

fresco

homes close to nature

2/3/4 BR Homes

Sector 137, Expressway, Noida

Exclusively Marketed By

An ISO 9001:2008 company



SUMANGALAMTM

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

SITE LAYOUT

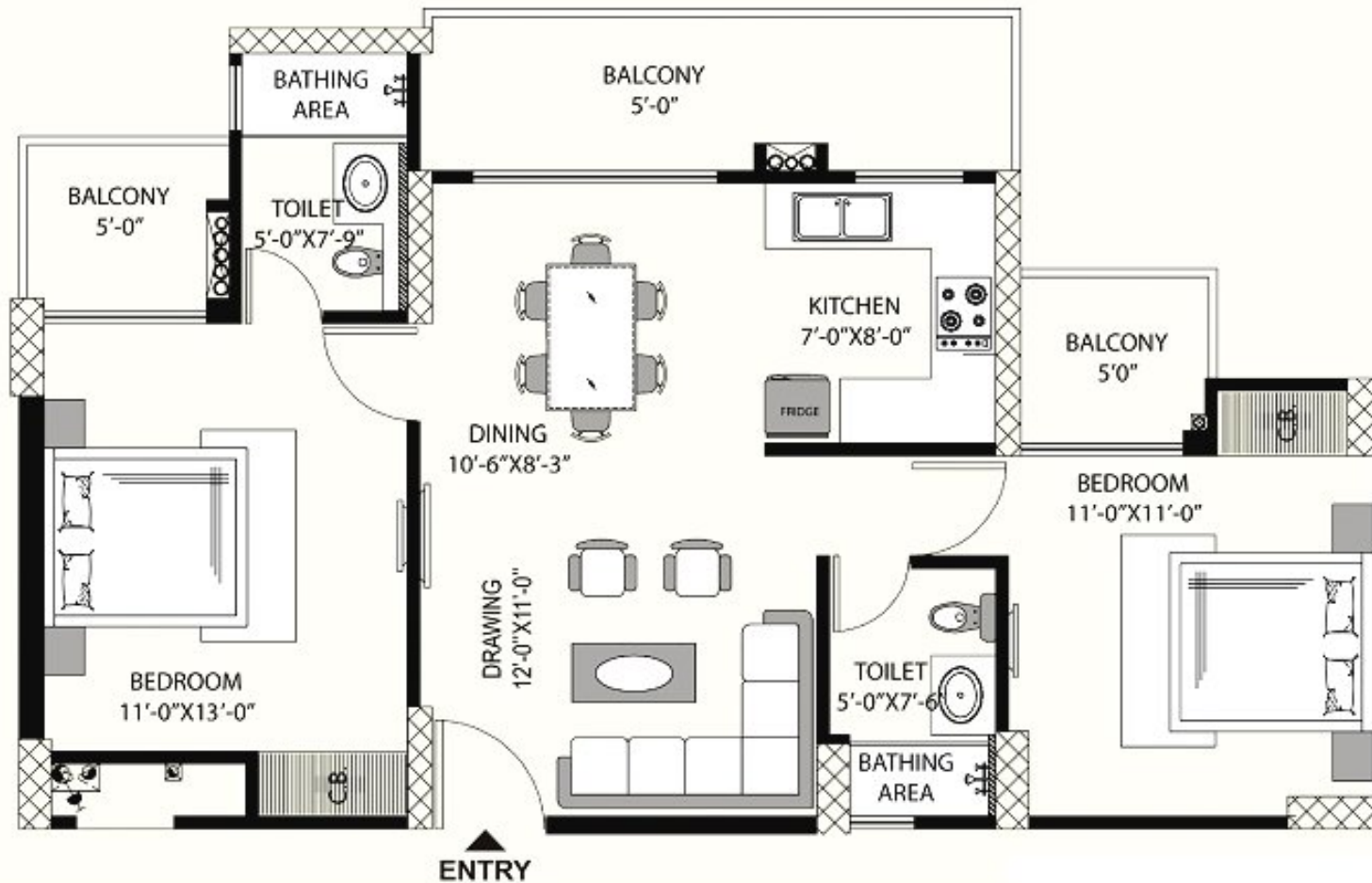


LEGEND

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 - 1110 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

