



**LOK AWAS™**

**1st & LARGEST AFFORDABLE  
HOUSING PROJECT OF MOHALI**



**LOK AWAS™**  
A project by Vera



# BENEFITS OF LOK AWAS

- ▶ Limited period opportunity to own premium house in lowest ever affordable price under Punjab Government Affordable Housing Policy 2018.
- ▶ Lok Awasi Homes are the first and largest Affordable housing Project in Sector 74-A, Mohali Situated at 200 Ft. wide road with range of 3 types of 2BHK and 3 BHK in price range of 15.90\* to 25.90 Lakhs\*whereas in near by locations the same Units are available in the range of 50 to 60 Lakhs. We are offering this price range by passing all incentives given by central Government & State Government on Affordable housing to builders and Buyers.
- ▶ Special reservations for Allotment of Lok Awasi Houses to give benefits to Females 20%, Defence and Veterans 10%, Divyang 5%, Government Employees 10%, Management Quota 15% and General Quota 40 %.
- ▶ The Project shall be launched only on online platform for receiving the applications and registrations in the month of August 2019 after receiving all the approvals and RERA Number and Allotments of the Units shall be allotted by open Draw of received Applications.

# BENEFITS OF LOK AWAS

- ▶ Subsidy under PMAY to first time home buyers up to Rs. 2.67 Lakhs on Home loan Interest payable.
- ▶ Home Loan Tax deduction benefits of Rs. 3.5 Lakhs under section 24B and 80EEA of Income Tax Act 1961.
- ▶ 50% Lesser prices as compared to all other near by housing Projects in Mohali.
- ▶ 50% Lesser EMI in comparison to the Rental Accommodation.
- ▶ Exemption in Income Tax on Rental Income.
- ▶ Fastest Future Appreciations on Lok Awas Houses.
- ▶ Best Connectivity with 200 ft. wide road connecting to the Airport road, Shopping Mall, Hospital, Schools, Educational Institutes, Airport, Railway Station & Bus Stand etc.

# BENEFITS OF PURCHASE IN MANAGEMENT QUOTA

- ▶ Allotted unit transferable for resale.
- ▶ Guaranteed allotment.
- ▶ Choice of Location and Floor.
  
- ▶ Note : - 2 Lakh rupees extra above B.S.P. in case of flat allotted in management quota on 25% booking amount.

# 2 BHK ELEVATION

FEEL THE PURE ESSENCE OF  
A COMPLETE LIFESTYLE



A FINE BLEND OF  
ELEGANCE & TRANQUILITY



**SECURED AND  
GATED ENTRY  
ON 200 FT. WIDE ROAD**







**CHILDREN'S PARK**

An aerial rendering of a modern residential development. The scene features several tall, light-colored high-rise apartment buildings with blue-tinted windows. The buildings are interspersed with lush green lawns, mature trees, and palm trees. A multi-lane road with a median and crosswalks winds through the development. In the background, more residential buildings and a large green field are visible under a clear sky. The overall atmosphere is one of a well-planned, green urban environment.

**FEEL THE PURE  
ESSENCE OF  
A COMPLETE  
LIFESTYLE**

# ATTRACTIVE LOCATION

Most prime location- Sector 74-A, SAS Nagar (Mohali)



\*Map not to Scale



# AMENITIES



- ▶ Premium Clubhouse.
- ▶ Well equipped Gym.
- ▶ Indoor & outdoor sports Facilities.
- ▶ Kid's play area.
- ▶ Grand Parents Park.
- ▶ Salon.
- ▶ Yoga Room.
- ▶ Banquet hall/Kitty hall.
- ▶ Swimming pool
- ▶ Laundry Service.
- ▶ Car Wash Bay.
- ▶ Clean Water Supply.
- ▶ Electronic Security.
- ▶ Gated Society.
- ▶ Daily Need Shop
- ▶ Cafeteria
- ▶ Medical Store.



