

**THE LAKE
PRICE LIST
CONSTRUCTION LINK PLAN**

Sr No	Tower	Facing	Availability on	Variants	Unit Carpet Area (sft)	Unit Built Up Area (sft)	Super Builtup Area (sft)	Basic Sale Price (BSP) (Rs.)	Additional Cost (Rs.)	Covered Car Parking (Rs.)	EDC (Rs.)	Price* (CLP) (Rs.)	PLC Charges	IFMS (Rs.)	IFCS (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	6,669,150	137,100	200,000	190,180	7,196,430	AS APPLICABLE	44,975	200,000
				Family Lounge +Bar+Store+ 3 BHK +3 W/R	1498	1965	2570	13,338,300	294,200	400,000	380,360	14,412,860		89,950	200,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	1 BHK+1 W/R 2 BHK+2 W/R	603 807	732 988	950 1285	3,980,500 5,384,150	117,000 137,100	200,000 200,000	140,600 190,180	4,438,100 5,911,430		33,250 44,975	200,000 200,000
2	Victoria-A & B (G+22) Victoria-C (G+24)	Water & Green	Ground Floor Onwards Penthouse	3 BHK + 3 W/R	1012	1364	1580	8,200,200	154,800	200,000	233,840	8,788,840	AS APPLICABLE	55,300	200,000
				Family Lounge+ 4 BHK + 4 W/R +Bar+S/R+Store	2025	2712	3110	16,140,900	386,600	400,000	460,280	17,387,780		108,850	200,000
		Road	Ground/1st/2nd Floor 3rd Floor Onwards	2 BHK + 2 W/R 3 BHK + 3 W/R	807 994	1069 1290	1260 1530	5,279,400 6,410,700	135,600 151,800	200,000 200,000	186,480 226,440	5,801,480 6,988,940		44,100 53,550	200,000 200,000
3	Caspean-A&B (G+22)	Water & Green	Ground Floor Onwards Penthouse	3BHK+ 3 W/R +Store/P/R	1263	1538	1885	9,783,150	213,100	200,000	278,980	10,475,230	AS APPLICABLE	65,975	200,000
				Family Lounge+ 4 BHK+ 4 W/R + S/R+Store+P/R	2360	2995	3700	19,203,000	422,000	400,000	547,600	20,572,600		129,500	200,000
		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	6,410,700 7,625,800	151,800 209,200	200,000 200,000	226,440 269,360	6,988,940 8,304,360		53,550 63,700	200,000 200,000
4	Caspean-D,E,F (G+24)	Water & Green	Ground Floor Onwards Penthouse	3 BHK+3 W/R+Store/P/R	1263	1577	1920	9,964,800	215,200	200,000	284,160	10,664,160	AS APPLICABLE	67,200	200,000
				Family Lounge+4 BHK+4 W/R +S/R+Store+P/R	2360	3107	3770	19,566,300	426,200	400,000	557,960	20,950,460		131,950	200,000
		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	6,410,700 7,751,500	151,800 211,000	200,000 200,000	226,440 273,800	6,988,940 8,436,300		53,550 64,750	200,000 200,000
5	Emerald-A,B,C,D (G+18)	Water & Green	Ground Floor Onwards Penthouse (Upper)	4 BHK+4 W/R	1845	2331	2760	14,324,400	305,600	400,000	408,480	15,438,480	AS APPLICABLE	96,600	200,000
				+Store/P/R+S/R Family Lounge + 2 Bedrooms+ 2 W/R + Study Room + S/R	3373	4570	5300	27,507,000	518,000	400,000	784,400	29,209,400		185,500	200,000
			Penthouse (Lower)	2 BHK + 2 W/R + P/R/Store+ Utility Room + Powder Room											
		Road	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	7,751,500 9,637,000	211,000 278,000	200,000 400,000	273,800 340,400	8,436,300 10,655,400		64,750 80,500	200,000 200,000
			Penthouse (Upper) Penthouse (Lower)	Family Lounge+2Bedrooms + 2 W/R +S/R 2 BHK + 2 W/R	2731	4017	4450	18,645,500	467,000	400,000	658,600	20,171,100		155,750	200,000
6	Isabella-A (G+18)	Water & Green	Ground/1st/2nd Floor	Family Lounge+4 BHK + 4 W/R +S/R+P/R+Store	3094	3751	4400	22,836,000	464,000	400,000	651,200	24,351,200	AS APPLICABLE	154,000	200,000
			3rd Floor Onwards	Family Lounge+4 BHK + 4 W/R +S/R+P/R+Store	3319	4114	4850	25,171,500	491,000	400,000	717,800	26,780,300		169,750	200,000
			Penthouse (Upper)	Living Room+1Bedroom + 1 W/R +Bar+ Dining Room +Lounge+Kitchen+S/R+ Deck+Lift	5787	8024	9400	48,786,000	764,000	400,000	#####	51,341,200		329,000	200,000
			Penthouse (Lower)	4 Bedrooms + 4 W/R +Home Theatre +S/R +Pantry +Lift+P/R+Family Lounge											

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 BSP (Before any rebate)	% on 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

6. 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.
7. 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.
8. 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.
9. Electricity load and meter as per customer's individual requirement or minimum requirement as per PSPCL will be installed. Cost of the same will be paid extra as per load installed.
10. IFCS - Interest free club security deposit (refundable subject to conditions)
11. Conversion 1 sqm = 10.764 sqft
12. This is a RERA registered project Group Housing (The Lake) bearing No. PBRERA-SAS80-PR0040 and The Lake Phase-2 bearing No. PBRERA-SAS80-PR0323
13. **Agreement for Sale registration as per The Real Estate (Regulation And Development) Act, 2016.

