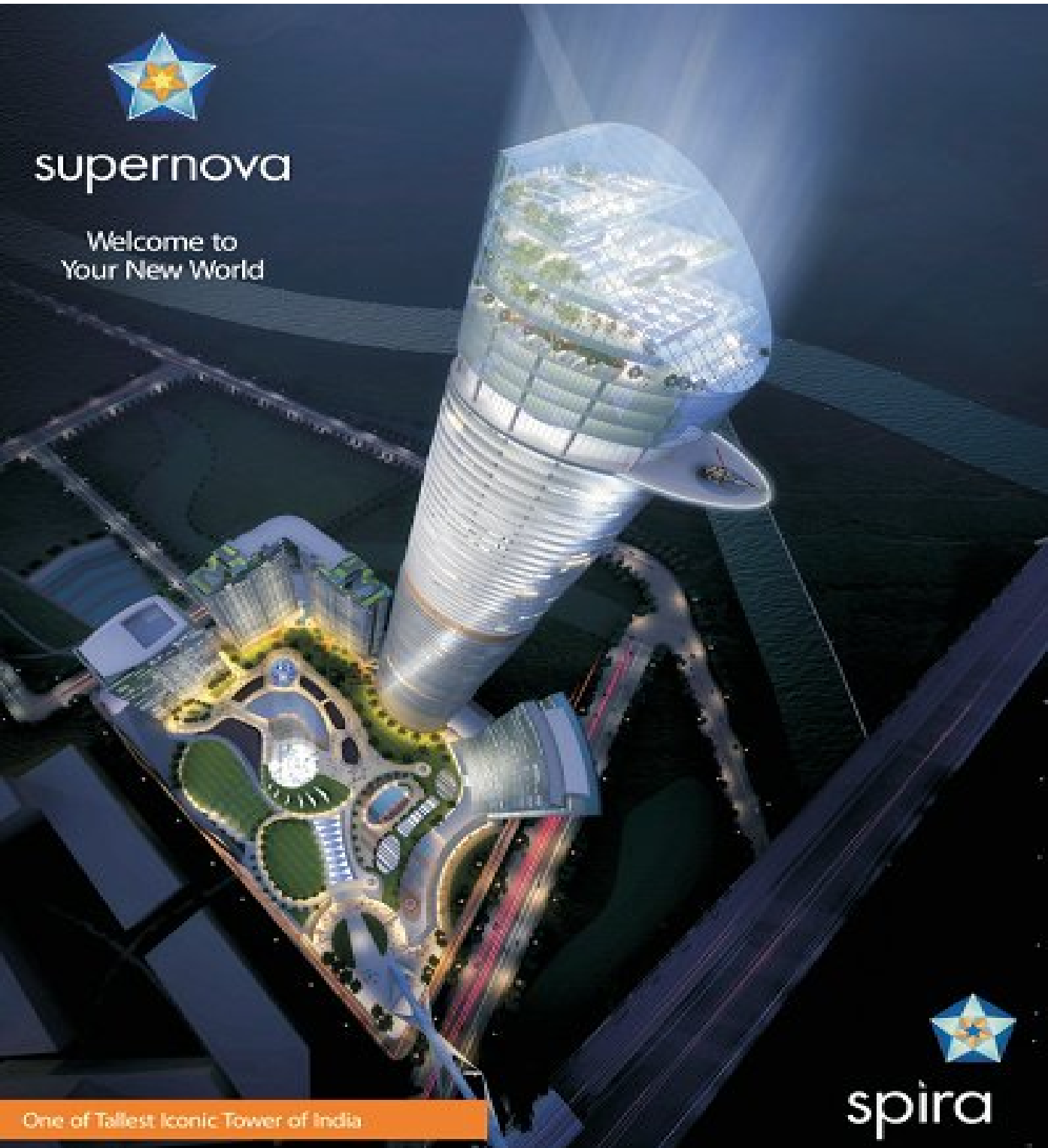




supernova

Welcome to  
Your New World



spira



Spira Suites @ Sec-94, Noida  
BSP @ Rs. 8391\*/sqft.

