

LOTUS  
ZING

1 / 2 / 3 BHK Apartments @ Sec - 168, Noida

*Space is Luxury  
Live it  
@ Lotus Zing*



An ISO 9001:2000 company



**SUMANGALAM**<sup>TM</sup>

Your Home Planners

## About Lotus Zing

After the grand success of Lotus Boulevard and Lotus Panache, the 3C Company launches LOTUS ZING at sector -168 on Noida Expressway. Lotus Zing is situated at a strategic location having its front on the main Noida Expressway, adjacent to the Unitech SEZ (Metlife building) & opposite to Advant IT park sec 142.

Supported by great infrastructure and easy accessibility from South Delhi, it makes a great location to invest in. Lotus Zing spans across 17.5 acres in area with only 16 towers. It offers a mix of 1, 2 & 3 bedroom apartments with utilities and servants' room.

## Project Highlights :

- Multi-level security system
- Earthquake resistant Structure
- Swimming pool, kid's pool with gymnasium
- Medical facility
- Club with sports, health, leisure & entertainment facilities etc.
- Lush green landscape & water bodies to the entire complex.

# Site Plan



# Cluster Plan

FLAT NO. 06-2606  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

FLAT NO. 07-2607  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

FLAT NO. 05-2605  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

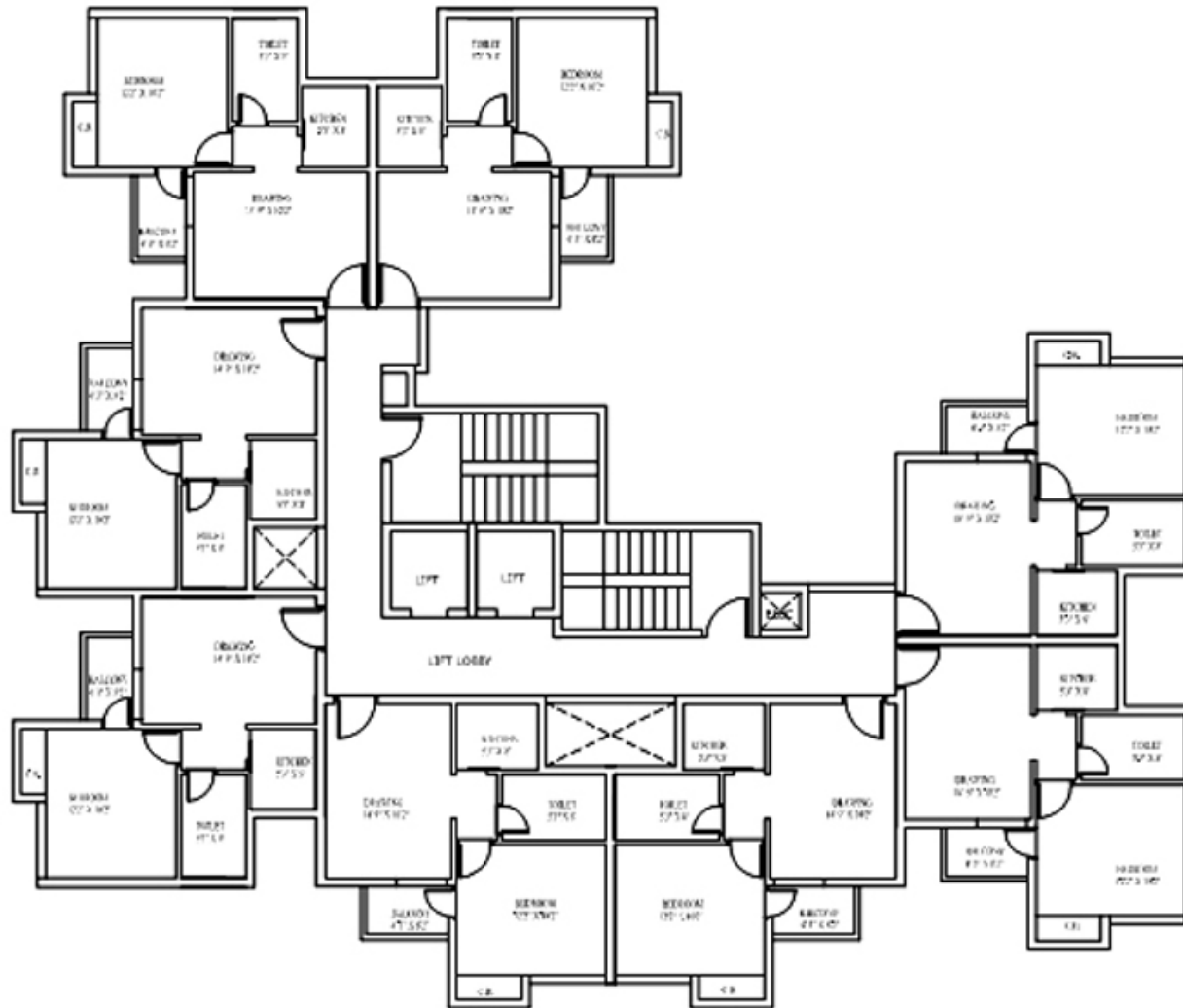
FLAT NO. 08-2608  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

