

**THE LAKE
PRICE LIST**

Basic Sale Price - Rs. 5690 per sqft

Special Discount on Shivalik/Road Facing Units - Rs. 500 per sqft

Sr No	Tower	Facing	Availability on	Variants	Unit Carpet Area (sqft)	Unit Built Up Area (sqft)	Super Builtup Area (sqft)	Basic Sale Price (BSP) (Rs.)	Special Discount (Rs.)	Net Basic Sale Price (Rs.)	Additional Cost (Rs.)	Covered Car Parking (Rs.)	EDC (Rs.)	Price* (Rs.)	PLC Charges	IFMS (Rs.)	IFCS (Membership Fees) (Rs.)
1	Mystic-A&B (G+22) Mystic-C (G+24)	Water & Green	Ground Floor Onwards Penthouse	2 BHK+2 W/R	807	988	1285	73,11,650	0	73,11,650	1,37,100	2,00,000	1,90,180	78,38,930	AS APPLICABLE	44,975	2,00,000
				Family Lounge +Bar+Store+3 BHK +3 W/R	1498	1965	2570	1,46,23,300	0	1,46,23,300	2,94,200	4,00,000	3,80,360	1,56,97,860		89,950	2,00,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	1 BHK+1 W/R 2 BHK+2 W/R	603 807	732 988	950 1285	54,05,500 73,11,650	4,75,000 6,42,500	49,30,500 66,69,150	1,17,000 1,37,100	2,00,000 2,00,000	1,40,600 1,90,180	53,88,100 71,96,430		33,250 44,975	2,00,000 2,00,000
2	Victoria-A & B (G+22) Victoria-C (G+24)	Water & Green	Ground Floor Onwards Penthouse	3 BHK + 3 W/R	1012	1364	1580	89,90,200	0	89,90,200	1,54,800	2,00,000	2,33,840	95,78,840	AS APPLICABLE	55,300	2,00,000
				Family Lounge+ 4 BHK + 4 W/R +Bar+S/R+Store	2025	2712	3110	1,76,95,900	0	1,76,95,900	3,86,600	4,00,000	4,60,280	1,89,42,780		1,08,850	2,00,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	2 BHK + 2 W/R 3 BHK + 3 W/R	807 994	1069 1290	1260 1530	71,69,400 87,05,700	6,30,000 7,65,000	65,39,400 79,40,700	1,35,600 1,51,800	2,00,000 2,00,000	1,86,480 2,26,440	70,61,480 85,18,940		44,100 53,550	2,00,000 2,00,000
3	Caspean-A&B (G+22)	Water & Green	Ground Floor Onwards Penthouse	3BHK+ 3 W/R +Store/P/R	1263	1538	1885	1,07,25,650	0	1,07,25,650	2,13,100	2,00,000	2,78,980	1,14,17,730	AS APPLICABLE	65,975	2,00,000
				Family Lounge+ 4 BHK+ 4 W/R + S/R+Store+P/R	2360	2995	3700	2,10,53,000	0	2,10,53,000	4,22,000	4,00,000	5,47,600	2,24,22,600		1,29,500	2,00,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	2 BHK+2 W/R +Store/P/R 3 BHK+3 W/R +Store/P/R	1025 1220	1225 1473	1530 1820	87,05,700 1,03,55,800	7,65,000 9,10,000	79,40,700 94,45,800	1,51,800 2,09,200	2,00,000 2,00,000	2,26,440 2,69,360	85,18,940 1,01,24,360		53,550 63,700	2,00,000 2,00,000
4	Caspean-D,E,F (G+24)	Water & Green	Ground Floor Onwards Penthouse	3 BHK+3 W/R +Store/P/R	1263	1577	1920	1,09,24,800	0	1,09,24,800	2,15,200	2,00,000	2,84,160	1,16,24,160	AS APPLICABLE	67,200	2,00,000
				Family Lounge+4 BHK+4 W/R +S/R+Store+P/R	2360	3107	3770	2,14,51,300	0	2,14,51,300	4,26,200	4,00,000	5,57,960	2,28,35,460		1,31,950	2,00,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	2 BHK+ 2 W/R +Store/P/R 3 BHK+3 W/R +Store/P/R	1025 1220	1225 1492	1530 1850	87,05,700 1,05,26,500	7,65,000 9,25,000	79,40,700 96,01,500	1,51,800 2,11,000	2,00,000 2,00,000	2,26,440 2,73,800	85,18,940 1,02,86,300		53,550 64,750	2,00,000 2,00,000
5	Emerald-A,B,C (G+18)	Water & Green	Ground Floor Onwards Penthouse (Upper) Penthouse (Lower)	4 BHK+4 W/R +Store/P/R+S/R Family Lounge + 2 Bedrooms+ 2 W/R + Study Room + S/R	1845	2331	2760	1,57,04,400	0	1,57,04,400	3,05,600	4,00,000	4,08,480	1,68,18,480	AS APPLICABLE	96,600	2,00,000
				2 BHK + 2 W/R + P/R/Store+Utility Room + Powder Room	3373	4570	5300	3,01,57,000	0	3,01,57,000	5,18,000	4,00,000	7,84,400	3,18,59,400		1,85,500	2,00,000
				Ground/1st/2nd Floor 3rd Floor Onwards	3 BHK + 3 W/R 4 BHK + 4 W/R or 3 BHK + 3 W/R +S/R+ Store/P/R	1245 1570	1578 1938	1850 2300	1,05,26,500 1,30,87,000	9,25,000 11,50,000	96,01,500 1,19,37,000	2,11,000 2,78,000	2,00,000 4,00,000	2,73,800 3,40,400		1,02,86,300 1,29,55,400	64,750 80,500
		Penthouse (Upper) Penthouse (Lower)	Family Lounge+2Bedrooms + 2 W/R +S/R 2 BHK + 2 W/R	2731 4017	4450	2,53,20,500	22,25,000	2,30,95,500	4,67,000	4,00,000	6,58,600	2,46,21,100	1,55,750	2,00,000			
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	Family Lounge+4 BHK + 4 W/R +S/R+P/R+Store Family Lounge+4 BHK + 4 W/R +S/R+P/R+Store Living Room+1Bedroom + 1 W/R +Bar+ Dining Room +Lounge+Kitchen+S/R+ Deck+Lift	3094 3319	3751 4114	4400 4850	2,50,36,000 2,75,96,500	0 0	2,50,36,000 2,75,96,500	4,64,000 4,91,000	4,00,000 4,00,000	6,51,200 7,17,800	2,65,51,200 2,92,05,300		1,54,000 1,69,750	2,00,000 2,00,000
6	Isabella-A (G+18)	Water & Green	Penthouse (Upper) Penthouse (Lower)	4 Bedrooms + 4 W/R +Home Theatre +S/R +Pantry +Lift+P/R+Family Lounge	5787	8024	9400	5,34,86,000	0	5,34,86,000	7,64,000	4,00,000	13,91,200	5,60,41,200	AS APPLICABLE	3,29,000	2,00,000

