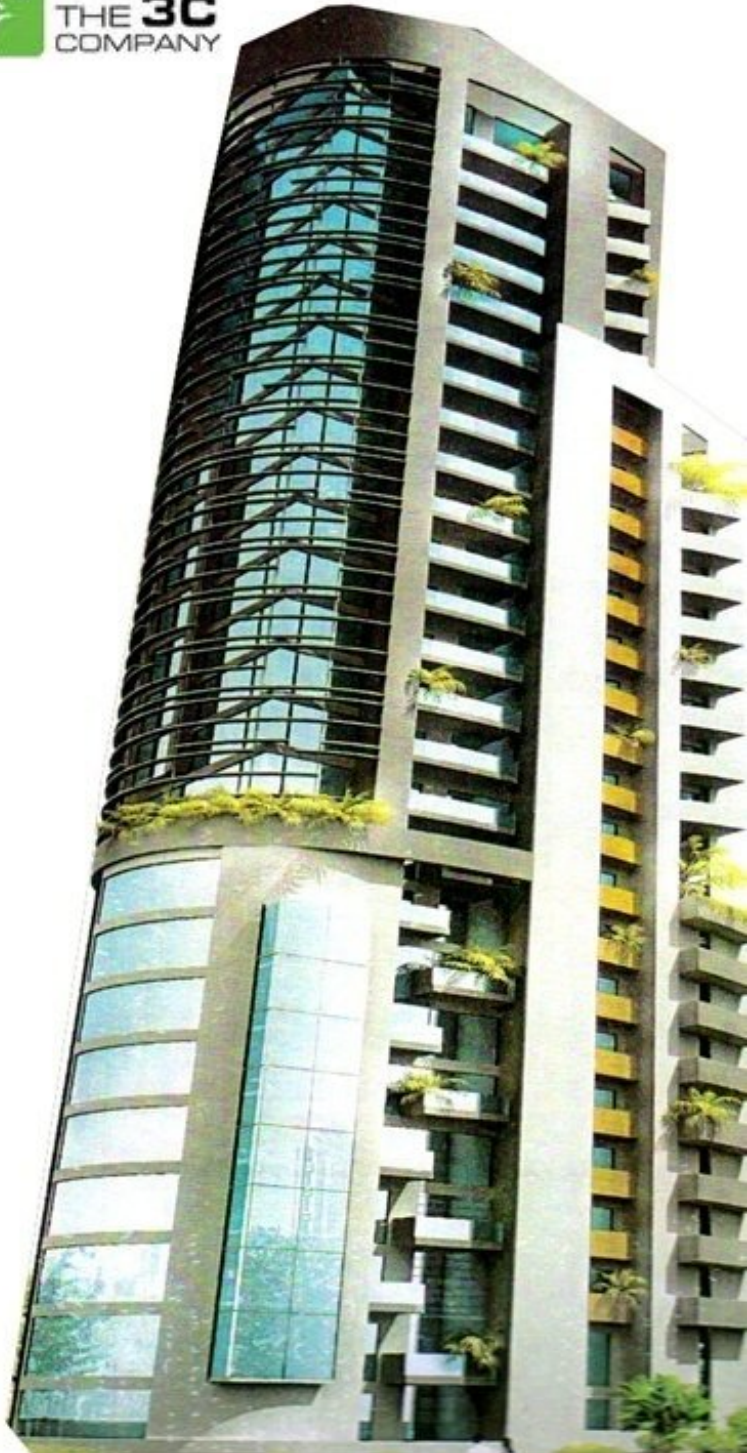




THE **3C**  
COMPANY





## THE 3C COMPANY - Lotus 300 – Noida

After a grand success of Lotus Boulevard and Lotus Panache, 3C's is coming up with another ravishing residential project in Noida – Lotus 300. It is sited at a prime location supported by great infrastructure in Sector 107 Noida. It has an easy accessibility from various parts of Delhi/NCR. The project is coming up in 10 acres with 300 flats approximately. It offers 3 & 4 BHK equipped with all the modern amenities.