FLAT NO. 04-2604  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

FLAT NO. 01-2601  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

FLAT NO. 03-2603  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

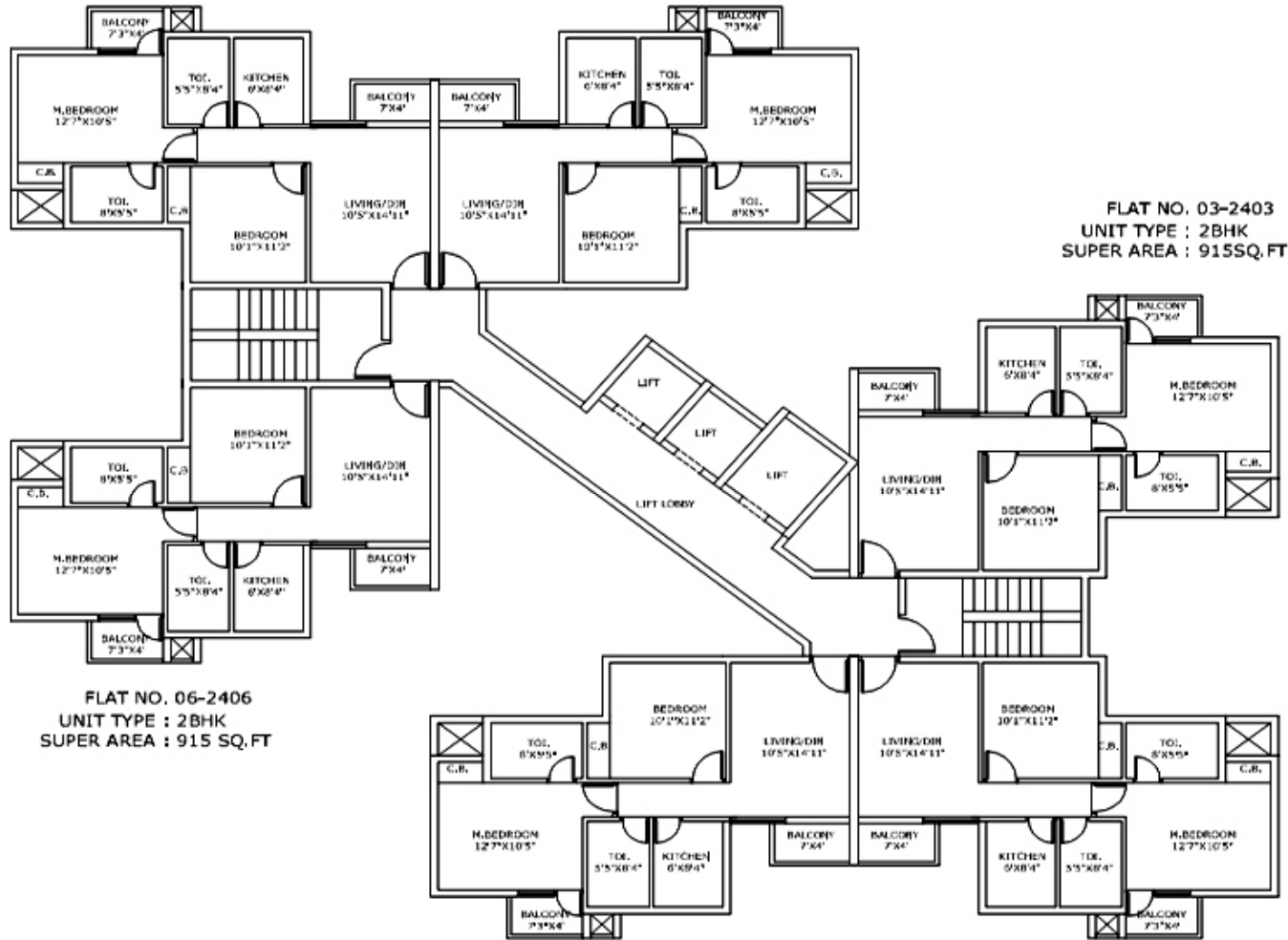
FLAT NO. 02-2602  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT



# Cluster Plan

FLAT NO. 01-2401  
UNIT TYPE : 2BHK  
SUPER AREA : 915 SQ.FT

FLAT NO. 02-2402  
UNIT TYPE : 2BHK  
SUPER AREA : 915SQ.FT



FLAT NO. 03-2403  
UNIT TYPE : 2BHK  
SUPER AREA : 915SQ.FT

FLAT NO. 06-2406  
UNIT TYPE : 2BHK  
SUPER AREA : 915 SQ.FT

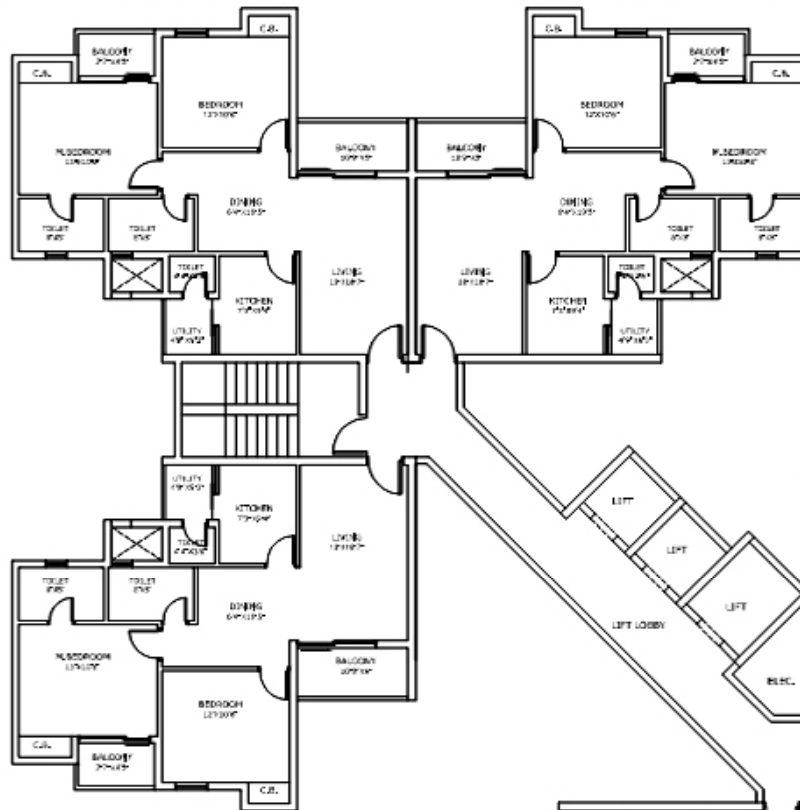
FLAT NO. 05-2405  
UNIT TYPE : 2BHK  
SUPER AREA : 915 SQ.FT

FLAT NO. 04-2404  
UNIT TYPE : 2BHK  
SUPER AREA : 915SQ.FT

# Cluster Plan

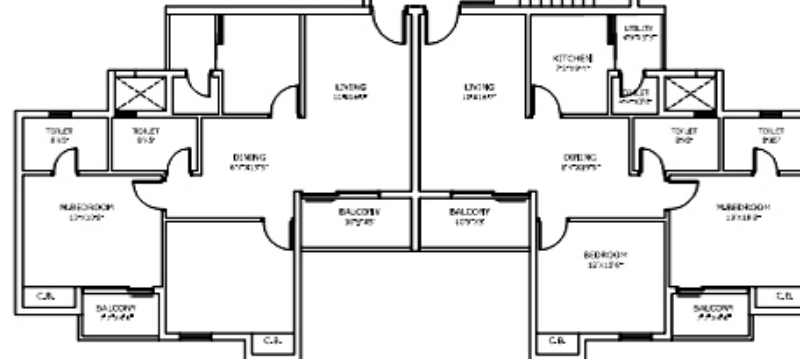
**FLAT NO. : 01-2101**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

