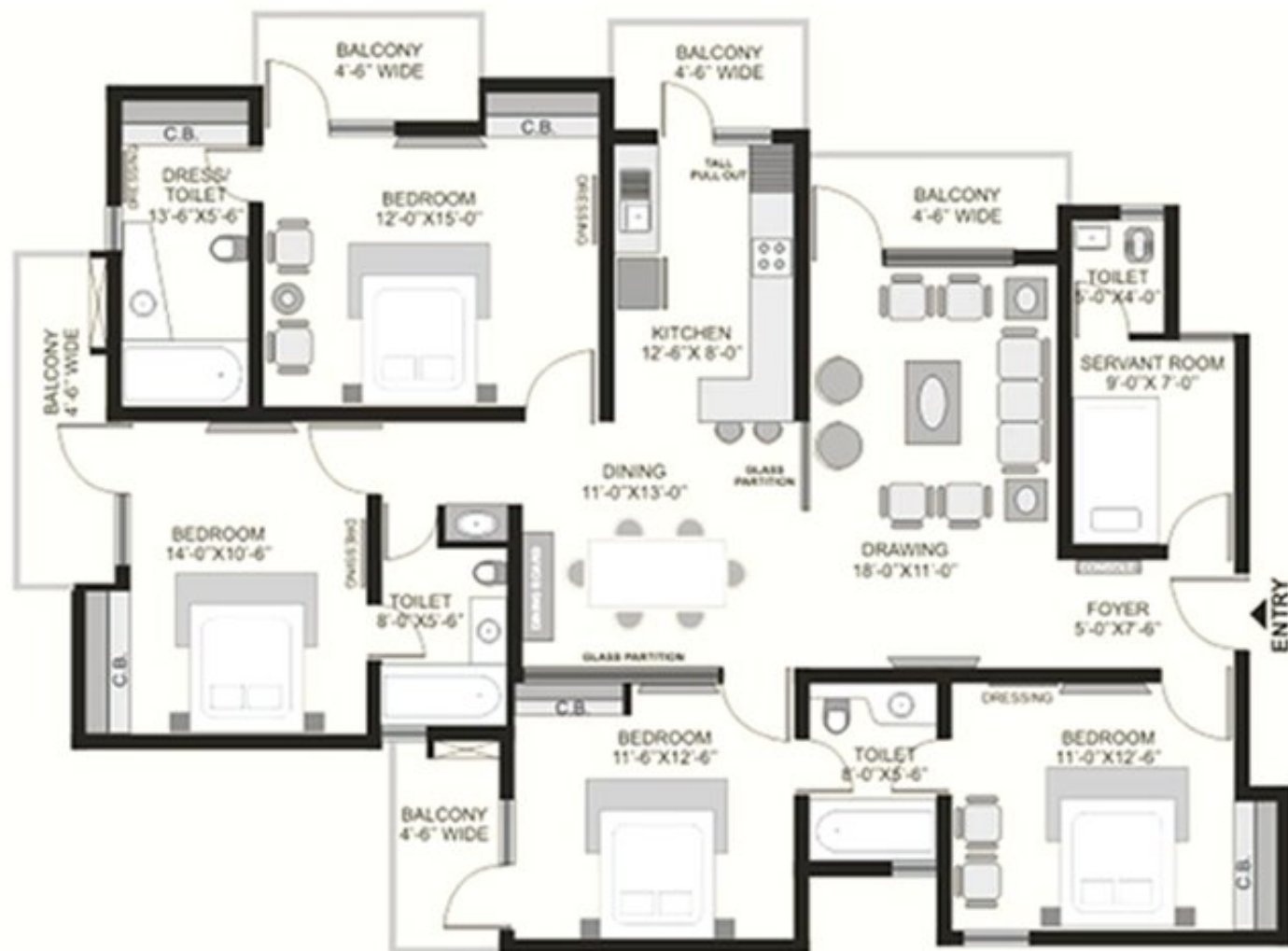
- Category - 3**
Area - 1495 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

- Category - 4**
Area - 1650 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 3 Toilets
 - Dressing Room
 - Balconies



- Category - 5**
Area - 1795 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 4 Toilets
 - Dressing Room
 - Study/Servant
 - Balconies

- Category - 6**
Area - 2250 Sq. Ft.
- 4 Bedroom
 - Dining/Drawing
 - Kitchen
 - 4 Toilets
 - Dressing Room
 - Servant
 - Balconies