PBRERA-SAS81-PR0310

Premium Living Amidst  
*Nature* at its Best

3 BHK ELEVATION





PBRERA-SAS81-PR0310

STEP INTO THE WORLD  
OF YOUR DREAMS

3 BHK ELEVATION



# TYPES OF DWELLING UNITS/FLATS

	2BHK COMPACT	2BHK OPTIMA	2BHK ULTIMA	3BHK STANDARD
Super Area	750	960	1070	1650
Floor Plate Towers in Sq. Ft.	6006	7685	8565	6602
Carpet Area Unit	355	525	600	956
Carpet Area with Balcony	450	580	650	1030
Covered Area	550	700	775	1450

# INTERIOR CONCEPT OF 2BHK COMPACT



UNIT TYPE	2BHK COMPACT (15.90*)
Super Area	750
Floor Plate Area	6006
Carpet Area Unit	355
Carpet Area with Balcony	450
Covered Area	550



# INTERIOR CONCEPT OF 2BHK OPTIMA



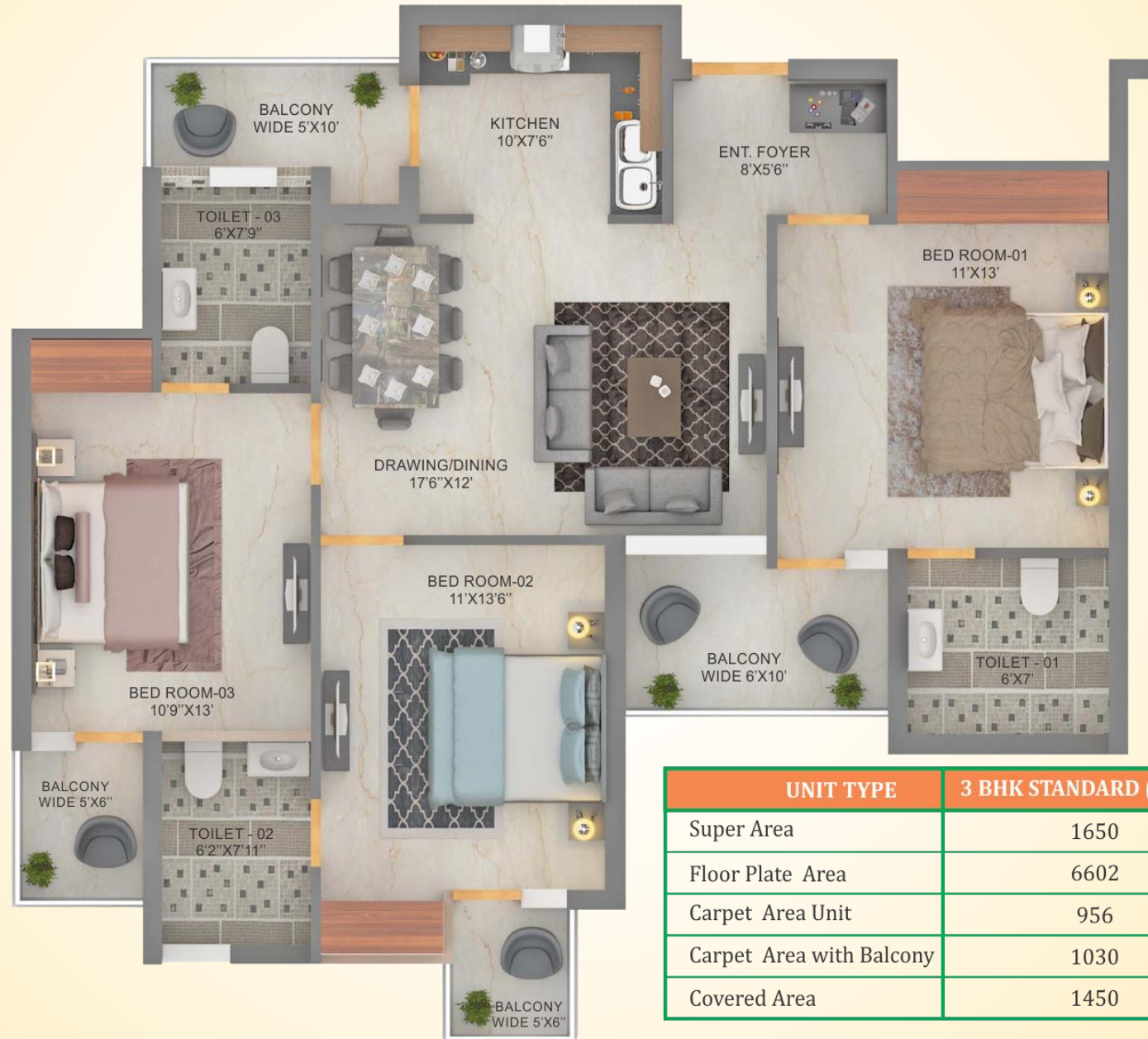
UNIT TYPE	2BHK OPTIMA (21.90*)
Super Area	960
Floor Plate Area	7685
Carpet Area Unit	525
Carpet Area with Balcony	580
Covered Area	700

