

THE LAKE  
PRICE LIST

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* (Rs.)	PLC Charges	IFMS (Rs.)	Club (Membership Fees) (Rs.)
1	Mystic-A&B (G+22) Mystic-C (G+24)	Water & Green	Ground Floor Onwards	2 BHK+2 W/R	807	988	1285	97,66,000	1,37,100	2,00,000	1,90,180	1,02,93,280	AS APPLICABLE	44,975	3,00,000
			Penthouse	Family Lounge +Bar+Store+ 3 BHK +3 W/R	1498	1965	2570	1,95,32,000	2,94,200	4,00,000	3,80,360	2,06,06,560		89,950	3,00,000
		Road	Ground/1st/2nd Floor	1 BHK+1 W/R	603	732	950	67,45,000	1,17,000	2,00,000	1,40,600	72,02,600		33,250	3,00,000
			3rd Floor Onwards	2 BHK+2 W/R	807	988	1285	91,23,500	1,37,100	2,00,000	1,90,180	96,50,780		44,975	3,00,000
2	Victoria-A &B (G+22) Victoria-C (G+24)	Water & Green	Ground Floor Onwards	3 BHK + 3 W/R	1012	1364	1580	1,20,08,000	1,54,800	2,00,000	2,33,840	1,25,96,640	AS APPLICABLE	55,300	3,00,000
			Penthouse	Family Lounge+ 4 BHK + 4 W/R +Bar+S/R+Store	2025	2712	3110	2,36,36,000	3,86,600	4,00,000	4,60,280	2,48,82,880		1,08,850	3,00,000
		Road	Ground/1st/2nd Floor	2 BHK + 2 W/R	807	1069	1260	89,46,000	1,35,600	2,00,000	1,86,480	94,68,080		44,100	3,00,000
			3rd Floor Onwards	3 BHK + 3 W/R	994	1290	1530	1,08,63,000	1,51,800	2,00,000	2,26,440	1,14,41,240		53,550	3,00,000
3	Caspean-A&B (G+22)	Water & Green	Ground Floor Onwards	3BHK+ 3 W/R +Store/P/R	1263	1538	1885	1,43,26,000	2,13,100	2,00,000	2,78,980	1,50,18,080	AS APPLICABLE	65,975	3,00,000
			Penthouse	Family Lounge+ 4 BHK+ 4 W/R + S/R+Store+P/R	2360	2995	3700	2,81,20,000	4,22,000	4,00,000	5,47,600	2,94,89,600		1,29,500	3,00,000
		Road	Ground/1st/2nd Floor	2 BHK+2 W/R +Store/P/R	1025	1225	1530	1,08,63,000	1,51,800	2,00,000	2,26,440	1,14,41,240		53,550	3,00,000
			3rd Floor Onwards	3 BHK+3 W/R +Store/P/R	1220	1473	1820	1,29,22,000	2,09,200	2,00,000	2,69,360	1,36,00,560		63,700	3,00,000
4	Caspean-D,E,F (G+24)	Water & Green	Ground Floor Onwards	3 BHK+3 W/R+Store/P/R	1263	1577	1920	1,45,92,000	2,15,200	2,00,000	2,84,160	1,52,91,360	AS APPLICABLE	67,200	3,00,000
			Penthouse	Family Lounge+4 BHK+4 W/R +S/R+Store+P/R	2360	3107	3770	2,86,52,000	4,26,200	4,00,000	5,57,960	3,00,36,160		1,31,950	3,00,000
		Road	Ground/1st/2nd Floor	2 BHK+ 2 W/R +Store/P/R	1025	1225	1530	1,08,63,000	1,51,800	2,00,000	2,26,440	1,14,41,240		53,550	3,00,000
			3rd Floor Onwards	3 BHK+3 W/R +Store/P/R	1220	1492	1850	1,31,35,000	2,11,000	2,00,000	2,73,800	1,38,19,800		64,750	3,00,000
5	Emerald-A,B,C,D (G+18)	Water & Green	Ground Floor Onwards	4 BHK+4 W/R +Store/P/R+S/R	1845	2331	2760	2,09,76,000	3,05,600	4,00,000	4,08,480	2,20,90,080	AS APPLICABLE	96,600	3,00,000
			Penthouse (Upper)	Family Lounge + 2 Bedrooms+ 2 W/R + Study Room + S/R	3373	4570	5300	4,02,80,000	5,18,000	4,00,000	7,84,400	4,19,82,400		1,85,500	3,00,000
			Penthouse (Lower)	2 BHK + 2 W/R + P/R/Store+ Utility Room + Powder Room										3,00,000	3,00,000
		Road	Ground/1st/2nd Floor	3 BHK + 3 W/R	1245	1578	1850	1,31,35,000	2,11,000	2,00,000	2,73,800	1,38,19,800		64,750	3,00,000
			3rd Floor Onwards	4 BHK + 4 W/R or 3 BHK + 3 W/R +S/R+ Store/P/R	1570	1938	2300	1,63,30,000	2,78,000	4,00,000	3,40,400	1,73,48,400		80,500	3,00,000
			Penthouse (Upper)	Family Lounge+2Bedrooms + 2 W/R +S/R	2731	4017	4450	3,15,95,000	4,67,000	4,00,000	6,58,600	3,31,20,600		1,55,750	3,00,000
Penthouse (Lower)	2 BHK + 2 W/R	3,00,000	3,00,000												
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	3,34,40,000	4,64,000	4,00,000	6,51,200	3,49,55,200	AS APPLICABLE	1,54,000	3,00,000
			3rd Floor Onwards	Family Lounge+4 BHK + 4 W/R +S/R+P/R+Store	3319	4114	4850	3,68,60,000	4,91,000	4,00,000	7,17,800	3,84,68,800		1,69,750	3,00,000
			Penthouse (Upper)	Living Room+1Bedroom + 1 W/R +Bar+ Dining Room +Lounge+Kitchen+S/R+ Deck+Lift	5787	8024	9400	7,14,40,000	7,64,000	4,00,000	13,91,200	7,39,95,200		3,29,000	3,00,000
			Penthouse (Lower)	4 Bedrooms + 4 W/R +Home Theatre +S/R +Pantry +Lift+P/R+Family Lounge											300000