Payment Plans

1a. Lump Sum Payment Plan- 7% rebate on Basic Sale Price (BSP)	
(Applicable for Mystic-A,B,C, Victoria-A,B,C, Caspean-A,B,D,E,F, Emerald-A,BC & Isabella-A Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 30 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 60 days of Booking along with Agreement**	10% of Total Cost#
Within 90 days of Booking	75% of Total Cost#
On intimation for Possession	5% of Total Cost# + IFMS + IFCS + Other Cost (if any)
1b. Lump Sum Payment Plan- 11% rebate on Basic Sale Price (BSP) (Applicable for Emerald-D Tower)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 30 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 60 days of Booking along with Agreement**	10% of Total Cost#
Within 90 days of Booking	75% of Total Cost#
On intimation for Possession	5% of Total Cost# + IFMS + IFCS + Other Cost (if any)
2a. Combo-I Payment Plan-3% rebate on Basic Sale Price (BSP)	
(Applicable for Mystic-A,B,C, Victoria-A,B,C, Caspean-A,B,D,E,F, Emerald-A,B,C & Isabella-A Towers)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 30 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**	40% of Total Cost#
Within 90 days of booking	5% of Total Cost#
Within 135 days of booking	5% of Total Cost#
Within 180 days of booking	5% of Total Cost#
Within 225 days of booking	5% of Total Cost#
Within 270 days of booking	5% of Total Cost#
Within 315 days of booking	5% of Total Cost#
Within 360 days of booking	5% of Total Cost#
Within 405 days of booking	2.5% of Total Cost#
Within 450 days of booking	2.5% of Total Cost#
Within 495 days of booking	2.5% of Total Cost#
Within 540 days of booking	2.5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + IFCS + Other cost (if any)
2b. Combo-I Payment Plan-5% rebate on Basic Sale Price (BSP) (Applicable for Emerald-D Tower)	
Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 30 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**	40% of Total Cost#
On Start of Construction/90 days of booking. Whichever is later.	5% of Total Cost#
On casting of Ground Floor Roof Slab/135 days of booking. Whichever is later.	5% of Total Cost#
On casting of 3rd Floor Roof Slab/180 days of booking. Whichever is later.	5% of Total Cost#
On casting of 6th Floor Roof Slab/225 days of booking. Whichever is later.	5% of Total Cost#
On casting of 9th Floor Roof Slab/270 days of booking. Whichever is later.	5% of Total Cost#
On casting of 12th Floor Roof Slab/315 days of booking. Whichever is later.	5% of Total Cost#
On casting of 15th Floor Roof Slab/360 days of booking. Whichever is later.	5% of Total Cost#
On casting of 17th Floor Roof Slab/405 days of booking. Whichever is later.	2.5% of Total Cost#
On casting of Top Floor Roof Slab/450 days of booking. Whichever is later.	2.5% of Total Cost#
On Completion of Internal Plaster/495 days of booking. Whichever is later.	2.5% of Total Cost#
On Completion of External Plaster/540 days of booking. Whichever is later.	2.5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + IFCS + Other cost (if any)

3. Time Linked Payment Plan (Applicable for Mystic-A,B,C, Victoria-A,B,C, Caspean-A,B,D,E,F, Emerald-A,B,C & Isabella-A Towers)

Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 45 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
Within 90 days of booking along with Agreement**	10% of Total Cost#
Within 135 days of booking	10% of Total Cost#
Within 180 days of booking	10% of Total Cost#
Within 225 days of booking	10% of Total Cost#
Within 270 days of booking	10% of Total Cost#
Within 315 days of booking	10% of Total Cost#
Within 360 days of booking	5% of Total Cost#
Within 405 days of booking	5% of Total Cost#
Within 450 days of booking	5% of Total Cost#
Within 495 days of booking	5% of Total Cost#
Within 540 days of booking	5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + IFCS + Other Cost (if any)

4. Construction Linked Payment Plan (Applicable for Emerald-D Tower)

Initial Part Booking Amount	Rs. 3,00,000/-
Part Booking Amount (Within 45 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial Part Booking Amount received
On Start of Construction/90 days of booking. Whichever is later, along with Agreement**	10% of Total Cost#
On casting of Ground Floor Roof Slab/135 days of booking. Whichever is later.	10% of Total Cost#
On casting of 3rd Floor Roof Slab/180 days of booking. Whichever is later.	10% of Total Cost#
On casting of 6th Floor Roof Slab/225 days of booking. Whichever is later.	10% of Total Cost#
On casting of 9th Floor Roof Slab/270 days of booking. Whichever is later.	10% of Total Cost#
On casting of 12th Floor Roof Slab/315 days of booking. Whichever is later.	10% of Total Cost#
On casting of 15th Floor Roof Slab/360 days of booking. Whichever is later.	5% of Total Cost#
On casting of 17th Floor Roof Slab/405 days of booking. Whichever is later.	5% of Total Cost#
On casting of Top Floor Roof Slab/450 days of booking. Whichever is later.	5% of Total Cost#
On Completion of Internal Plaster/495 days of booking. Whichever is later.	5% of Total Cost#
On Completion of External Plaster/540 days of booking. Whichever is later.	5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + IFCS + Other Cost (if any)

#Total Cost = Price + PLC + GST