An ISO 9001:2000 company



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One of Tallest Iconic Tower of India



## Amenities/Features

- Private sit out lounge with furniture
- Centrally Air Conditioned suites
- Curtain with Rods
- 32" LCD
- Wardrobe
- Three seater sofa
- Centre table
- Two lounge chairs
- Double Bed with mattresses and Pillow
- Bed side table
- Bookshelf cum showcase, study desk
- Designer Light Fittings
- Fully-automatic Washing Machine
- Fully loaded Modular kitchenette
- Cooking hob
- Electric chimney



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- Food Processor
- Under counter Refrigerator
- RO in Kitchen
- Microwave oven
- Towel rack in Bathroom
- Vanity in toilet
- Latest Full Body Shower in Bathroom
- Geyser
- High Speed WI-Fi Internet
- Cutlery
- Pots & pans
- Hands free video door phone
- Home, lighting automation with state of the art touch screen wi-fi switches, remote lighting control.



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## Specifications of Spira Suites

### STRUCTURE

R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.

### ENVIRONMENT FRIENDLY GREEN BUILDING

Pre-certified for green building (Platinum rating)

### WALL FINISH

Internal  
Externals

Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish. Combination of stone, tiles, Acrylic emulsion/ Texture paint having special elements in architectural glass/ Sensitile.

Lift Lobbies

Marble/granite/vitrified cladding and acrylic emulsion

### FLOORING AND DADO

Living Room  
Kitchen  
Toilet

Superior quality vitrified tiles in combination with High quality wooden flooring. Counter/ Walls shall feature combinations of high quality granite/imported/indian marble. Spanish vitrified tiles in flooring or equivalent; Glass Mosaic /Bisazza Mosaic/ imported tiles in walls till 7ft height, balance painted in acrylic emulsion paint.

Sit out lounge  
Lift Lobbies

High quality Anti skid tiles/ flamed granite.  
Granite / marble / vitrified

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## KITCHEN

### Fitting

Imported fittings of TOTO/Kohler or equivalent. Single bowl stainless steel sink with drain board. Designer/modular woodwork & fittings. Chimney with exhaust fan. Single lever hot and cold water, provision for piped gas supply, with appliance package of high end cooking range, microwave oven, under counter refrigerator, dish washer and RO system

## TOILETS

### Fittings

Premium quality imported Chinaware, imported/high class wall hung W.C. and washbasin in matching shades/ colours. Single lever C.P. Fittings Grohe/ Kohler/ Toto/ Jaguar or equivalent. Glazed shower enclosure. Toilet will include exhaust fan/mirror with wall mounted vanity lighting/ towel rack/ rod & ring accessories and heavy duty geyser.

## DOORS

### Main Entrance

Elegantly designed and finished 8' high Entrance door with Polished hardwood frame with European style moulded shutter and high quality imported/Indian hardware fittings.

### Internal Door

Polished high quality wood veneer flush shutter with high quality imported/Indian hardware.

## WINDOWS

Upvc/ Aluminium Window frames with combination of double/single glazed panels.

## ELECTRICALS

Modular range switches/sockets/MCBs, copper wiring, two wall light, one ceiling chandelier with matching wall/ ceiling lights

## POWER BACK UP

100% power backup for every apartment

## COMMUNICATION

TV and telephone points, EPABX and video door phone.

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#### ENTRANCE LOBBY

Air-conditioned with designer furniture in the waiting area

#### PLUMBING

Pressurized water supply system. Copper piping for water supply inside the toilet, kitchen & UPVC pipes for stacks

#### SECURITY

Secured gated community with access control at entrances with Automatic boom barriers and manual gates at entry and exits of the development, CCTV for basements, ground floor lobbies, EPABX system linked to each unit. Access control cards and video door phone for each apartment.

