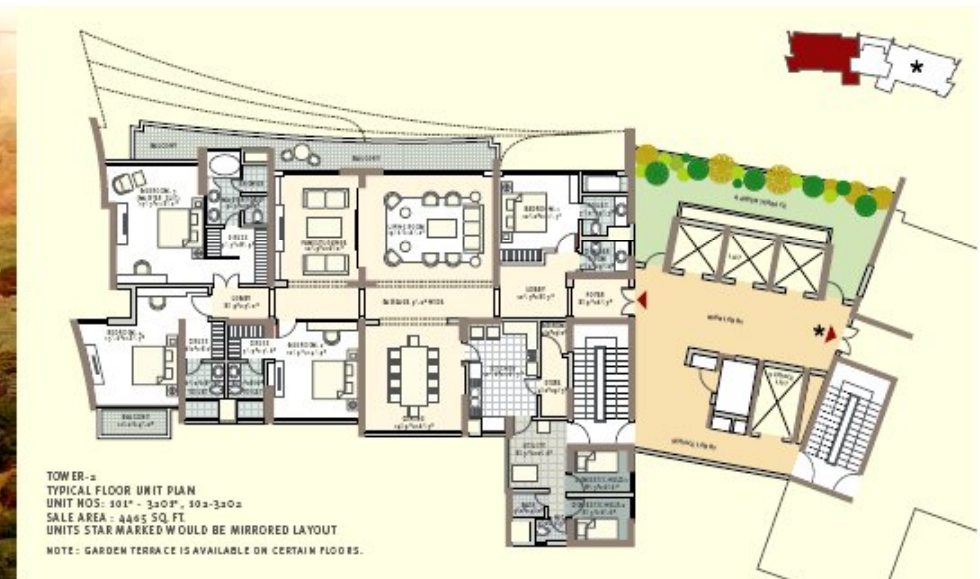


*347 acres of ultra luxury living  
with unparalleled views  
of a signature golf course,  
just off the expressway in NOIDA*



### *The Burgundy 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 Burgundy.



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.



### *Burgundy Highlights*

- Iconic towers upto 43 storeys tall, designed by Callison Inc., USA
- Luxurious 4 bedroom apartments in 4465 – 5575 sq. ft. sizes
- All apartments with expansive views of the golf course
- High-speed elevators with glass façade overlooking the golf course
- Exotic sky gardens on select floor lobbies
- 24 hours concierge services at your beck and call
- New age systems for complete security

