

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



Project  
**LOTUS ZING**  
 SECTOR - 168 NOIDA

Title  
**SITE PLAN**



Developer

# 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

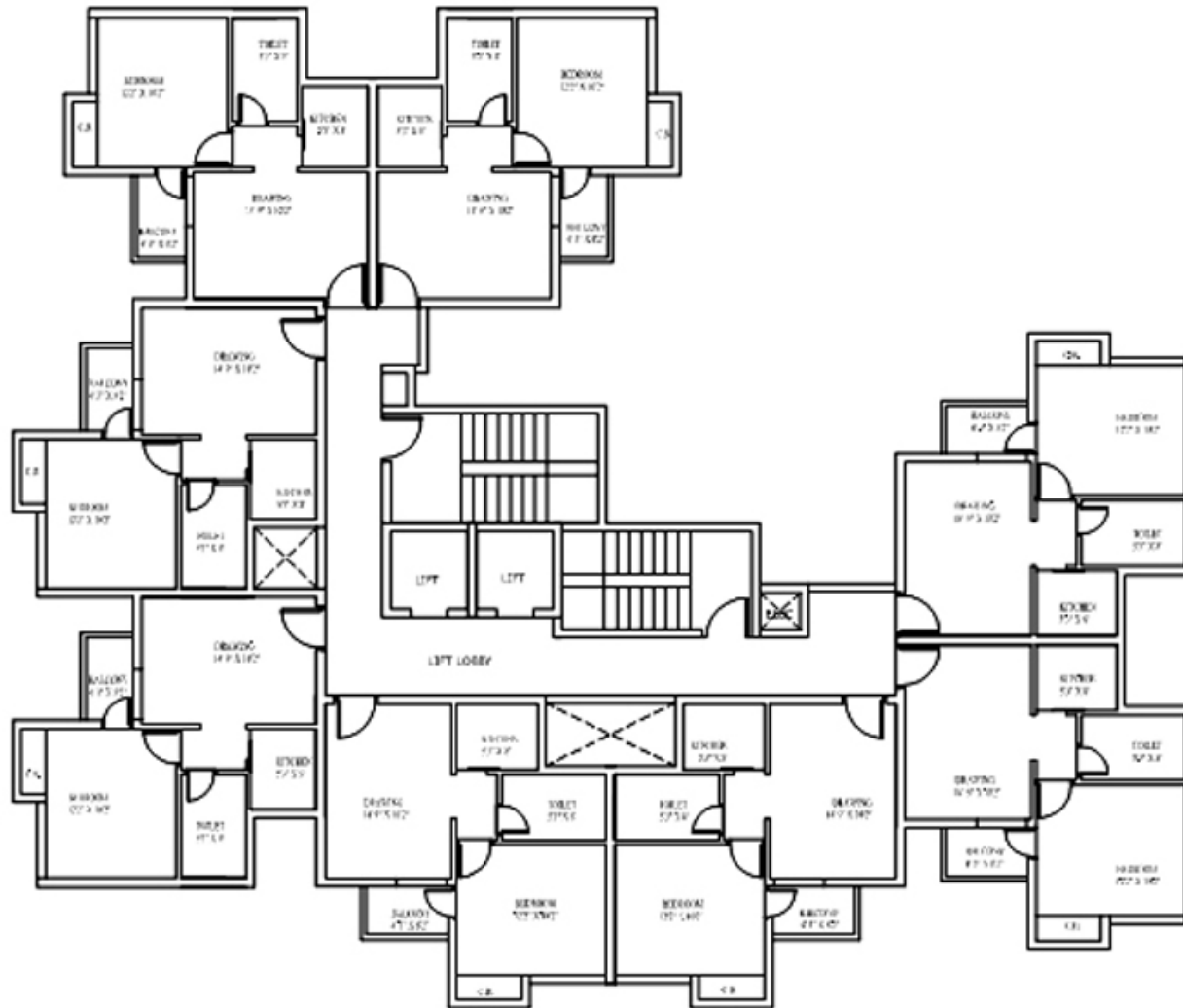
FLAT NO. 08-2608  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT

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

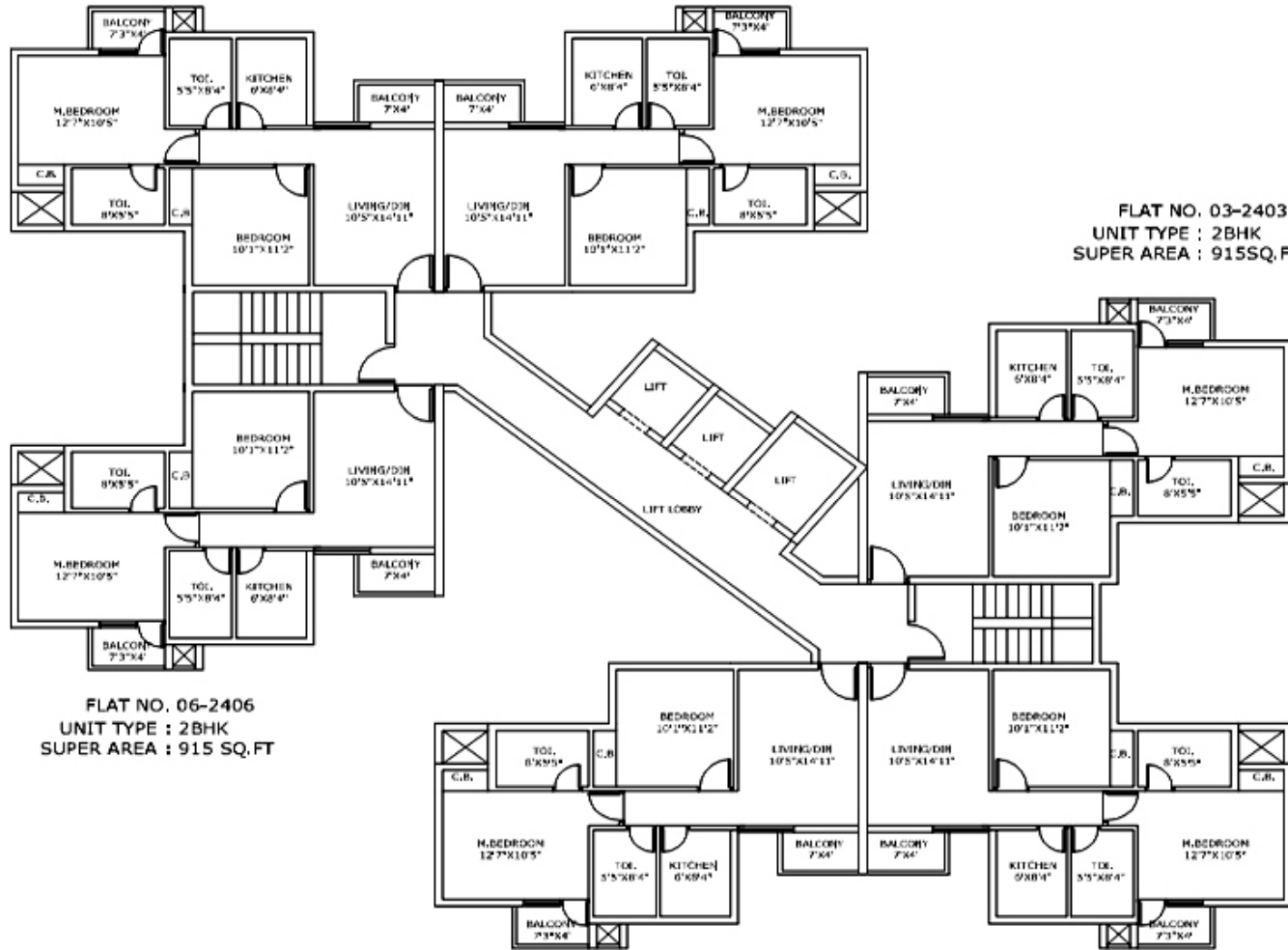
FLAT NO. 02-2602  
UNIT TYPE : STUDIO  
SUPER AREA : 575 SQ.FT