# INTERIOR CONCEPT OF 2BHK ULTIMA



UNIT TYPE	2BHK ULTIMA (25.90*)
Super Area	1070
Floor Plate Area	8568
Carpet Area Unit	600
Carpet Area with Balcony	650
Covered Area	775

# INTERIOR CONCEPT OF 3BHK STANDARD



UNIT TYPE	3 BHK STANDARD (43.90*)
Super Area	1650
Floor Plate Area	6602
Carpet Area Unit	956
Carpet Area with Balcony	1030
Covered Area	1450

# PRICE LIST

Unit Plans	Draw Price	After Draw Price
2BHK COMPACT	₹15,90,000/-*	₹22,90,000/-*
2BHK OPTIMA	₹21,90,000/-*	₹29,90,000/-*
2BHK ULTIMA	₹25,90,000/-*	₹34,90,000/-*
3BHK STANDARD	₹43,90,000/-*	₹46,90,000/-*

Optional Charges – Floor and PLC If Applicable	
1 <sup>st</sup> Floor	25% of BSP
2 <sup>nd</sup> Floor	5% of BSP
Top Floor	10% of BSP
Park Facing	₹25,000/-*
Corner flat	10% of BSP

Applicable Charges	Price in Rs.
EDC & IDC (On Super Area)	₹105/- per sq.ft.
Power Backup Charges	₹35,000/- per kva
Covered Car Parking	₹75,000/-
Club Membership Charges	₹50,000/-
I.F.M.S (On Super Area)	₹50/- per sq.ft.

<b>DRAW APPLICATION REGISTRATION FEE</b>			
<b>2BHK COMPACT</b>	<b>2BHK OPTIMA</b>	<b>2BHK ULTIMA</b>	<b>3BHK STANDARD</b>
₹51,000	₹75,000	₹1,00,000	₹1,50,000

**NOTE:-**

1. The Cost of Stamp Duty, Registration Fee/ Documentation Charges, PLC, GST as applicable and any other charges/ taxes levied by Government shall be borne by the intending allottee(s) as per actual over and above on above mentioned BSP Price.
2. Loans from Government, Private Banks are available.
3. Pay order/ Draft/ Cheque to be issued in favour of VERA DEVELOPERS PVT. LTD.
4. The sale price is fixed as per Dwelling Units and not as per the Super Area and Carpet Area.

## CONSTRUCTION LINKED PAYMENT PLAN

Stage	Percentage
Within 15 days from Draw	25%
On Completion of Excavation	12%
On Completion of Basement	12%
On Completion of 2nd Floor Roof Slab	10% + Other Charges
On Completion of 5th Floor Roof Slab	10%
On Completion of 9th Floor Roof Slab	8% + PLC
On Completion of 12th Floor Roof Slab	8%
On Completion of 15th Floor Roof Slab	5%
On Completion of Super Structure	5%
At the Time of Offer of Possession	5% + Registration Charges

## RENTAL ASSURED PLAN\*

2BHK COMPACT(15.90 Lakhs*)	2BHK OPTIMA (21.90 Lakhs*)	2BHK ULTIMA (25.90 Lakhs*)	3BHK STANDARD (43.90 Lakhs*)
Monthly Rental 6,000/- Per Month	Monthly Rental 7,500/- Per Month	Monthly Rental 10,000/- Per Month	Monthly Rental 20,000/- Per Month

Upfront	Super Structure	Offer of Possession
80% within 30 Days	15% + Other Charges + PLC	5% + Registration Charges



# VERA GROUP

With two decades of glorious experience in creating masterpieces in the Punjab Region, Vera Developers Pvt. Ltd. has become the most trusted real estate brand in the Northern Region. We have delivered more than 26 Lakh Sq. Ft. of real estate projects to more than 5000 satisfied customers across Punjab.