#### AIR-CONDITIONING

Air Conditioned Suites

#### FIRE SAFETY

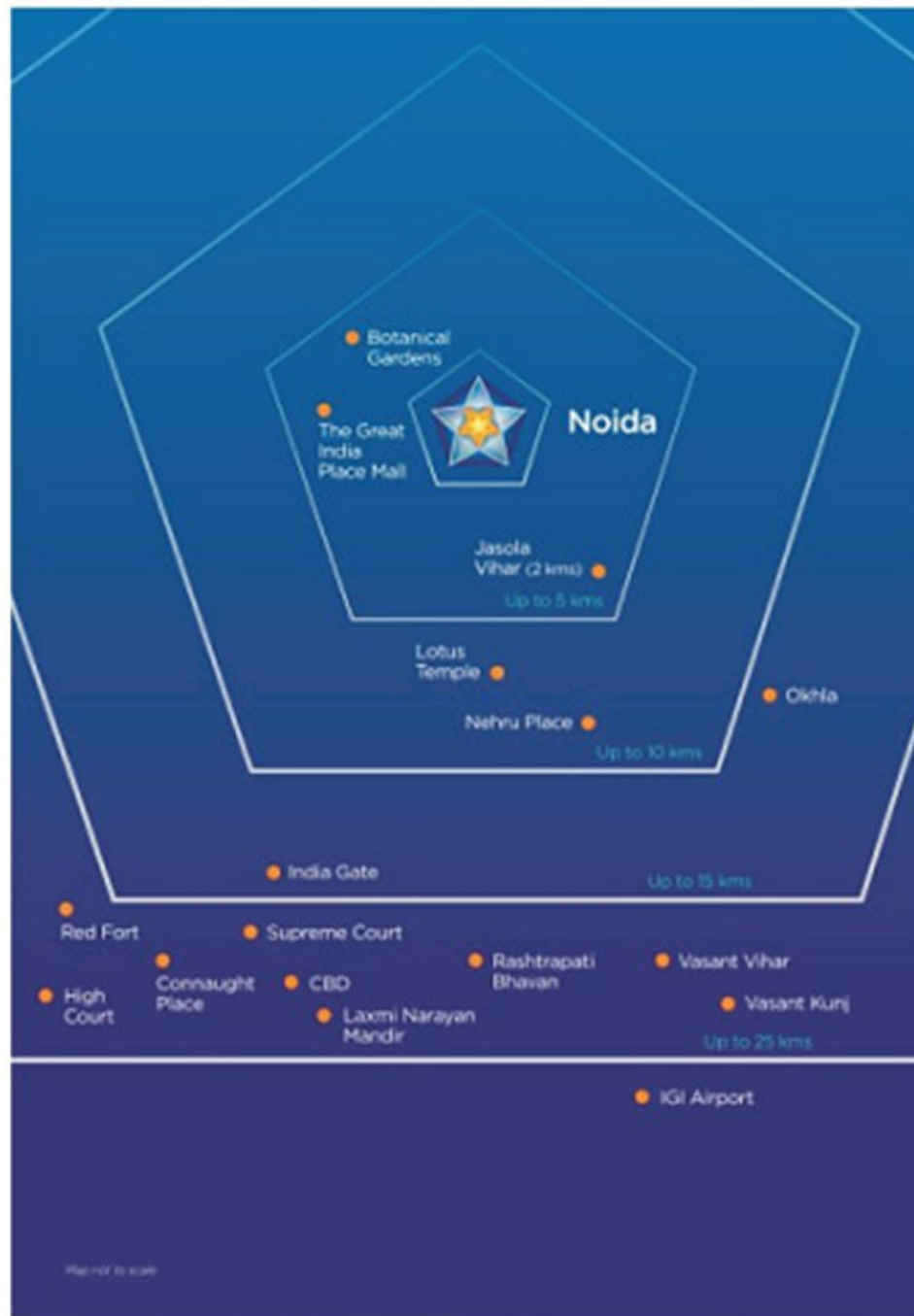
Sprinkler system for fire-safety in all areas as per norms.

