

# 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](http://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/PAINT, 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



**fresco**  
homes close to nature  
2/3/4 BR Homes • Sec. 137, Expressway, Noida

An ISO 9001:2000 company  
**SUMANGALAM**  
Your Home Planners

## 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

An ISO 9001:2000 company



- 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 - 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



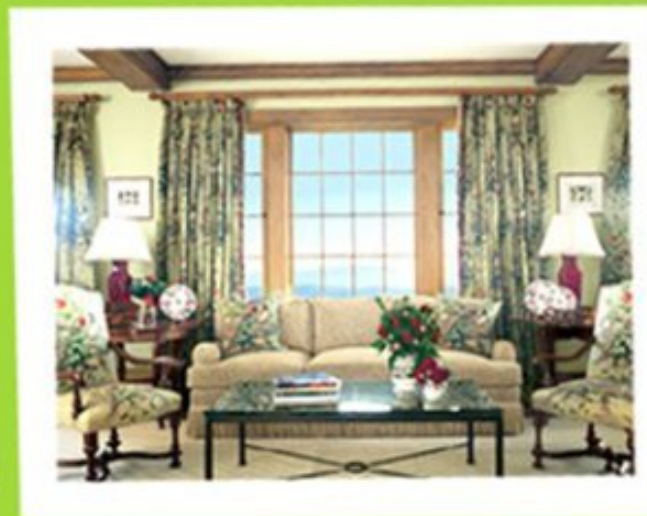
## Price List

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	2905	3025	3205
2	5,6,7,8	2855	2975	3150
3	9,10,11,12	2810	2925	3100
4	12A, 14,15,16,17	2760	2875	3045
Extras * PLC(park, pool, green) , as applicable * Rs.1,25000 if opting for covered car parking * IFMS Rs. 25 psf				

## Luxury Package for FRESCO (Additional Rs. 200 / 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

<b>Cash Down Payment Plan - A</b>	
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)
<b>Construction Linked Payment Plan - B</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)
<b>Flexi Payment Plan- C</b>	
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)



## Sumangalam Propmart Pvt. Ltd.

F 27 / 28, Sector 18 - Noida

Mobile : +91 9560598802 / 03

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), [www.frescohomesinnoida.com](http://www.frescohomesinnoida.com)