### **Project Highlights:**

- Unmatched privacy like never before.
- The 3 sides open advantage.
- Natural daylight that shimmer bright in your living spaces
- Cross ventilation that soothes your senses
- Heat reduction that cools you down
- Sensor lighting that turns on your imagination
- Solar lighting for nature friendly minds

### **Location Advantage:**

- Spread across 17.5 acres
- 0 km from Noida expressway
- 700 mtrs from FNG & Metro Station
- Adjacent to Metlife SEZ & adj 900 Acres of IT Space
- FDI Funded Project



## Specifications

| Sr. No. | Area            | Walls   | Floor                               | False Ceiling | Doors   |          | Windows/Facade  | Sanitary Ware |          |
|---------|-----------------|---|-------------------------------------|---------------|---|----------|---|---------------|----------|
|         |                 |   |                                     |               | FINISH  | HARDWARE |   | FIXTURES      | FITTINGS |
| 1.      | Living & Dining | Plaster of paris punning & plastic earned paint | Imported marble flooring            | No            | 8 feet high veneered / enhanced finished door | Dorset   | Aluminium Windows with toughened reflective glass and external grade paint/stone cladding |               |          |
| 2.      | Passage         | Plaster of paris punning & plastic earned paint | Imported marble flooring            | No            | 8 feet high skin/enhanced finished doors      | Dorset   |   |               |          |
| 3.      | Bedrooms        | Plaster of paris punning & plastic earned paint | Laminated Wooden Flooring(Imported) | No            | 8 feet high skin/enhanced finished doors      | Dorset   | Aluminium Windows with toughened reflective glass and external grade paint/stone cladding |               |          |

## Specifications

|    |                |  |  |     |  |                |  |   |   |
|----|----------------|--|--|-----|--|----------------|--|---|---|
| 4. | Toilets        | Premium quality ceramic tiles cladded upto false ceiling from Kajaria/Somany | Premium quality ceramic tiles cladded upto false ceiling from Kajaria/Somany | Yes | 8 feet high skin/enhanced finished doors | Dorset         | Aluminium Windows with toughened reflective glass and external grade paint/stone cladding        | Fitting & Fixtures from Kohier/ Roca , Master Toilet to have steam and shower cubicle |   |
| 5. | Kitchen        | External Grade paint   | Premium quality ceramic tiles from Kajaria/Somany                            | No  | 8 feet high skin/enhanced finished doors | Dorset         | Aluminium Windows with toughened reflective glass and external grade paint/stone cladding        | Premium quality sink from jayna   | Wall mount fittings from Kohier/Roca , Premium Granite Counter , Double Bowl Sink |
| 6. | Utility        | External Grade paint   | Ceramic tiles from Kajaria/Somany  | No  | 8 feet high aluminium door               | As Per Section | Aluminium Windows with toughened reflective glass and external grade paint/stone cladding        |   |   |
| 7. | Balconies      | Ceramic tiles cladded upto false ceiling from Kajaria/Somany                 | Paving tiles from Kajaria/Somany   | No  | 8 feet high aluminium door               | As Per Section | Aluminium Windows comprised of double reflective glass and external grade paint / stone cladding |   |   |
| 8. | Servant Toilet | Ceramic tiles from Kajaria/Somany  | Ceramic tiles from Kajaria/Somany  | No  | 8 feet high aluminium door               | As Per Section | Aluminium Windows comprised of double reflective glass and external grade paint / stone cladding | Wash Basin & WC from Hindware   | Fittings from Jaquar  |

## Site Plan



# Layout Plan







## Price List

|  |               |                         |                     |
|--|---------------|-------------------------|---------------------|
| Tower 3, 4 & 5   |               |                         |                     |
| BSP @ Rs. 5000 /sqft.*   |               |                         |                     |
| Lease Rent   | Rs. 100/sqft. | Two Covered Car Parking | Rs. 6,00000/per Bay |
| IFMS   | Rs. 75/sqft.  |                         |                     |
| <b>Notes:</b>  |               |                         |                     |
| <p>1. Prices are escalation free but subject to revision / withdrawl without notice at company's sole discretion.</p> <p>2. Service tax shall be payable as per the government rules and regulations.</p> <p>3. Two base ment Car Parking along with an apartment is mandatory.</p> <p>4. Stamp Duty, Registration Charges, Service Tax, Legal / Miscellaneous expenses etc. shall be payable by the allottee.</p> <p>5. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.</p> <p>6. Cheque / Draft to be issued in favour of " Lotus 300/ AC - HPPL"</p> |               |                         |                     |

