

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





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/PAIN, 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



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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

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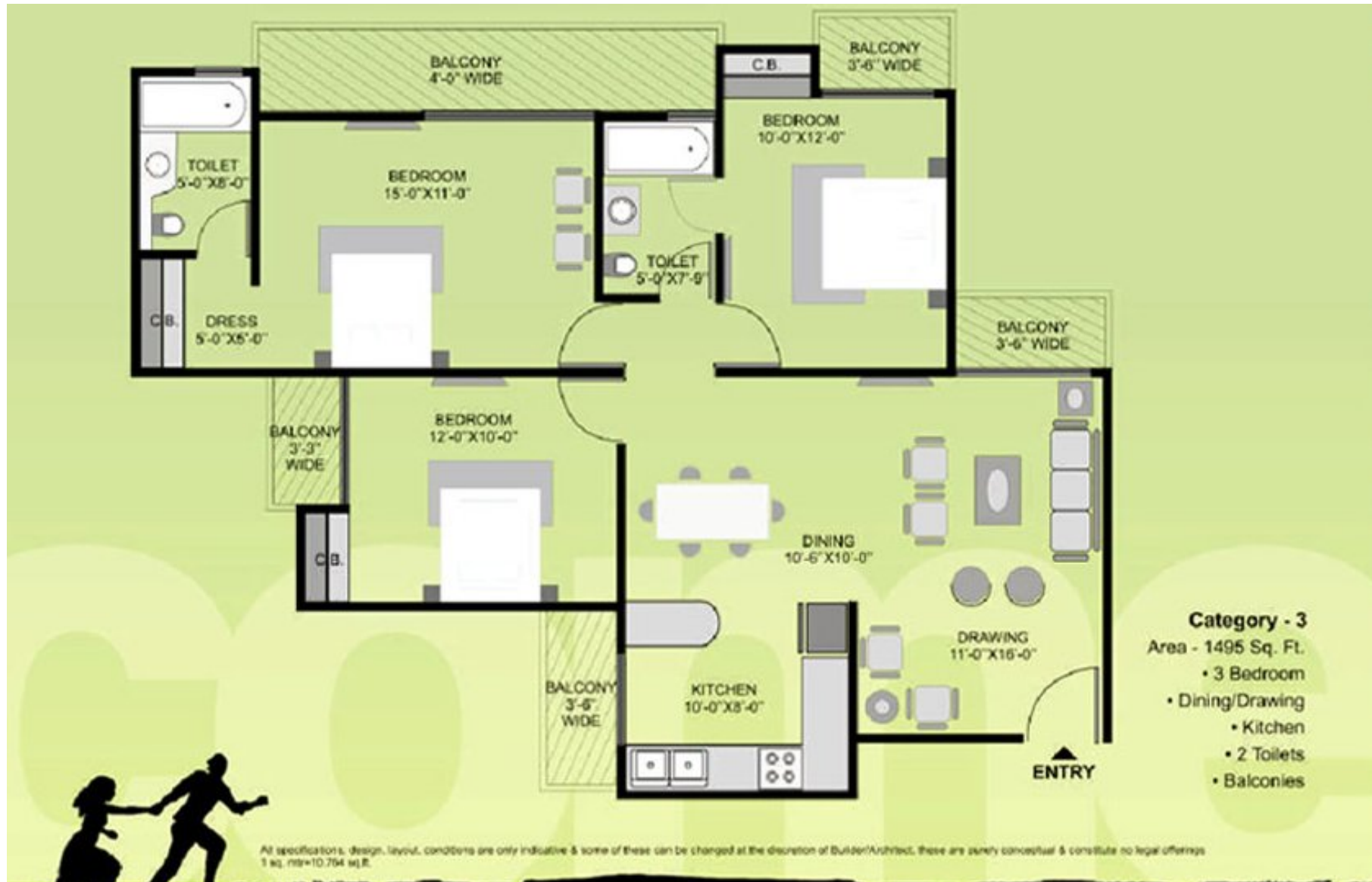
Your Home Planners



- 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 - 4**
Area - 1650 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 3 Toilets
 - Dressing Room
 - 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