**FLAT NO. : 02-2102**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**



**FLAT NO. : 03-2103**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

**FLAT NO. : 06-2106**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**



**FLAT NO. : 05-2105**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

**FLAT NO. : 04-2104**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

# Floor Plan



# Floor Plan

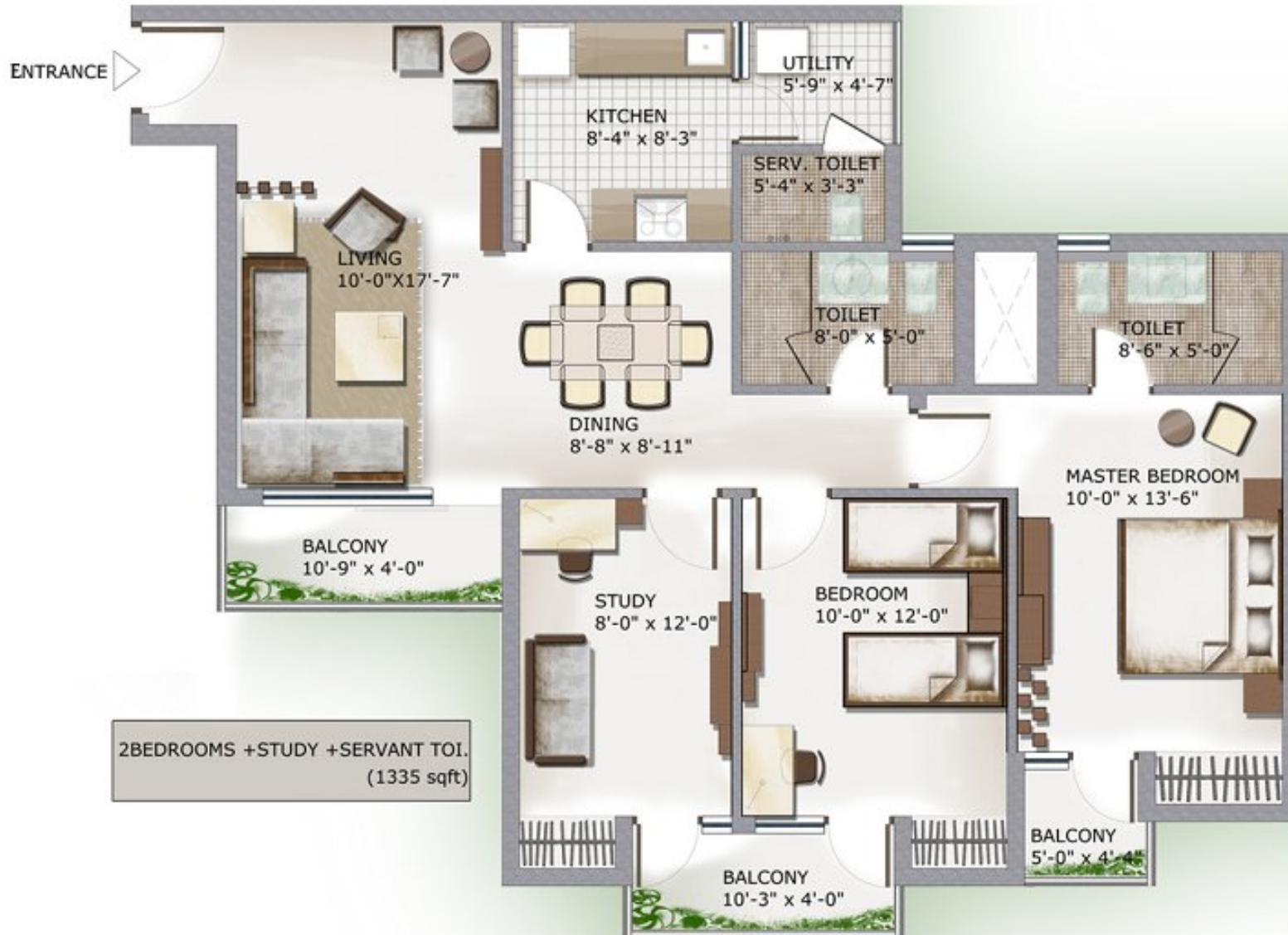


2BHK (915 sqft)

# Floor Plan



# Floor Plan



# Floor Plan



# Specifications

| AREA                       | WALL                              | FLOOR                                | DOORS          |                | WINDOW           | SANITARY WARE       |  |
|----------------------------|-----------------------------------|--------------------------------------|----------------|----------------|------------------|---------------------|--|
|                            |                                   |                                      | FINISH         | HARDWARE       |                  | FIXTURES            | FITTINGS   |
| <b>LIVING &amp; DINING</b> | Oil Bound Distemper               | High End Vitrified Tiles             | Veneered Door  | Dorset         | Aluminium Window |                     |  |
| <b>PASSAGE</b>             | Oil Bound Distemper               | High End Vitrified Tiles             |                |                | Aluminium Window |                     |  |
| <b>BEDROOMS</b>            | Oil Bound Distemper               | Laminated Wooden Flooring (Imported) | Skin door      | Dorset         | Aluminium Window |                     |  |
| <b>TOILETS</b>             | Ceramic Tile cladded upto ceiling | Ceramic Tile                         | Skin door      | Dorset         | Aluminium Window | Wash basin and WC   | Single lever fittings in master toilet and upto ceiling quarter ton fitting in other toilets |
| <b>KITCHEN</b>             | Ceramic Tile cladded upto ceiling | Ceramic Tile                         | Skin door      | Dorset         | Aluminium Window | SS Sink Double Bowl | Granite Counter and CP fittings  |
| <b>UTILITY</b>             | External Paint                    | Ceramic Tile                         | Aluminium Door | As per section | Aluminium Window |                     |  |
| <b>BALCONIES</b>           | External Paint                    | Pavered tile                         | Aluminium Door | As per section | Aluminium Window |                     |  |
| <b>SERVANT TOILET</b>      | Oil Bound Distemper               | Ceramic Tile                         | Aluminium Door | As per section | Aluminium Window | Indian Style        |  |



