

# fresco

homes close to nature

**2/3/4 BR Homes**

**Sector 137, Expressway, Noida**

Exclusively Marketed By

An ISO 9001:2000 company



**SUMANGALAM**<sup>TM</sup>

Your Home Planners

[www.sumangalampropmart.com](http://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



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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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- 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

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Your Home Planners

- Category - 6**  
Area - 2250 Sq. Ft.
- 4 Bedroom
  - Dining/Drawing
  - Kitchen
  - 4 Toilets
  - Dressing Room
  - Servant
  - Balconies



<b>EXOTICA FRESCO - SEC-137, NOIDA</b>																
<b>PRICE LIST AND PAYMENT PLAN</b>																
FLOOR No.	PLC	2BR+2T+Kitchen			2BR+Study+2T+Kitchen			3BR+2T+Kitchen			3BR+3T+Kitchen			3BR+Study/Servent+4T+Kitchen		
		1110			1250			1560			1690			1835		
		Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP
		3650	3800	4000	3650	3800	4000	3650	3800	4000	3650	3800	4000	3650	3800	4000
18th	200	4273500	4440000	4662000	4812500	5000000	5250000	6006000	6240000	6552000	6506500	6760000	7098000	7064750	7340000	7707000
17th	-50	3996000	4162500	4384500	4500000	4687500	4937500	5616000	5850000	6162000	6084000	6337500	6675500	6606000	6881250	7248250
16th	-25	4023750	4190250	4412250	4531250	4718750	4968750	5655000	5889000	6201000	6126250	6379750	6717750	6651875	6927125	7294125
15th	0	4051500	4218000	4440000	4562500	4750000	5000000	5694000	5928000	6240000	6168500	6422000	6760000	6697750	6973000	7340000
14th	0	4051500	4218000	4440000	4562500	4750000	5000000	5694000	5928000	6240000	6168500	6422000	6760000	6697750	6973000	7340000
12Ath	0	4051500	4218000	4440000	4562500	4750000	5000000	5694000	5928000	6240000	6168500	6422000	6760000	6697750	6973000	7340000
12th	25	4079250	4245750	4467750	4593750	4781250	5031250	5733000	5967000	6279000	6210750	6464250	6802250	6743625	7018875	7385875
11th	25	4079250	4245750	4467750	4593750	4781250	5031250	5733000	5967000	6279000	6210750	6464250	6802250	6743625	7018875	7385875
10th	75	4134750	4301250	4523250	4656250	4843750	5093750	5811000	6045000	6357000	6295250	6548750	6886750	6835375	7110625	7477625
9th	75	4134750	4301250	4523250	4656250	4843750	5093750	5811000	6045000	6357000	6295250	6548750	6886750	6835375	7110625	7477625
8th	100	4162500	4329000	4551000	4687500	4875000	5125000	5850000	6084000	6396000	6337500	6591000	6929000	6881250	7156500	7523500
7th	100	4162500	4329000	4551000	4687500	4875000	5125000	5850000	6084000	6396000	6337500	6591000	6929000	6881250	7156500	7523500
6th	125	4190250	4356750	4578750	4718750	4906250	5156250	5889000	6123000	6435000	6379750	6633250	6971250	6927125	7202375	7569375
5th	125	4190250	4356750	4578750	4718750	4906250	5156250	5889000	6123000	6435000	6379750	6633250	6971250	6927125	7202375	7569375
4th	150	4218000	4384500	4606500	4750000	4937500	5187500	5928000	6162000	6474000	6422000	6675500	7013500	6973000	7248250	7615250
3rd	150	4218000	4384500	4606500	4750000	4937500	5187500	5928000	6162000	6474000	6422000	6675500	7013500	6973000	7248250	7615250
2nd	200	4273500	4440000	4662000	4812500	5000000	5250000	6006000	6240000	6552000	6506500	6760000	7098000	7064750	7340000	7707000
1st	250	4329000	4495500	4717500	4875000	5062500	5312500	6084000	6318000	6630000	6591000	6844500	7182500	7156500	7431750	7798750
OTHER CHARGES										FREE OF COST						
PLC (Park, Pool, Green, Road Facing)										Rs. 50/- per sq. ft.						
PLC (Corner)										Rs. 25/- per sq. ft.						
PLC (Premium Location)										As applicable						
Upgradation Cost for Covered Car Parking										Rs. 1,25,000/-						
Covered Parking										Rs. 2,50,000/-						
Single Bay Double parking										Rs. 4,50,000/-						
IFMS										Rs. 25/- per sq. ft.						
										EEC						
										Rs. 40/- per sq. ft.						
										Fire Fighting Charges						
										Rs. 40/- per sq. ft.						
										Power Back up Installation (1KVA Mandatory)						
										Rs. 20,000/- per KVA						
										Open Parking						
										Rs. 1,25,000/-						
										Club Membership Charges						
										Rs. 1,00,000/-						
										Lease Rent (One Time)						
										Rs. 100/- per sq. ft.						

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

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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

## 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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