# 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

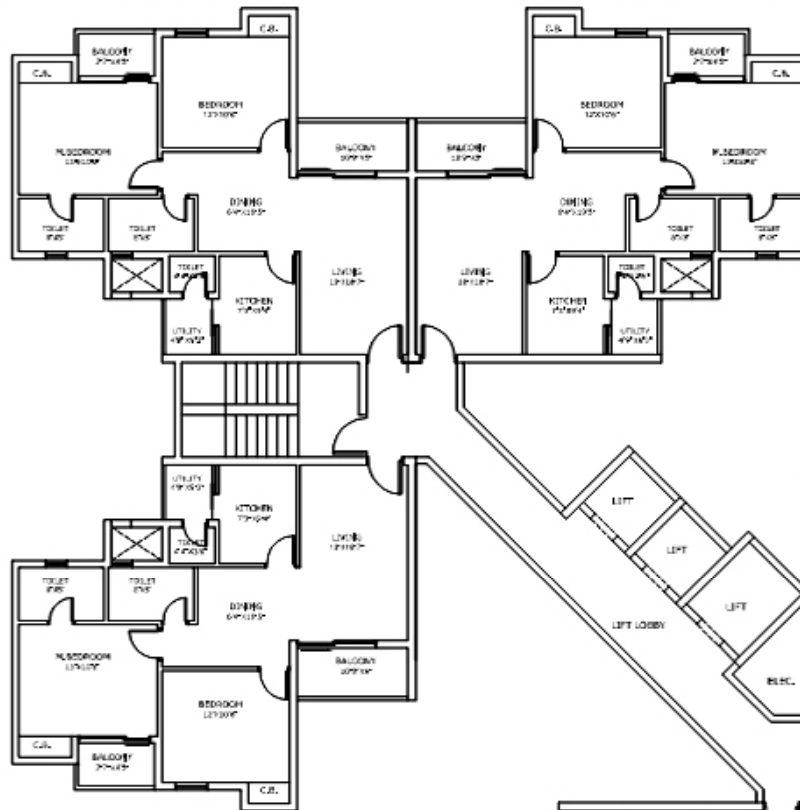
FLAT NO. 05-2405  
UNIT TYPE : 2BHK  
SUPER AREA : 915 SQ.FT

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

# Cluster Plan

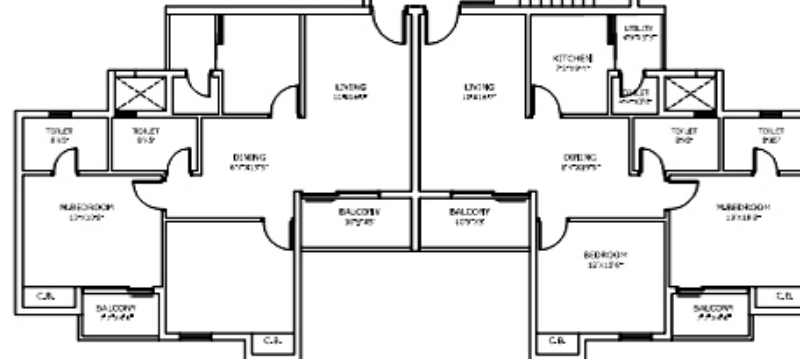
**FLAT NO. : 01-2101**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