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## Layout Plan

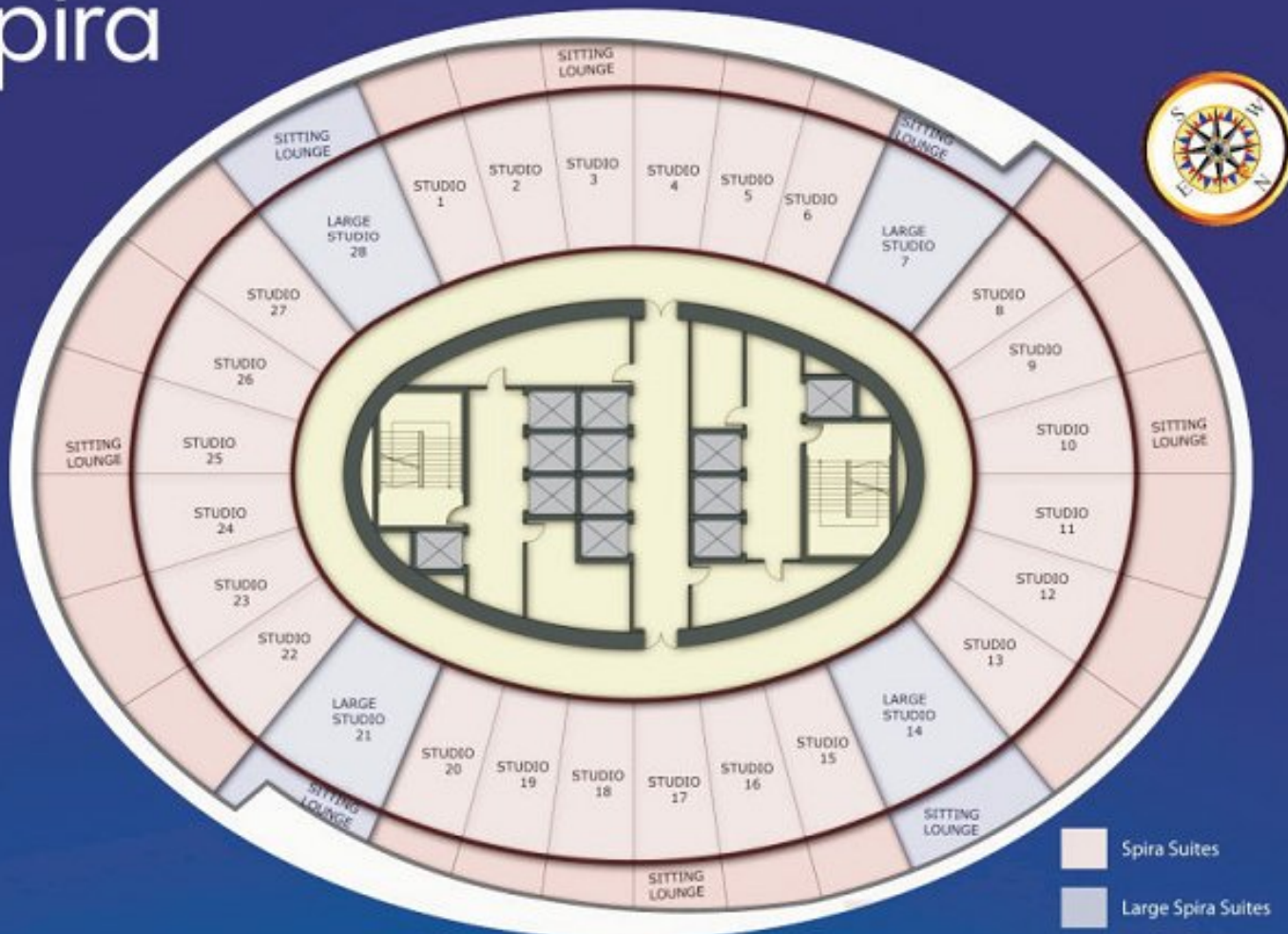




## Floor Plan



## Typical Floor Plan





## Floor Plan



**Floor Plan**  
**Super Area: 595 sq. ft.**



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## Price List

### Spira suites

w.e.f. 16th November 2011

**Spira Suites Super Area: 595 sq. ft.** (approx)

**Booking Amount : Rs. 5,00,000/-**

19th to 40th Floor	CLP	FLEXI	DP
Basic Sale Price	9,990/-	9,391/-	8,792/-
Inaugural Discount	1,000/-	1,000/-	1,000/-
<b>Net Rate</b>	<b>8,990/-</b>	<b>8,391/-</b>	<b>7,792/-</b>