FLOOR No.	PLC	2BR+2T+Kitchen			2BR+Study+2T+Kitchen			3BR+2T+Kitchen			3BR+3T+Kitchen			3BR+Study/Servent+4T+Kitchen			4BR+4T+Kitchen							
		1080			1220			1495			1650			1795			2250							
		Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP					
		3000	3100	3300	3000	3100	3300	3000	3100	3300	3000	3100	3300	3000	3100	3300	3000	3100	3300					
18th	200	3456000	3564000	3780000	3904000	4026000	4270000	4784000	4933500	5232500	5280000	5445000	5775000	5744000	5923500	6282500	N.A.	N.A.	N.A.					
17th	-50	3186000	3294000	3510000	3599000	3721000	3965000	4410250	4559750	4858750	4867500	5032500	5362500	5295250	5474750	5833750	N.A.	N.A.	N.A.					
16th	-25	3213000	3321000	3537000	3629500	3751500	3995500	4447625	4597125	4896125	4908750	5073750	5403750	5340125	5519625	5878625	N.A.	N.A.	N.A.					
15th	0	3240000	3348000	3564000	3660000	3782000	4026000	4485000	4634500	4933500	4950000	5115000	5445000	5385000	5564500	5923500	N.A.	N.A.	N.A.					
14th	0	3240000	3348000	3564000	3660000	3782000	4026000	4485000	4634500	4933500	4950000	5115000	5445000	5385000	5564500	5923500	6750000	6975000	7425000					
12Ath	0	3240000	3348000	3564000	3660000	3782000	4026000	4485000	4634500	4933500	4950000	5115000	5445000	5385000	5564500	5923500	6750000	6975000	7425000					
12th	25	3267000	3375000	3591000	3690500	3812500	4056500	4522375	4671875	4970875	4991250	5156250	5486250	5429875	5609375	5968375	6806250	7031250	7481250					
11th	25	3267000	3375000	3591000	3690500	3812500	4056500	4522375	4671875	4970875	4991250	5156250	5486250	5429875	5609375	5968375	6806250	7031250	7481250					
10th	75	3321000	3429000	3645000	3751500	3873500	4117500	4597125	4746625	5045625	5073750	5238750	5568750	5519625	5699125	6058125	6918750	7143750	7593750					
9th	75	3321000	3429000	3645000	3751500	3873500	4117500	4597125	4746625	5045625	5073750	5238750	5568750	5519625	5699125	6058125	6918750	7143750	7593750					
8th	100	3348000	3456000	3672000	3782000	3904000	4148000	4634500	4784000	5083000	5115000	5280000	5610000	5564500	5744000	6103000	6975000	7200000	7650000					
7th	100	3348000	3456000	3672000	3782000	3904000	4148000	4634500	4784000	5083000	5115000	5280000	5610000	5564500	5744000	6103000	6975000	7200000	7650000					
6th	125	3375000	3483000	3699000	3812500	3934500	4178500	4671875	4821375	5120375	5156250	5321250	5651250	5609375	5788875	6147875	7031250	7256250	7706250					
5th	125	3375000	3483000	3699000	3812500	3934500	4178500	4671875	4821375	5120375	5156250	5321250	5651250	5609375	5788875	6147875	7031250	7256250	7706250					
4th	150	3402000	3510000	3726000	3843000	3965000	4209000	4709250	4858750	5157750	5197500	5362500	5692500	5654250	5833750	6192750	7087500	7312500	7762500					
3rd	150	3402000	3510000	3726000	3843000	3965000	4209000	4709250	4858750	5157750	5197500	5362500	5692500	5654250	5833750	6192750	7087500	7312500	7762500					
2nd	200	3456000	3564000	3780000	3904000	4026000	4270000	4784000	4933500	5232500	5280000	5445000	5775000	5744000	5923500	6282500	7200000	7425000	7875000					
1st	250	3510000	3618000	3834000	3965000	4087000	4331000	4858750	5008250	5307250	5362500	5527500	5857500	5833750	6013250	6372250	7312500	7537500	7987500					
OTHER CHARGES										FREE OF COST														
PLC (Park, Pool, Green, Road Facing)										Rs.50/- per sq. ft.					EEC					Rs.40/- per sq. ft.				
PLC (Corner)										Rs.25/- per sq. ft.					Fire Fighting Charges					Rs.40/- per sq. ft.				
PLC (Premium Location)										As applicable					Power Back up Installation (1KVA Mandatory)					Rs.20,000/- per KVA				
Lease Rent (One Time)										Rs.100/- per sq. ft.					Open Parking					Rs.1,25,000/-				
Upgradation Cost for Covered Car Parking										Rs.1,25,000/-					Club Membership Charges					Rs.1,00,000/-				
Covered Parking										Rs.2,50,000/-														
Single Bay Double parking										Rs.4,50,000/-														
IFMS										Rs.25/- per sq. ft.														

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

Cash Down Payment Plan - A	
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)
Construction Linked Payment Plan - 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)
Flexi Payment Plan- C	
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

Payment Plan

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)



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