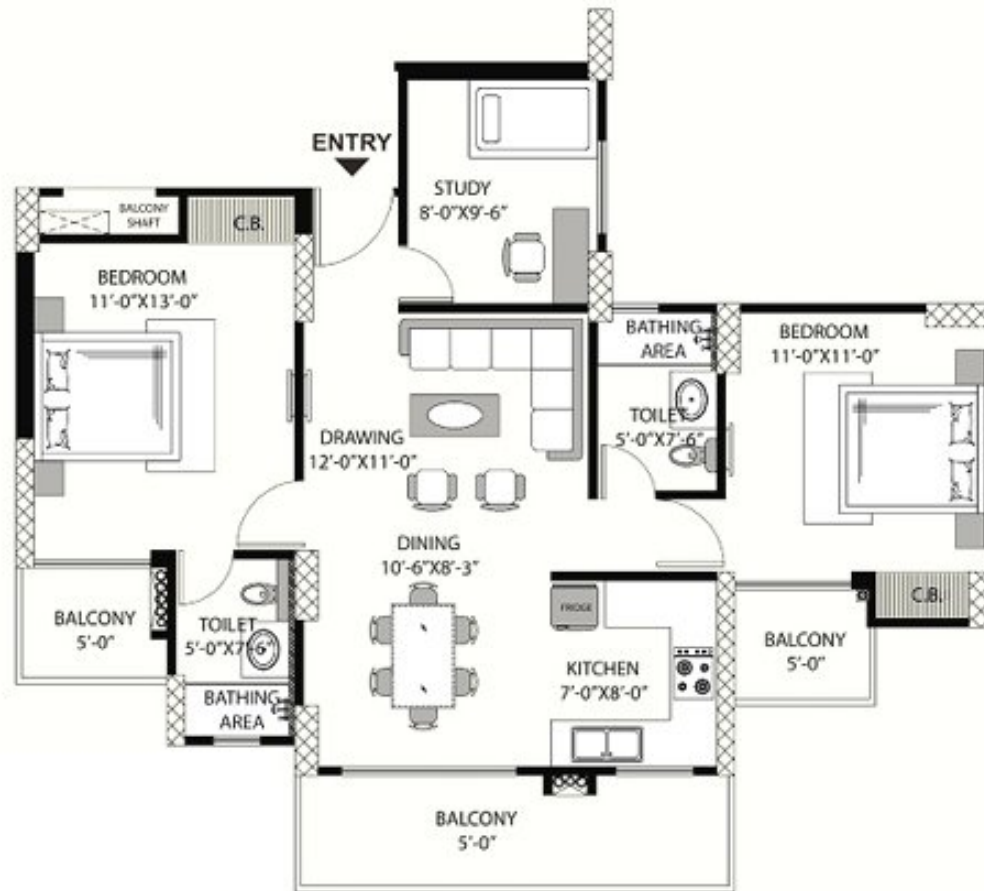
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- Category - 2**
Area - 1250 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - 2 Study
 - Balconies