## Price List

Tower 2  
 BSP @ Rs. 5500/sqft.<sup>1</sup>

|            |               |                         |                     |
|------------|---------------|-------------------------|---------------------|
| Lease Rent | Rs. 100/sqft. | Two Covered Car Parking | Rs. 6,00000/per Bay |
| IFMS       | Rs. 75/sqft.  |                         |                     |

### Notes:

1. Prices are escalation free but subject to revision / withdrawl without notice at company's sole discretion.
2. Service tax shall be payable as per the government rules and regulations.
3. Two basement Car Parking along with an apartment is mandatory.
4. Stamp Duty, Registration Charges, Service Tax, Legal / Miscellaneous expenses etc. shall be payable by the allottee.
5. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
6. Cheque / Draft to be issued in favour of " Lotus 300/ AC - HPPL"

Possession : 2013

## Payment Plan

### Tower 4

#### DOWN PAYMENT PLAN ( Rebate 10 % on BSP)

|                                      |                              |
|--------------------------------------|------------------------------|
| On application for booking           | 10 %                         |
| Within 45 days from allotment        | 85 % + Car Park + Lease Rent |
| At the time of Notice for possession | 5% + IFMS                    |

#### CONSTRUCTION LINKED PLAN

|   |                         |
|---|-------------------------|
| On application for booking                        | 10 %                    |
| Within 45 days from allotment                     | 10 %                    |
| Within 90 days from allotment                     | 10 %                    |
| On completion of Ground floor roof slab           | 10 % + 50 % Lease Rent  |
| On completion of 6 <sup>th</sup> floor roof slab  | 7.5 % + 50 % Lease Rent |
| On completion of 12 <sup>th</sup> floor roof slab | 7.5 % + 50 % Car Park   |
| On completion of 18 <sup>th</sup> floor roof slab | 7.5 % + 50 % Car Park   |
| On completion of 24 <sup>th</sup> floor roof slab | 7.5 %                   |
| On casting of TOP Floor roof slab                 | 7.5 %                   |
| On Completion of Brick Work                       | 7.5 %                   |
| On completion of Electrical Conducting & Wiring   | 5 %                     |
| On completion of plumbing work                    | 5 %                     |
| At the time of notice for possession              | 5 % + 100 % + IFMS      |

## Payment Plan

| Tower 5   |                              |
|---|------------------------------|
| <b>DOWN PAYMENT PLAN ( Rebate 10 % on BSP)</b>    |                              |
| On application for booking                        | 10 %                         |
| Within 45 days from allotment                     | 85 % + Car Park + Lease Rent |
| At the time of Notice for possession              | 5% + IFMS                    |
| <b>CONSTRUCTION LINKED PLAN</b>                   |                              |
| On application for booking                        | 10 %                         |
| Within 45 days from allotment                     | 10 %                         |
| Within 90 days from allotment                     | 10 %                         |
| On completion of Ground floor roof slab           | 10 % + 50 % Lease Rent       |
| On completion of 5 <sup>th</sup> floor roof slab  | 7.5 % + 50 % Lease Rent      |
| On completion of 10 <sup>th</sup> floor roof slab | 7.5 % + 50 % Car Park        |
| On completion of 15 <sup>th</sup> floor roof slab | 7.5 % + 50 % Car Park        |
| On completion of 20 <sup>th</sup> floor roof slab | 7.5 %                        |
| On casting of TOP Floor roof slab                 | 7.5 %                        |
| On Completion of Brick Work                       | 7.5 %                        |
| On completion of Electrical Conducting & Wiring   | 5 %                          |
| On completion of plumbing work                    | 5 %                          |
| At the time of notice for possession              | 5 % + 100 % + IFMS           |



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