**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**



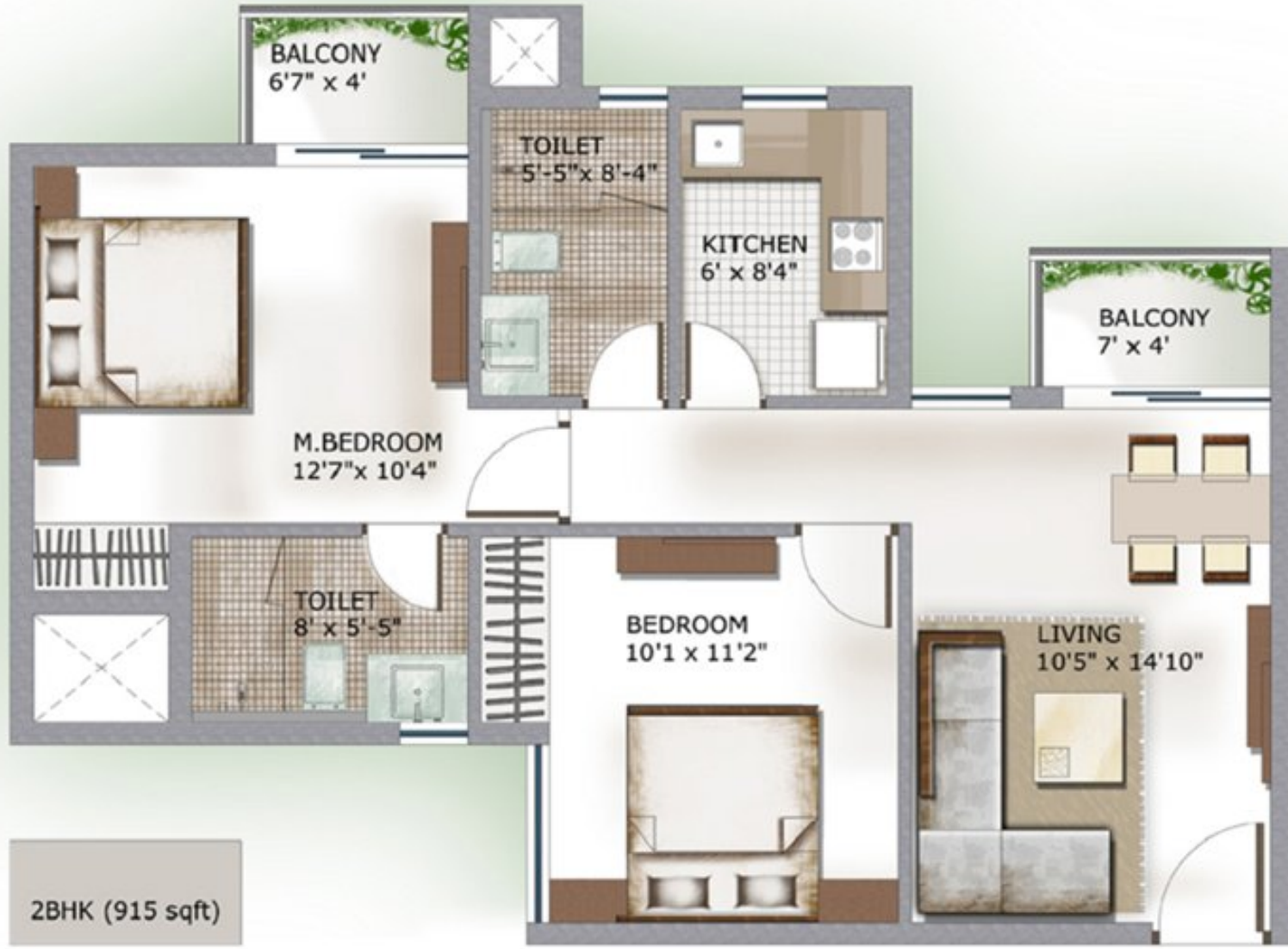
**FLAT NO. : 05-2105**  
**UNIT TYPE : 2BHK + SERVANT TOILET**  
**SUPER AREA : 1125SQ.FT**

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

# Floor Plan



# Floor Plan



2BHK (915 sqft)