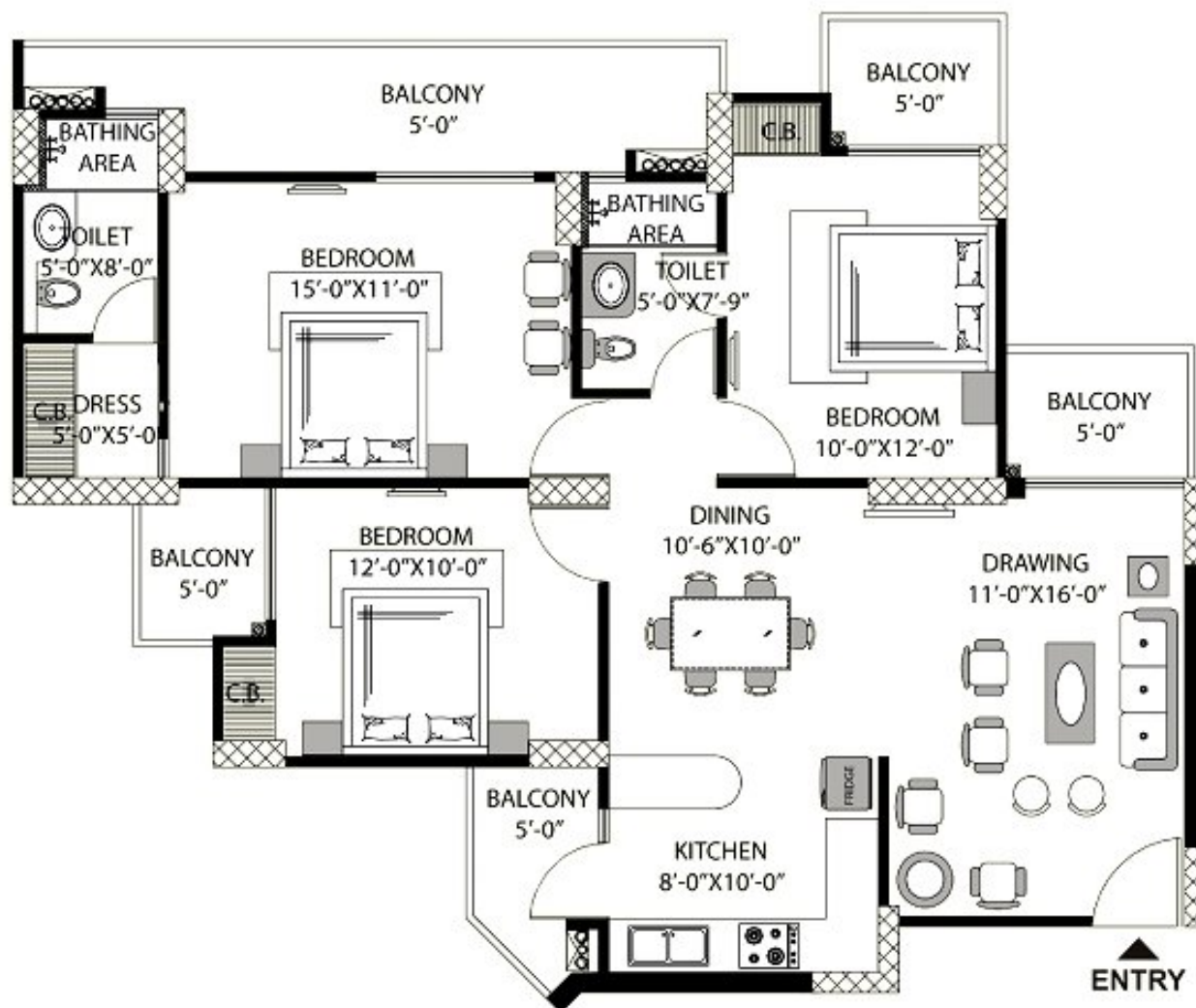


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SUMANGALAMTM

Your Home Planners



Category - 3

Area - 1560 Sq. Ft.