Preferential Location Charges	Rs. per sq. ft.
River Front Facing	Rs. 300/-
19th - 22nd	Nil
23th - 26th	Rs. 250/-
27th - 31st	Rs. 300 /-
32th - 36th	Rs. 350 /-
37th - 40th	Rs. 400/-

#### Basement Car Parking Charges

Level - 1	Rs. 3,50,000/- per slot
Level - 2	Rs. 3,00,000/- per slot
Level - 3	Rs. 2,50,000/- per slot

#### Additional Charges: One Time (Rs. per sq. ft.)

Lease Rent Rs. 550/- , Interest-Free Maintenance Security Deposit Rs. 100/-

Capital Replenishment Fund Rs. 150/- , Elec. Installation Charges Rs. 20,000/- per Kva

Power Backup Charges Rs. 20,000/- per Kva, Club Membership Charges Rs. 2,00,000/-



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## Construction Linked Payment Plan 'C'

Booking Amount	Rs. 5,00,000/-
Within 15 days of Booking	Balance of 10%
Within 45 days from booking	10%
On completion of foundation work	7.5%
On start of 4th Floor slab	7.5% + 25% of (CRF + LR )
On start of 8th Floor slab	5% + 25% of (CRF + LR )
On start of 12th Floor slab	5% + 25% of (CRF + LR )
On start of 16th Floor slab	5% + 25% of (CRF + LR )
On start of 20th Floor slab	5% + 25% of (PLC )
On start of 24th Floor slab	5% + 25% of (PLC )
On start of 28th Floor slab	5% + 25% of (PLC )
On start of 32th Floor slab	5% + 25% of (PLC )
On start of 36th Floor slab	5% + IFMS + CM +CP + Other Charges (if any)
On start of 40th Floor slab	5%
On start of 46th Floor slab	2.5%
On start of 52nd Floor slab	2.5%
On start of 58th Floor slab	2.5%
On start of 64th Floor slab	2.5%
On start of 70th Floor slab	2.5%
On start of 76th Floor slab	2.5%
On offer of Possession	5%

### Terms and conditions:

- 1) Basic Sales Price is escalation free
- 2) Cheque/Bank Drafts to be issued in favour of 'Supertech Realtors Pvt. Ltd.' payable at New Delhi/Noida
- 3) Registration/Stamp Duty and other charges shall be payable extra at the time of offer for possession
- 4) All building plans, façade, layouts, specifications are subject to changes and modification as decided by the company, architects or any other competent authority
- 5) Timely payment of installments is the essence of the Allotment
- 6) Service Tax, VAT and other government taxes etc. extra as applicable
- 7) 1 sq. mtr. = 10.764 sq. ft.





## Payment Plans

### Down Payment Plan 'A'

Booking Amount	Rs. 5,00,000/-
Within 15 days from Booking	Balance of 10%
Within 30 days from Booking	85% + ( LR+ CRF+PLC)
On offer of Possession	05% +(IFMS +CM+CP+ Other Charges (if any)

### Flexi Payment Plan 'B'

Booking Amount	Rs. 5,00,000/-
Within 15 days from Booking	Balance of 10%
Within 60 days from Booking	30%
On Completion of Foundation Work	10%
On start of 6th floor slab	5% + 25% of (CRF+LR)
On start of 12th floor slab	5% + 25% of (CRF+LR)
On start of 18th floor slab	5% + 25% of (CRF+LR)
On start of 24th Floor	5% + 25% of (CRF+LR)
On start of 30th Floor	5% + 25% of (PLC)
On start of 36th Floor	5% + 25% of (PLC)
On start of 42nd floor slab	5% + 25% of (PLC)
On start of 48th floor slab	5% + 25% of (PLC)
On start of 51st floor slab	5% + IFMS + CM +CP + Other Charges (if any)
On offer of possession	5%

L.R. = Lease Rent

C.P. = Covered Car Parking

C.M. = Club Membership

P.L.C. = Preferential Location Charges

I.F.M.S. = Interest Free Maintenance Security

C.R.F. = Capital Replacement Fund





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