# Tower Plan



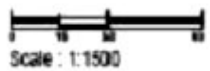


PREVAILING WIND



JUNE - AUGUST

PREVAILING WIND



Scale : 1:1500

PREVAILING WIND

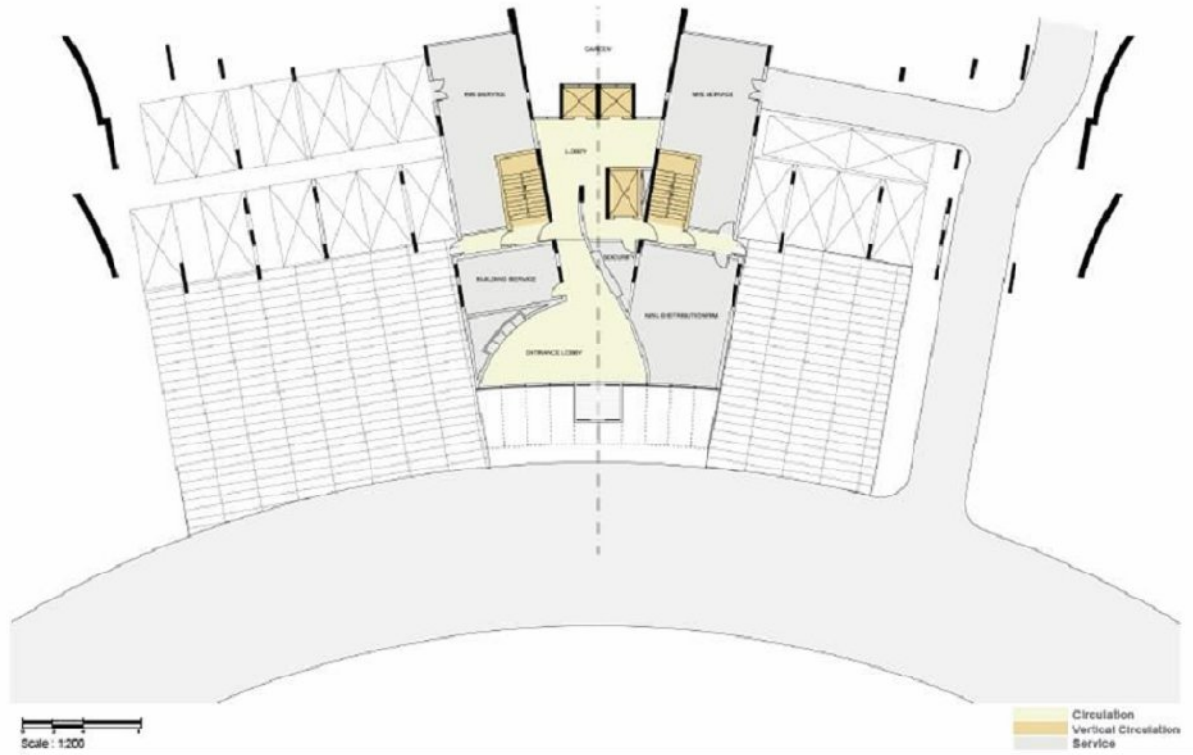


An ISO 9001:2000 company

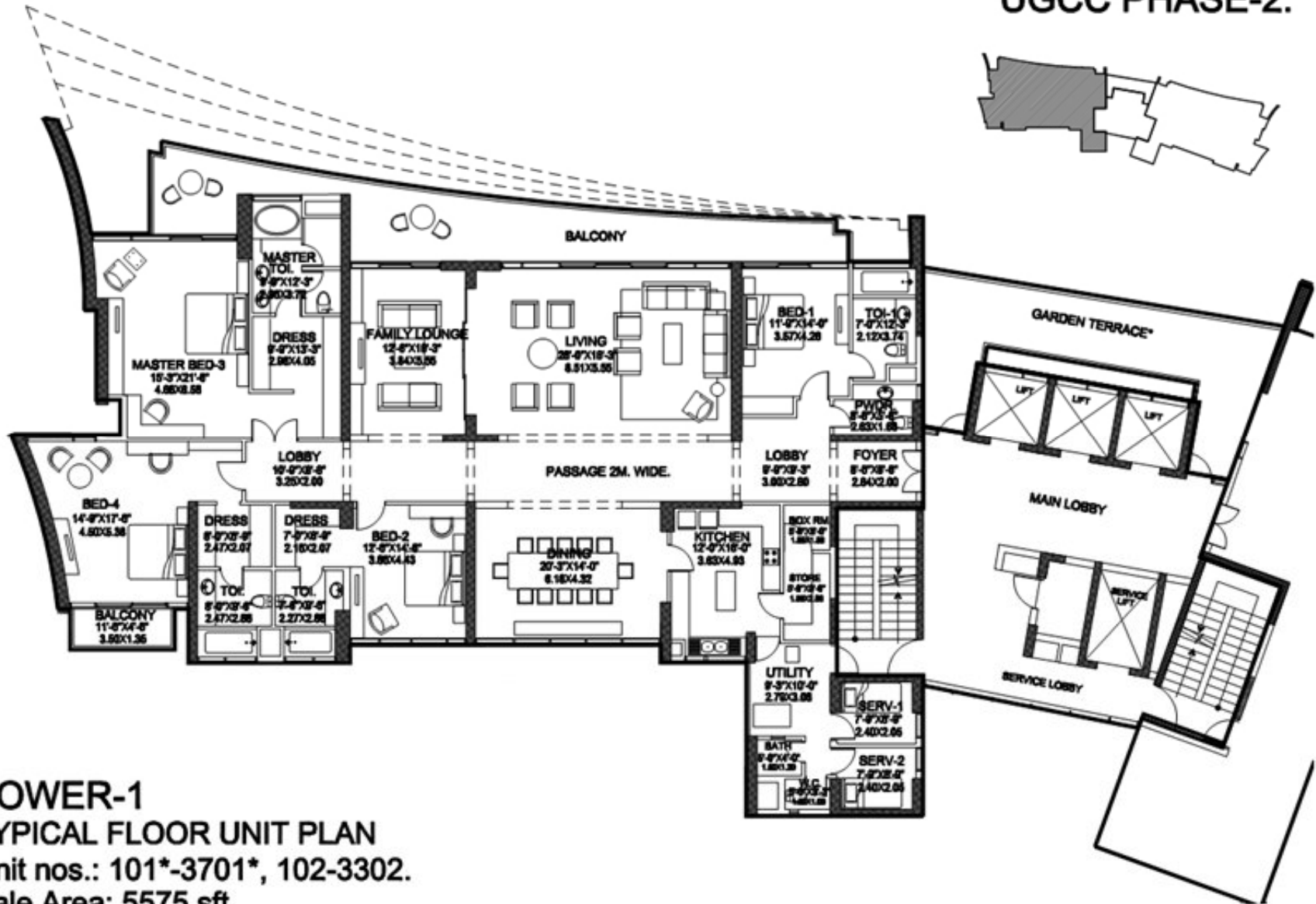


Your Home Planners

# LOBBY LEVEL PLAN

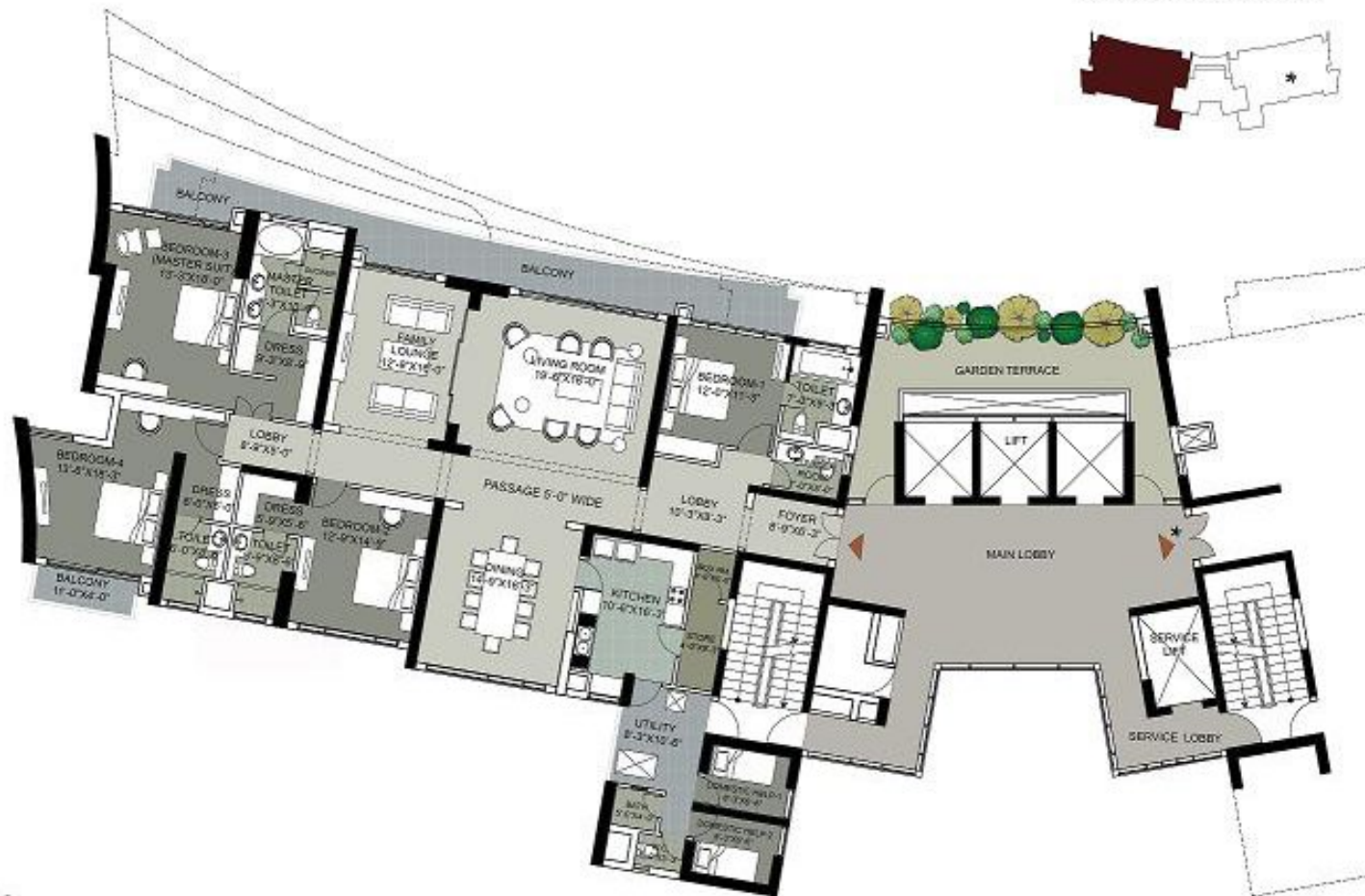


UGCC PHASE-2.



**TOWER-1**  
**TYPICAL FLOOR UNIT PLAN**  
 Unit nos.: 101\*-3701\*, 102-3302.  
 Sale Area: 5575 sft.

UGCC : BURGUNDY



**TOWER - 3**  
**TYPICAL FLOOR UNIT PLAN**  
 UNIT NOS: 101\* - 3501\*, 102-3502  
 SALE AREA : 4465 SQ.FT.

\*STAR MARKED UNITS ARE MIRROR IMAGES OF SHOWN UNITS

NOTE : GARDEN TERRACE IS AVAILABLE ON CERTAIN FLOORS.