- 3 Bedroom
- Dining/Drawing
- Kitchen
- 2 Toilets
- Balconies

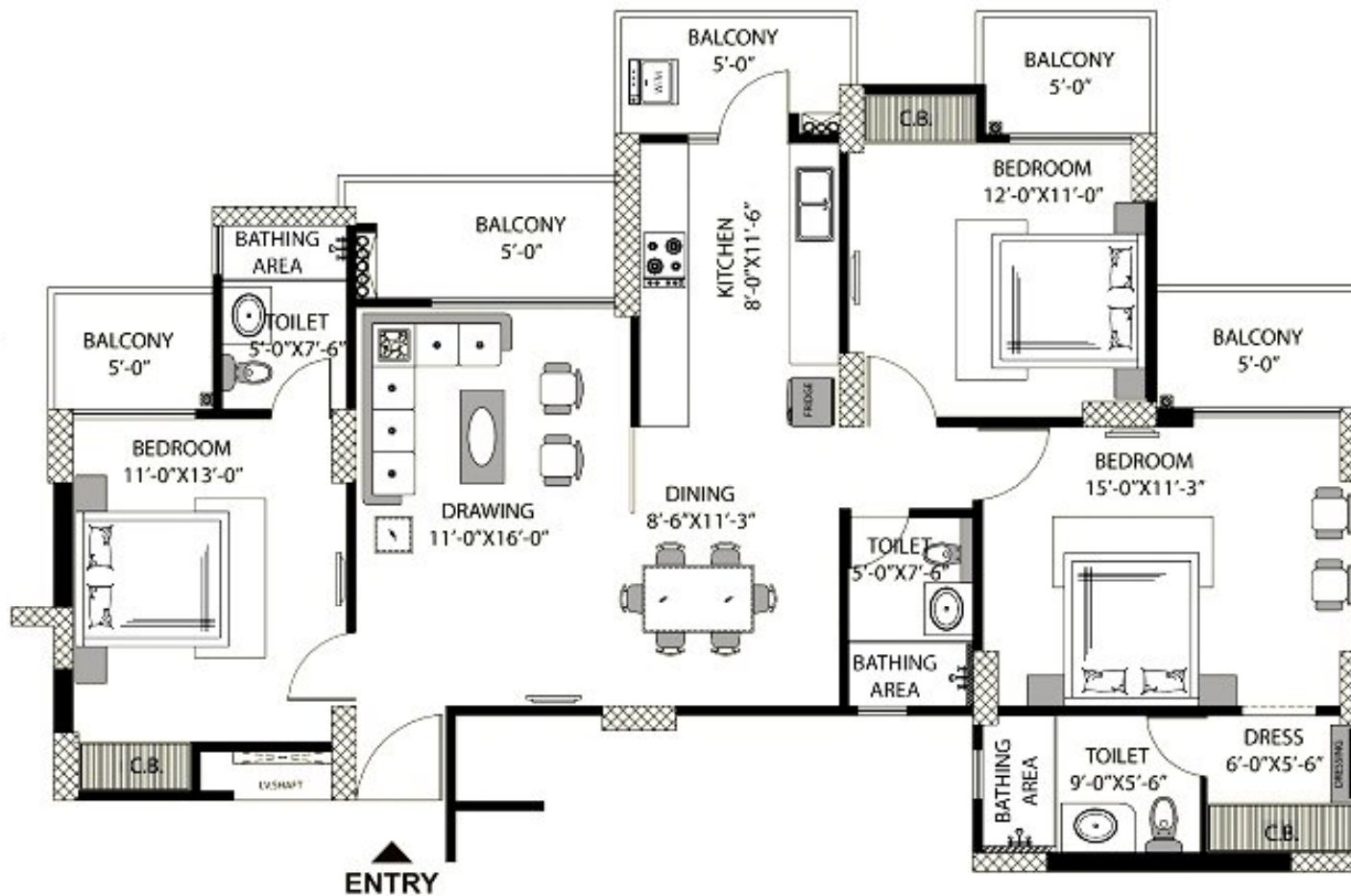
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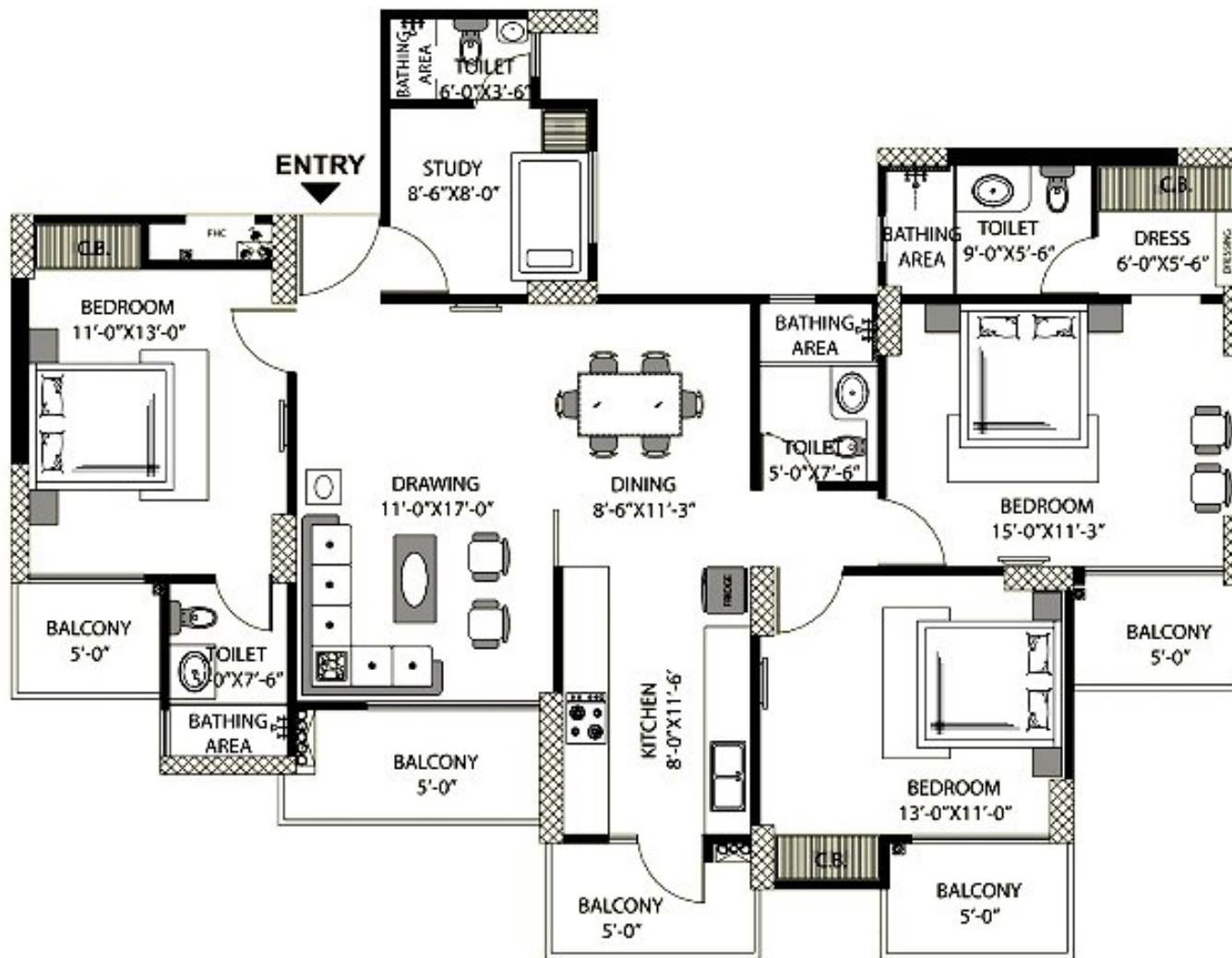