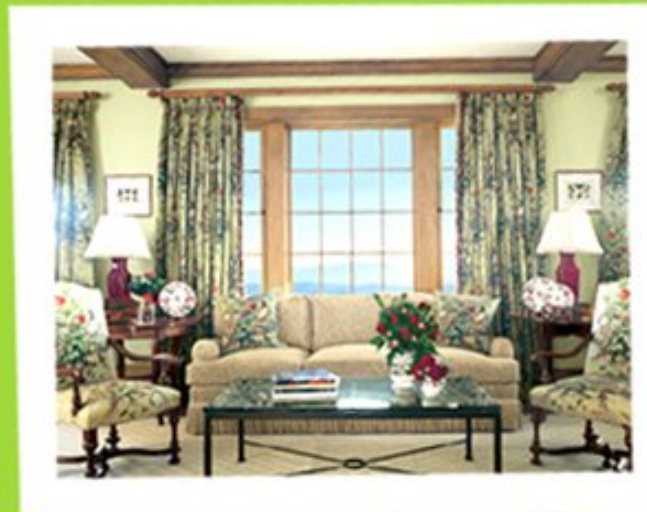


Price List

| Price List FRESCO Sector-137, Noida | | | | |
|--|--------------------------------------|-------------------|---------------|---------------|
| Category | Type of apartment | | | Area in sq.ft |
| 1. | 2 B+2Toi+kitchen | | | 1080 |
| 2. | 2B+Study+2Toi+Kitchen | | | 1220 |
| 3. | 3Bedroom+2Toi+kitchen | | | 1495 |
| 4. | 3Bedroom+3Toi+kitchen | | | 1650 |
| 5. | 3Bedroom+Study/servant +3Toi+kitchen | | | 1795 |
| 6. | 4Bedroom+4Toi+kitchen | | | 2250 |
| S.No. | Floor | Plan-A(Cash Down) | Plan-B(Flexi) | Plan-C(CLP) |
| 1 | 1,2,3,4 | 2705 | 2825 | 3005 |
| 2 | 5,6,7,8 | 2655 | 2775 | 2950 |
| 3 | 9,10,11,12 | 2610 | 2725 | 2900 |
| 4 | 12A, 14,15,16,17 | 2560 | 2675 | 2845 |
| Extras * PLC(park, pool, green) , as applicable * Rs.100000 if opting for covered car parking * IFMS Rs. 25 psf | | | | |

Luxury Package for FRESCO (Additional Rs. 150 / sqft.)

1. Indo-Italian Marble with modern designs in living / dinning area.
2. One wall in master bed rooms duly textured finish.
3. Designer Pop work in drawing and all Bed rooms.
4. Plastic Paint
5. Modular kitchen woodwork cabinets.
6. Wooden almirah in two Bed rooms.



Payment Plan

| | |
|---|---|
| Cash Down Payment Plan - A | |
| At the time of Booking | 10 % BSP + PLC |
| At the time of booking | 85% of BSP+ PLC + covered Car parking(if applicable) |
| At the time of offer of possession | 5% of BSP+IFMS+ Any other charges (if any) |
| Construction Linked Payment Plan - B | |
| At the time of booking | 10% of BSP |
| Within 30 days from booking | 10% of BSP + 50% of PLC |
| On Excavation | 10% of BSP |
| On casting of 3rd floor roof slab | 10% of BSP |
| On casting of 6th floor roof slabs | 10% of BSP+ 50% of PLC |
| On casting of 9th floor roof slab | 10% of BSP |
| On casting of 12th floor roof slab | 10% of BSP |
| On casting of 15th floor roof slab | 10% of BSP |
| On completion of masonry and plaster work | 10% of BSP |
| On completion of marble flooring | 5% of BSP |
| At the time of offer of possession | 5% of BSP+ IFMS+covered car parking(if applicable)+ Any other charges (if any) |
| Flexi Payment Plan- C | |
| At the time of booking | 10% of BSP |
| Within 30 days from booking | 10% of BSP + 50% of PLC |
| Within 60 days from booking | 20% of BSP |
| On Excavation | 10% of BSP |
| On casting of 2nd floor roof slab | 10% of BSP+ 50% of PLC |
| On casting of 5th floor roof slab | 10% of BSP |
| On casting of 8th floor roof slab | 10% of BSP |
| On casting of 10th floor roof slab | 10% of BSP |
| On completion of masonry and plaster work | 5% of BSP |
| At the time of offer of possession | 5% of BSP+IFMS+covered car parking (if applicable)+ Any other charges (if any) |



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