## Tower 7 & 8

### Down Payment Plan (Rebate 9% on BSP)

|                                      |                         |
|--------------------------------------|-------------------------|
| On Application for Booking           | 10 %                    |
| Within 45 Days from Allotment        | 85 % + PLC + Lease Rent |
| At the Time of Notice for Possession | 5 % + IFMS              |

### Construction Linked Payment Plan

|   |                         |
|---|-------------------------|
| On Application for Booking                    | 10 %                    |
| Within 45 Days from Allotment                 | 10 %                    |
| Within 90 Days from Allotment                 | 10 %                    |
| On Completion of Ground Floor Roof Plan       | 10 % + 50 % Lease Rent  |
| On Completion of 4th Floor Roof Slab          | 7.5 % + 50 % Lease Rent |
| On Completion of 9th Floor Roof Slab          | 10 % + 50 % PLC         |
| On Completion of 18th Floor Roof Slab         | 7.5 %                   |
| On Casting of Top Floor Roof Slab             | 7.5 %                   |
| On Completion of Brick Work                   | 7.5 %                   |
| On Completion of Electric Conduiting & Wiring | 5 %                     |
| On Completion of Plumbing Work                | 5 %                     |
| At the Time of Notice for Possession          | 5 % + 100 % IFMS        |

# Payment Plan

## Tower 9

|   |                         |
|---|-------------------------|
| On Application for Booking                    | 10 %                    |
| Within 45 Days from Allotment                 | 10 %                    |
| Within 90 Days from Allotment                 | 10 %                    |
| Within Completion of Ground Floor Roof Slab   | 10 % + 50 % Lease Rent  |
| On Completion of 5th Floor Roof Slab          | 7.5 % + 50 % Lease Rent |
| On Completion of 10th Floor Roof Slab         | 7.5 % + 50 % PLC        |
| On Completion of 15th Floor Roof Slab         | 7.5 % + 50 % PLC        |
| On Completion of 20th Floor Roof Slab         | 7.5 %                   |
| On Casting of Top Floor Roof Slab             | 7.5 %                   |
| On Completion of Brick Work                   | 7.5 %                   |
| On Completion of Electric Conduiting & Wiring | 5 %                     |
| On Completion of Plumbing Work                | 5 %                     |
| At the Time of Notice for Possession          | 5 % + 100 % IFMS        |
| At the Time of Notice for Possession          | 5 % + 100 % IFMS        |

# Price List

|                                     |   |
|-------------------------------------|---|
| <b>Basic Sale Price (BSP)</b>       | Rs. 3250 <sup>*</sup> / sqft. & For Tower no - 5 @ 3350 <sup>*</sup> /- sqft. |
| Preferential Location Charges (PLC) |   |
| Ground Floor                        | Rs. 150 / sqft.   |
| 1st Floor                           | Rs. 100 / sqft  |
| 2nd , 3rd , 4th Floor               | Rs. 75 / sqft.  |
| 5th , 6th , 7th Floor               | Rs. 50 / sqft.  |
| Landscaping Facing                  | Rs. 50 / sqft.  |
| Lease Rent                          | Rs. 100 / sqft.   |
| IFMS                                | Rs. 25 / sqft.  |

### Notes :

Prices are Escalation free but Subject to Revision / Withdrawl Without Notice at Company 's Sole Discretion.

One Basement Car Parking along With an Apartment is Mandatory.

Stamp Duty , Registration Charges , Service Tax, Legal / Miscellaneous Expenses etc. Shall be Payable by the Allotee.

Prices Terms and Conditions Stated here in are Merely Indicative with a View to Acquaint the Applicant and are not Exhaustive.

**Cheque / Draft to be Issued in Favour of "Lotus Zing A/C - TCPPL".**



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