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- Category - 4**
 Area - 1690 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 3 Toilets
 - Dressing Room
 - Balconies





Category - 5

Area - 1835 Sq. Ft.

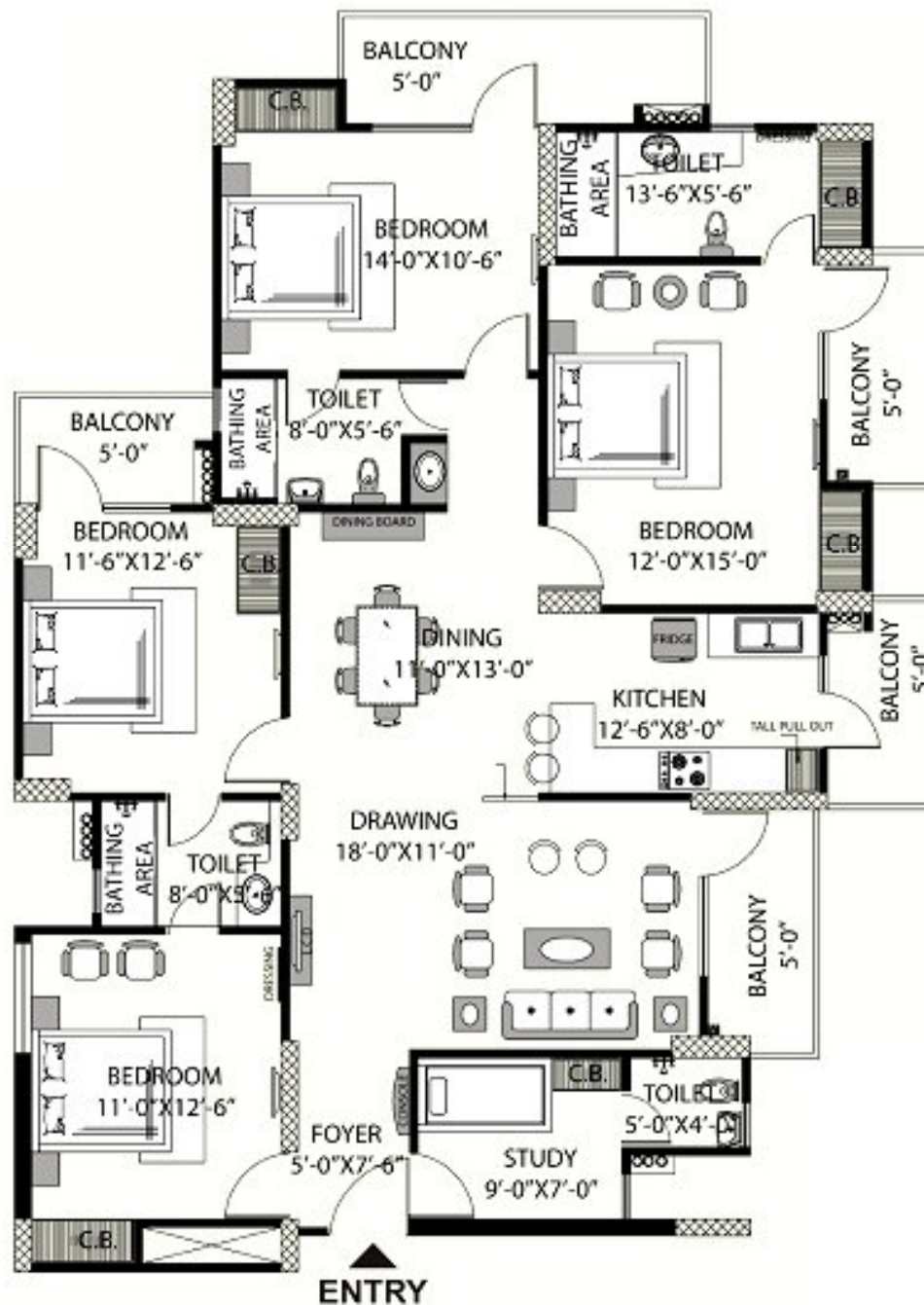
- 3 Bedroom
- Dining/Drawing
- Kitchen
- 4 Toilets
- Dressing Room
- Study/Servant
- Balconies