BHK - Bedroom, Hall, Kitchen, W/R - Washroom, P/R - Pujaroom, S/R - Servant Room, EDC - External Development Charges, PLC - Preferential Location Charges, IFMS - Interest Free Maintenance Security, IFCS - Interest Free Club Security

*Price includes cost towards provision for One Car Parking in basement for Super Area upto 2000 sqft and for Two Car Parkings for Super Area above 2000 sqft, Additional Cost - External Electrification Charges, Fire Fighting Equipment Cost, Power Back up Installation Cost- 3 KVA upto 1600 sqft, 5 KVA for above 1600 sqft but upto 2000 sqft, 7 KVA for above 2000 sqft but upto 3000 sqft and 10 KVA for above 3000 sqft. IFMS & IFCS to be paid extra by the Allottee.

PLC Charges	WATER & GREEN FACING PLC	FLOOR PLC
	% on Net BSP (Before any rebate)	% on Net BSP (Before any rebate)
Ground Floor	8%	8%
1st Floor	8%	6%
2nd Floor	8%	3%
3rd / 4th Floor	8%	2%
5th / 6th Floor	8%	NIL
7th to 13th Floor	7%	NIL
14th Floor	7%	2%
15th Floor	6%	2%
16th Floor and above	6%	3%
Top Floor	6%	6%

Notes:

- All payments must be made by Cheques/ Pay Order/Demand Draft only to be issued in favour of "The Lake New Chandigarh Omaxe Chandigarh Extension Developers Pvt. Ltd." payable at par unless otherwise specifically permitted by the Company. Payment in Cash and Outstation cheques shall not be accepted.
- Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free on such unit.
- Prices indicated above are subjected to revision at the discretion of the company.
- The area of Unit being booked is on Super Area basis including Carpet Area/Built-Up-Area plus proportionate share of service and common areas to be more fully described in the Application Form, Allotment Letter and Agreement for Sale.
- Earnest Money/Booking Amount is 10% of Total Cost of the Unit
- The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form, Allotment Letter and Agreement for Sale.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
- All applicable government charges, taxes, cesses like EDC, IDC, CDC, GST & other taxes, cess, levies etc. at present or in future & any enhancement thereof shall be payable by the applicant / allottee as detailed in Buyer & Seller Agreement.
- Electricity load and meter as per customer's individual requirement or minimum requirement as per PSCPL will be installed. Cost of the same will be paid extra as per load installed.
- IFCS - Interest free club security deposit (refundable subject to conditions)
- Conversion 1 sqm = 10.764 sqft
- This is a RERA registered project Group Housing (The Lake) bearing No. PBRERA-SAS80-PRO040 and The Lake Phase-2 bearing No. PBRERA-SAS80-PRO323

13. **Agreement for Sale registration as per The Real Estate (Regulation And Development) Act, 2016.