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

\*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 & Club Charges to be paid extra by the Allottee.

**Optional Cost -**

If Customer requires Multi Club Membership Fees, additional Rs. 3,00,000/- to be paid.

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" 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 PSPCL will be installed. Cost of the same will be paid extra as per load installed.
- Conversion 1 sqm = 10.764 sqft
- 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
- \*\*Agreement for Sale registration as per The Real Estate (Regulation And Development) Act, 2016.

Payment Plans

<b>1a. Lump Sum Payment Plan- 7% rebate on Net Basic Sale Price (Applicable for Emerald D Tower)</b>	
<b>5% rebate on Net Basic Sale Price (Applicable for Caspean-D,E,F, Emerald-A,B,C &amp; Isabella Towers)</b>	
<b>3% rebate on Net Sale Price ( Applicable for Caspean A &amp; B)</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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 + Club Charges + Optional Cost (if any) + Other Cost (if any)
<b>1b. Lump Sum Payment Plan- Applicable for Victoria A ,B</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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 + Club Charges + Optional Cost (if any) + Other Cost (if any)

<b>1c. Lump Sum Payment Plan- Applicable for Mystic A ,B, C &amp; Victoria-C</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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	30% of Total Cost#
Within 90 days of Booking	40% of Total Cost#
On intimation for Possession	10% of Total Cost# + IFMS + Club Charges + Optional Cost (if any) + Other Cost (if any)
<b>2a. Combo-I Payment Plan-3% rebate on Net Basic Sale Price (Applicable for Caspean-D,E,F, Emerald-A,B,C &amp; Isabella-A Towers)</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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 + Club Charges + Optional Cost (if any) + Other Cost (if any)
<b>2b. Combo-I Payment Plan-3% rebate on Basic Sale Price (BSP) (Applicable for Emerald-D Tower)</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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	40% of Total Cost#
On Start of Construction	5% of Total Cost#
On casting of Ground Floor Roof Slab	5% of Total Cost#
On casting of 3rd Floor Roof Slab	5% of Total Cost#
On casting of 6th Floor Roof Slab	5% of Total Cost#
On casting of 9th Floor Roof Slab	5% of Total Cost#
On casting of 12th Floor Roof Slab	5% of Total Cost#
On casting of 15th Floor Roof Slab	5% of Total Cost#
On casting of 17th Floor Roof Slab	2.5% of Total Cost#
On casting of Top Floor Roof Slab	2.5% of Total Cost#
On start of Internal Plaster	2.5% of Total Cost#
On start of External Plaster	2.5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + Club Charges + Optional Cost (if any) + Other cost (if any)
<b>3a. Construction Linked Payment Plan (Applicable for Mystic-C, Victoria-C, Caspean-A,B,D,E,F, Emerald-A,B,C &amp; Isabella Towers)Towers)</b>	
Initial Part Booking Amount	Rs. 5,00,000/-
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 + Club Charges + Optional Cost (if any) + Other Cost (if any)

**3b. Construction Linked Payment Plan (Applicable for Emerald-D Tower)**

Initial Part Booking Amount	Rs. 5,00,000/-
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 along with Agreement**	10% of Total Cost#
On casting of Ground Floor Roof Slab	10% of Total Cost#
On casting of 3rd Floor Roof Slab	10% of Total Cost#
On casting of 6th Floor Roof Slab	10% of Total Cost#
On casting of 9th Floor Roof Slab	10% of Total Cost#
On casting of 12th Floor Roof Slab	10% of Total Cost#
On casting of 15th Floor Roof Slab	5% of Total Cost#
On casting of 17th Floor Roof Slab	5% of Total Cost#
On casting of Top Floor Roof Slab	5% of Total Cost#
On start of Internal Plaster	5% of Total Cost#
On start of External Plaster	5% of Total Cost#
On intimation for possession	5% of Total Cost# + IFMS + Club Charges + Optional Cost (if any) + Other cost (if any)

**4. Possession Linked Payment Plan**

Initial Part Booking Amount	Rs. 5,00,000/-
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	25% of Total Cost#
On intimation for possession	50% of Total Cost# + IFMS + Club Charges + Optional Cost (if any) + Other Cost (if any)

#Total Cost = Price + PLC + GST