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- Category - 6**
 Area - 2275 Sq. Ft.
- 4 Bedroom
 - Dining/Drawing
 - Kitchen
 - 4 Toilets
 - Dressing Room
 - Servant
 - Balconies

EXOTICA FRESCO - SEC-137, NOIDA														
PRICE LIST AND PAYMENT PLAN- Tower A,B,K														
FLOOR No.	PLC	2BR+2T+Kitchen			2BR+Study+2T+Kitchen			3BR+2T+Kitchen			4BR+4T+Kitchen+Study			
		1110			1250			1550			2275			
		Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	Cash Down	Flexi	CLP	
		3950	4100	4300	3950	4100	4300	3850	4000	4200	3850	4000	4200	
14th	0	4384500	4551000	4773000	4937500	5125000	5375000	6006000	6240000	6552000	8758750	9100000	9555000	
12Ath	0	4384500	4551000	4773000	4937500	5125000	5375000	6006000	6240000	6552000	8758750	9100000	9555000	
12th	25	4412250	4578750	4800750	4968750	5156250	5406250	6045000	6279000	6591000	8815625	9156875	9611875	
11th	25	4412250	4578750	4800750	4968750	5156250	5406250	6045000	6279000	6591000	8815625	9156875	9611875	
10th	75	4467750	4634250	4856250	5031250	5218750	5468750	6123000	6357000	6669000	8929375	9270625	9725625	
9th	75	4467750	4634250	4856250	5031250	5218750	5468750	6123000	6357000	6669000	8929375	9270625	9725625	
8th	100	4495500	4662000	4884000	5062500	5250000	5500000	6162000	6396000	6708000	8986250	9327500	9782500	
7th	100	4495500	4662000	4884000	5062500	5250000	5500000	6162000	6396000	6708000	8986250	9327500	9782500	
6th	125	4523250	4689750	4911750	5093750	5281250	5531250	6201000	6435000	6747000	9043125	9384375	9839375	
5th	125	4523250	4689750	4911750	5093750	5281250	5531250	6201000	6435000	6747000	9043125	9384375	9839375	
4th	150	4551000	4717500	4939500	5125000	5312500	5562500	6240000	6474000	6786000	9100000	9441250	9896250	
3rd	150	4551000	4717500	4939500	5125000	5312500	5562500	6240000	6474000	6786000	9100000	9441250	9896250	
2nd	200	4606500	4773000	4995000	5187500	5375000	5625000	6318000	6552000	6864000	9213750	9555000	10010000	
1st	250	4662000	4828500	5050500	5250000	5437500	5687500	6396000	6630000	6942000	9327500	9668750	10123750	
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
Upgradation Cost for Covered Car Parking					Rs. 1,25,000/-					Open Parking				Rs. 1,25,000/-
Covered Parking					Rs. 2,50,000/-					Club Membership Charges				Rs. 1,00,000/-
Single Bay Double parking					Rs. 4,50,000/-					Lease Rent (One Time)				Rs. 100/- per sq. ft.
IFMS					Rs. 25/- per sq. ft.									