# UNIT PLAN (5000 SQ FT.)



Scale : 1:200

Residential Units  
Circulation  
Vertical Circulation  
Balconies

# UNIT PLAN (5000 SQ FT.)



# UNIT PLAN (4000 SQ FT.)



# UNIT PLAN (4000 SQ FT.)



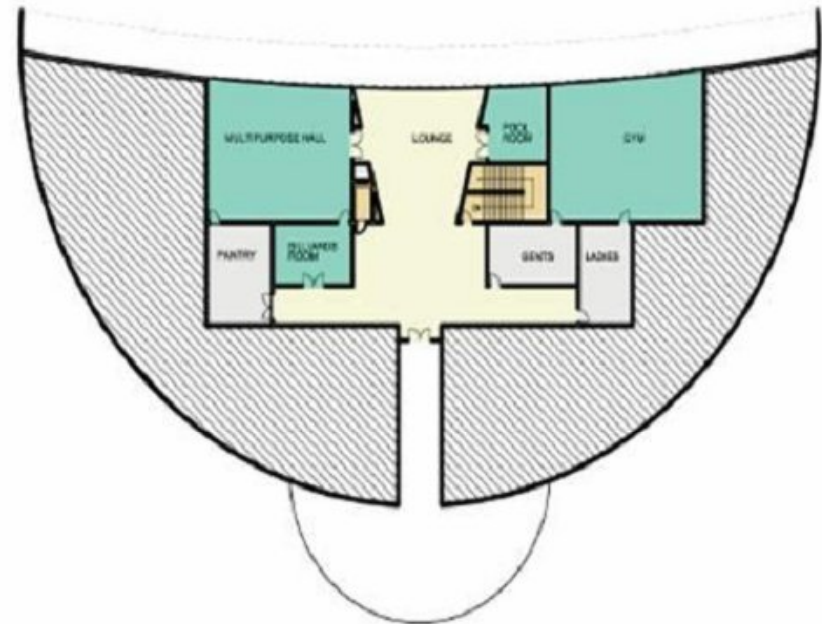
An ISO 9001:2000 company



**SUMANGALAM**

Your Home Planners

# CLUB HOUSE



## Price List

Basic Consideration Price (BCP)	Rs. 6995/- per sq. ft.
Preferential Location Charges (PLC) for Level 1-4	Rs. 350/- per sq. ft.
Preferential Location Charges (PLC) for Level 5-8	Rs. 250/- per sq. ft.
Preferential Location Charges (PLC) for Level 9-12	Rs. 150/- per sq. ft.
Preferential Location Charges (PLC) for Edge Wings	Rs. 350/- per sq. ft.
Preferential Location Charges (PLC) for Duplex Units	Rs. 500/- 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 at the time of issuance of final statement of account

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

**Note** Service Taxes, as and when applicable, shall be payable extra by the allottee(s).

## Payment Plan

### Down Payment Plan (Rebate @ 13% on BCP)\*

At the time of registration	10% of BCP + 10% of Sinking Fund Deposit
Within 45 days of registration / allotment	85% of BCP + Lease Rent + PLC + Parking + 10% of 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

At the time of registration	10% of BCP
Within 45 days of registration	15% of BCP + 100% PLC
Within 90 days of registration	15% of BCP + 100% Parking Charges
On completion of Level 2 roof*	5% of BCP + 100% Lease Rent
On completion of Level 6 roof	5% of BCP + 20% of Sinking Fund
On completion of Level 10 roof	5% of BCP
On completion of Level 14 roof	5% of BCP
On completion of Level 18 roof	5% of BCP
On completion of Level 22 roof	5% of BCP
On completion of Level 26 roof	5% of BCP
On completion of Level 30 roof	5% of BCP

## Payment Plan

On casting of top floor roof	5% of BCP
On completion of masonry work within apartment	5% of BCP
On completion of internal plaster within apartment	5% of BCP
On issuance of letter for fit outs / interiors	5% of BCP + 80% of Sinking Fund & other charges as applicable

**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 and 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.
  - Sub-lease deed charges (stamp duty and other charges) shall be payable as and when demanded.
  - 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.
- \* In case the allottee(s) opts for “No EMI till 24 months” offer, the applicable rebate on down payment plan will be zero.
- † This instalment and instalments below shall become payable on demand, irrespective of the serial order in which they are listed.



# Sumangalam Propmart Pvt. Ltd.

F 27 - 28, Sector 18 , Noida

Mobile : +91 9560598800/1

Toll Free : 1800 - 103 - 7707

SMS<HOME> to 53030

E-mail : [info@sumangalampropmart.com](mailto:info@sumangalampropmart.com)

Websites : [www.sumangalampropmart.com](http://www.sumangalampropmart.com)