

fresco

homes close to nature

2/3/4 BR Homes

Sector 137, Expressway, Noida

Exclusively Marketed By

An ISO 9001:2000 company

™



SUMANGALAM

Your Home Planners

www.sumangalampropmart.com



 **EXOTICA**
creating space for life





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



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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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SUMANGALAM

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 - 3**
Area - 1495 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

All specifications, design, layout, conditions are only indicative & some of these can be changed at the discretion of Builder/Architect, these are purely conceptual & constitute no legal offerings
T. No. 099-10.794 w.r.

- 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

w.e.f. 10-07-2011

EXOTICA FRESCO, SEC-137, NOIDA

PRICELIST FOR TOWER " A,B & K"

FLOOR	PLC	2BR+2T+Kitchen			2BR+Study+2T+Kitchen			3BR+2T+Kitchen			4BR+4T+Study+Dressing		
		1080			1220			1495			2250		
		Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP
		3600	3700	3900	3600	3700	3900	3600	3700	3900	3600	3700	3900
14th	0	3888000	3969000	4212000	4392000	4514000	4758000	5382000	5531500	5830500	8100000	8325000	8775000
12Ath	0	3888000	3969000	4212000	4392000	4514000	4758000	5382000	5531500	5830500	8100000	8325000	8775000
12th	25	3915000	4023000	4239000	4422500	4544500	4788500	5419375	5568875	5867875	8156250	8381250	8831250
11th	25	3915000	4023000	4239000	4422500	4544500	4788500	5419375	5568875	5867875	8156250	8381250	8831250
10th	75	3969000	4077000	4293000	4483500	4605500	4849500	5494125	5643625	5942625	8268750	8493750	8943750
9th	75	3969000	4077000	4293000	4483500	4605500	4849500	5494125	5643625	5942625	8268750	8493750	8943750
8th	100	3996000	4104000	4320000	4514000	4636000	4880000	5531500	5681000	5980000	8325000	8550000	9000000
7th	100	3996000	4104000	4320000	4514000	4636000	4880000	5531500	5681000	5980000	8325000	8550000	9000000
6th	125	4023000	4131000	4347000	4544500	4666500	4910500	5568875	5718375	6017375	8381250	8606250	9056250
5th	125	4023000	4131000	4347000	4544500	4666500	4910500	5568875	5718375	6017375	8381250	8606250	9056250
4th	150	4050000	4158000	4374000	4575000	4697000	4941000	5606250	5755750	6054750	8437500	8662500	9112500
3rd	150	4050000	4158000	4374000	4575000	4697000	4941000	5606250	5755750	6054750	8437500	8662500	9112500
2nd	200	4104000	4212000	4428000	4636000	4758000	5002000	5681000	5830500	6129500	8550000	8775000	9225000
1st	250	4158000	4266000	4428000	4697000	4819000	5063000	5755750	5905250	6204250	8662500	8887500	9337500
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)				Rs.20000/- per KVA		
Lease Rent(One Time)				Rs.100/-per sq.ft			Open Car Parking				Rs.125000/-		
Upgradation Cost for Covered Car Parking				Rs.125000/-			Club Membership charges				Rs.100000/-		
Covered Parking				Rs.250000/-									
Single Bay Double Parking				Rs.450000/-									
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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