EXOTICA FRESCO - SEC-137, NOIDA

PRICE LIST AND PAYMENT PLAN- Tower C,D,E,F,G,H

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 3850	Flexi 4000	CLP 4200	Cash Down 3850	Flexi 4000	CLP 4200	Cash Down 3750	Flexi 3900	CLP 4100	Cash Down 3750	Flexi 3900	CLP 4100	Cash Down 3750	Flexi 3900	CLP 4100
18th	200	4495500	4662000	4884000	5062500	5250000	5500000	6162000	6396000	6708000	6675500	6929000	7267000	7248250	7523500	7890500
17th	-50	4218000	4384500	4606500	4750000	4937500	5187500	5772000	6006000	6318000	6253000	6506500	6844500	6789500	7064750	7431750
16th	-25	4245750	4412250	4634250	4781250	4968750	5218750	5811000	6045000	6257000	6295250	6548750	6886750	6835375	7110625	7477625
15th	0	4273500	4440000	4662000	4812500	5000000	5250000	5850000	6084000	6396000	6337500	6591000	6929000	6881250	7156500	7523500
14th	0	4273500	4440000	4662000	4812500	5000000	5250000	5850000	6084000	6396000	6337500	6591000	6929000	6881250	7156500	7523500
12Ath	0	4273500	4440000	4662000	4812500	5000000	5250000	5850000	6084000	6396000	6337500	6591000	6929000	6881250	7156500	7523500
12th	25	4301250	4467750	4689750	4843750	5031250	5281250	5889000	6123000	6435000	6379750	6633250	6971250	6927125	7202375	7569375
11th	25	4301250	4467750	4689750	4843750	5031250	5281250	5889000	6123000	6435000	6379750	6633250	6971250	6927125	7202275	7569375
10th	75	4356750	4523250	4745250	4906250	5093750	5343750	5967000	6201000	6513000	6464250	6717750	7055750	7018875	7294125	7661125
9th	75	4356750	4523250	4745250	4906250	5093750	5343750	5967000	6201000	6513000	6464250	6717750	7055750	7018875	7294125	7661125
8th	100	4384500	4551000	4773000	4937500	5125000	5375000	6006000	6240000	6552000	6506500	6760000	7098000	7064750	7340000	7707000
7th	100	4384500	4551000	4773000	4937500	5125000	5375000	6006000	6240000	6552000	6506500	6760000	7098000	7064750	7340000	7707000
6th	125	4412250	4578750	4800750	4968750	5156250	5406250	6045000	6279000	6591000	6548750	6802250	7140250	7110625	7385875	7752875
5th	125	4412250	4578750	4800750	4968750	5156250	5406250	6045000	6279000	6591000	6548750	6802250	7140250	7110625	7385875	7752875
4th	150	4440000	4606500	4828500	5000000	5187500	5437500	6084000	6318000	6630000	6591000	6844500	7182500	7156500	7431750	7798750
3rd	150	4440000	4606500	4828500	5000000	5187500	5437500	6084000	6318000	6630000	6591000	6844500	7182500	7156500	7431750	7798750
2nd	200	4495500	4662000	4884000	5062500	5250000	5500000	6162000	6396000	6708000	6675500	6929000	7267000	7248250	7523500	7890500
1st	250	4551000	4717500	4939500	5125000	5312500	5562500	6240000	6474000	6786000	6760000	7013500	7351500	7340000	7615250	7982250
OTHER CHARGES											FREE OF COST					
PLC (Park, Pool, Green, Road Facing)											EEC					
PLC (Corner)											Rs. 40/- per sq. ft.					
PLC (Premium Location)											Fire Fighting Charges					
Upgradation Cost for Covered Car Parking											Rs. 20,000/- per KVA					
Covered Parking											Open Parking					
Single Bay Double parking											Rs. 1,25,000/-					
IFMS											Club Membership Charges					
											Lease Rent (One Time)					
											Rs. 100/- 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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Sumangalam Propmart Pvt. Ltd.

F27 / 28 , Sector 18 - Noida

Mobile : **+91 9560598802/03**

Toll Free : 1800-103-7707

Email : info@sumangalampropmart.com

Web : www.sumangalampropmart.com , www.frescohomesinnoida.com