Payment Plans

1. Lump Sum Payment Plan- 7% rebate on Net Basic Sale Price (Applicable for Mystic-A,B,C, Victoria-C, Caspean-A,B,D,E,F, Emerald-A,BC & Isabella-A Towers) - 3% rebate of Net Basic Sale Price (Applicable for Victoria-A & B Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 30 days of Booking along with Agreement**	10% of Total Cost#
Within 60 days of Booking	70% of Total Cost#
On intimation for Possession	10% of Total Cost# + IFMS + IFCS + Other Cost (if any)
2a. Combo-I Payment Plan-3% rebate on Net Basic Sale Price (Applicable for Mystic-A,B,C, Victoria-C, Caspean-A,B Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 45 days of Booking along with Agreement**	35% of Total Cost#
On start of Outer Façade Primer Painting	10% of Total Cost#
On start of Fire Fighting & Plumbing	10% of Total Cost#
On start of Common area & Lobby Services	5% of Total Cost#
On start of Flooring & Cladding	5% of Total Cost#
On start of UPVC/Doors/Windows & Façade work & Main Door	5% of Total Cost#
On start of Glass Railing of Balconies	5% of Total Cost#
On start of Final Tower Painting	5% of Total Cost#
On intimation for possession	10% of Total Cost# + IFMS + IFCS + Other cost (if any)
2b. Combo-I Payment Plan-3% rebate on Net Basic Sale Price (Applicable for Caspean-D,E,F, Emerald-A,B,C & Isabella-A Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 45 days of Booking along with Agreement**	35% of Total Cost#
On start of External Plaster	10% of Total Cost#
On start of Outer Façade Primer Painting	5% of Total Cost#
On start of Fire Fighting & Plumbing	5% of Total Cost#
On start of Common area & Lobby Services	5% of Total Cost#
On start of Flooring & Cladding	5% of Total Cost#
On start of UPVC/Doors/Windows & Façade work & Main Door	5% of Total Cost#
On start of Glass Railing of Balconies	5% of Total Cost#
On start of Final Tower Painting	5% of Total Cost#
On intimation for possession	10% of Total Cost# + IFMS + IFCS + Other cost (if any)
3a. Construction Linked Payment Plan (Applicable for Mystic-A,B,C, Victoria-C, Caspean-A,B Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 45 days of booking along with Agreement**	10% of Total Cost#
On start of Outer Façade Primer Painting	10% of Total Cost#
On start of Fire Fighting & Plumbing	10% of Total Cost#
On start of Common area & Lobby Services	10% of Total Cost#
On start of Flooring & Cladding	10% of Total Cost#
On start of UPVC/Doors/Windows & Façade work & Main Door	10% of Total Cost#
On start of Glass Railing of Balconies	10% of Total Cost#
On start of Final Tower Painting	10% of Total Cost#
On intimation for possession	10% of Total Cost# + IFMS + IFCS + Other Cost (if any)
3b. Construction Linked Payment Plan (Applicable for Caspean-D,E,F, Emerald-A,B,C & Isabella-A Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
On start of External Plaster & Signing of Agreement**	10% of Total Cost#
On start of Outer Façade Primer Painting	10% of Total Cost#
On start of Fire Fighting & Plumbing	10% of Total Cost#
On start of Common area & Lobby Services	10% of Total Cost#
On start of Flooring & Cladding	10% of Total Cost#
On start of UPVC/Doors/Windows & Façade work & Main Door	10% of Total Cost#
On start of Glass Railing of Balconies	10% of Total Cost#
On start of Final Tower Painting	10% of Total Cost#
On intimation for possession	10% of Total Cost# + IFMS + IFCS + Other Cost (if any)
4. Possession Linked Payment Plan	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 45 days of booking along with Agreement**	15% of Total Cost#
Within 60 days of Booking	15% of Total Cost#
On intimation for possession	60% of Total Cost# + IFMS + IFCS + Other Cost (if any)

#Total Cost = Price + PLC + GST