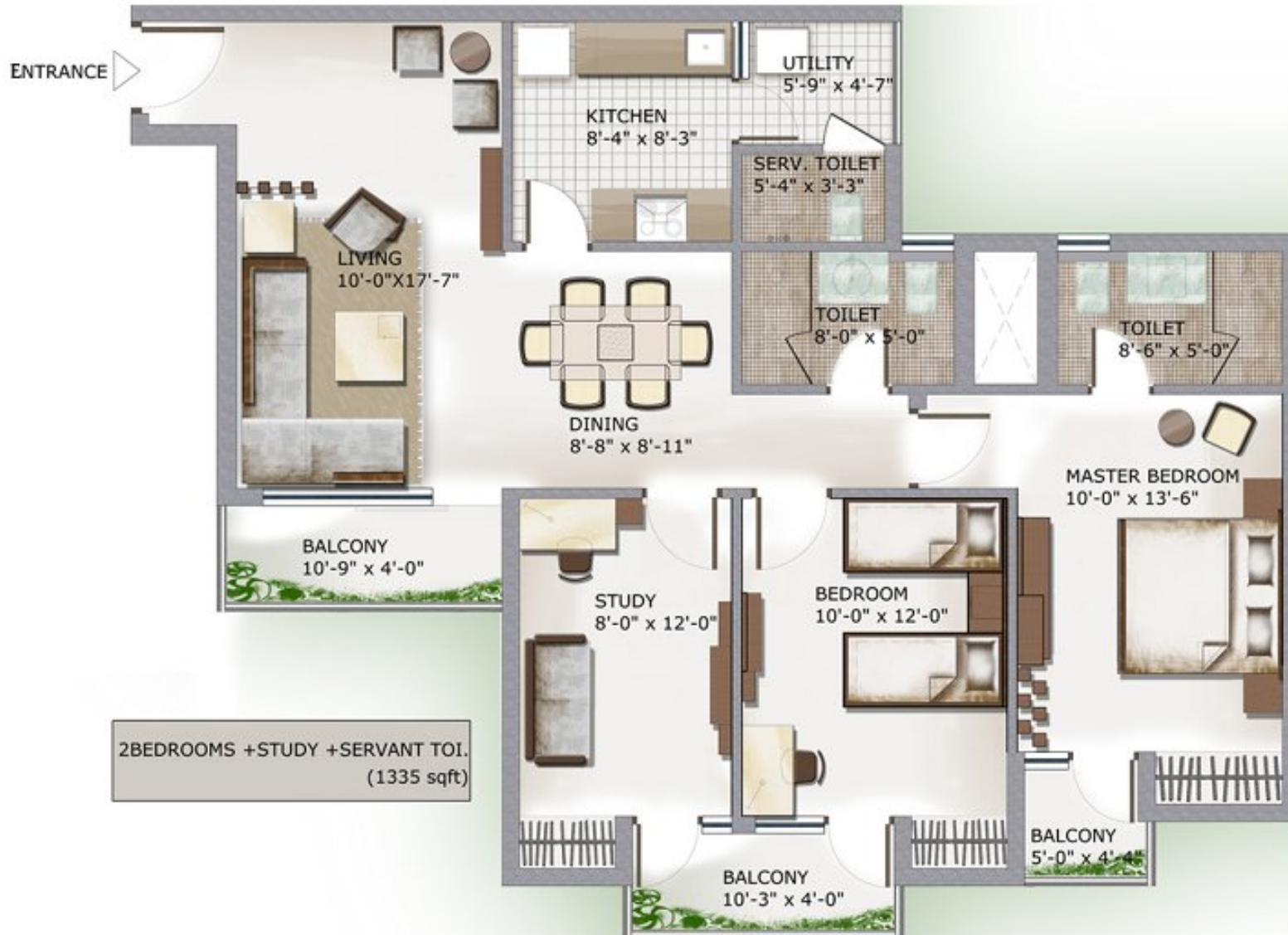
ENTRANCE

# Floor Plan



2BEDROOMS + SERVANT TOI.  
(1125 sqft)

# 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	

# Price List

Basic Sale Price (BSP)	Rs. 3450 <sup>^</sup> / sqft.
Rs. 3250 <sup>^</sup> / sqft. to Rs. 3450 <sup>^</sup> / sqft. & for Tower no. 4 (size : 1415 sqft.) @ Rs. 3600 <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".**

## 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

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



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