Our company has a range of under construction projects of 25 Lakh Sq. Ft. area in well-planned urban sectors across Tricity & Punjab. In addition, there are another 50 Lakh Sq.Ft. for our upcoming projects. A closer look at the completed and ongoing projects by the company in the last few years reveals our strong focus on thoughtfulness, benchmark quality, customer centric approach, timeless values, transparency and innovation.

The company has partnered with specialists from all over India working on various aspects including design, landscaping, engineering and structural strength of each of the developments. In-house dedicated separate divisions for construction, sales, marketing as well as accounts help us to deliver a project from conceptualization to completion. In other words, everything from quality construction, aesthetic design, machinery and high-class interiors is done in-house. We also have an experienced customer service team which regularly interacts with customers and is responsible for assisting them through the entire sales & after sales process.

Vera Developers as an organization is highly focused on delivering international quality products in a timely manner with utmost perfection.

# ON GOING PROJECTS

ON GOING



Gold Mark

Zirakpur

Gold Mark is a Luxury project which is strategically located at the entrance of Chandigarh at Patiala Chowk, Zirakpur. Gold Mark is the largest luxury condominium project in Tri-City Area. With high-end specifications and amenities comparable to finest 7-star resorts, this is the only seven-star project in the region who adopts European construction technology and boasts of a number of unique features that set it apart from its peers.

ON GOING



PRESTIGE  
TOWERS

Mohali

Designed by the best and built using the finest material available, the Prestige Towers blend every element of aristocracy. Situated moments away from Mohali's finest schools, hospitals and shopping malls, Prestige Towers is conveniently close to the best of everything that the capital has to offer.

ON GOING



LOK AWAS™

Mohali

Lok Awas is the most Affordable Project & an excellent find for those looking for budget residential properties. Situated at the helm of the fastest appreciating property location in Mohali, these homes are connected to the 200 ft. wide Airport Road, schools, business districts & so on. Gated Community with a range of features at Lok Awas makes it a perfect township you would proud to call your home.

ON GOING



Royal City

Fazilka

Royal City Plots by Vera Developers bestows an opportunity to experience the prestige of having space in Fazilka. The ultimate state-art living complex is beautifully set on 60 feet Abohar Road with a range of services including the best possible connectivity to important places.



# UPCOMING PROJECTS



UPCOMING

**KINGS**  
GATE


Mohali



UPCOMING

*Queens*  
GATE

Mohali



UPCOMING

**VERA**  
**ICON SQUARE**

Moga

# DELIVERED PROJECTS

DELIVERED



**VIJAY NAGAR**

Fazilka

DELIVERED



**GREEN CITY**

Muktsar

DELIVERED



**VN**  
Town Ship

Muktsar

DELIVERED



**BABLU ENCLAVE**

Jalalabad

DELIVERED



**VIJAY NAGAR**

Jalalabad

DELIVERED



**ICON**  
HEIGHTS

Moga

# KEY BENEFITS TO CHANNEL PARTNERS

- 1st and Largest Inventory 5500 Plus Units Housing Project.
- Many years selling and Income opportunity.
- Customer Friendly Affordable Prices to attract large number of buyers.
- Every Second family is a potential buyer of this Project.
- Easy Selling.
- Assured Sale through Management Quota of 15%.

BROKERAGE POLICY					
Sales Slab	On Applications of All Type Units	On Allotment Unit of ₹15.90 Lakhs	On Allotment Unit of ₹21.90 Lakhs	On Allotment Unit of ₹25.90 Lakhs	On Allotment Unit of ₹43.90 Lakhs
1-10	₹1500	₹60,000	₹80,000	₹1,00,000	₹1,50,000
11-50	₹2000	₹75,000	₹1,00,000	₹1,25,000	₹1,75,000
51 and above	₹2500	₹1,00,000	₹1,20,000	₹1,50,000	₹2,00,000

BROKERAGE DISBURSEMENT POLICY	
50% after Execution of Agreement and receiving of 25% of Deal Amount	50% on Receipt of 50% of Total Payment



**LOK AWAS<sup>TM</sup>**

**SITE OFFICE**

**Near TDI Club House, Sec - 74 A**

**Mohali - 160055 (Punjab)**

**Contact: 70873 04777**

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