



SITE OFFICE
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HEAD OFFICE:
Bura Gujjar Road, Village Kotli Devan,
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Disclaimer: Nothing contained herein intends to constitute a legal offering or legal binding on Company's part. All pictures are conceptual.

WWW.LOKAWAS.COM

100% RCC
MIVAN CONSTRUCTION
TECHNOLOGY



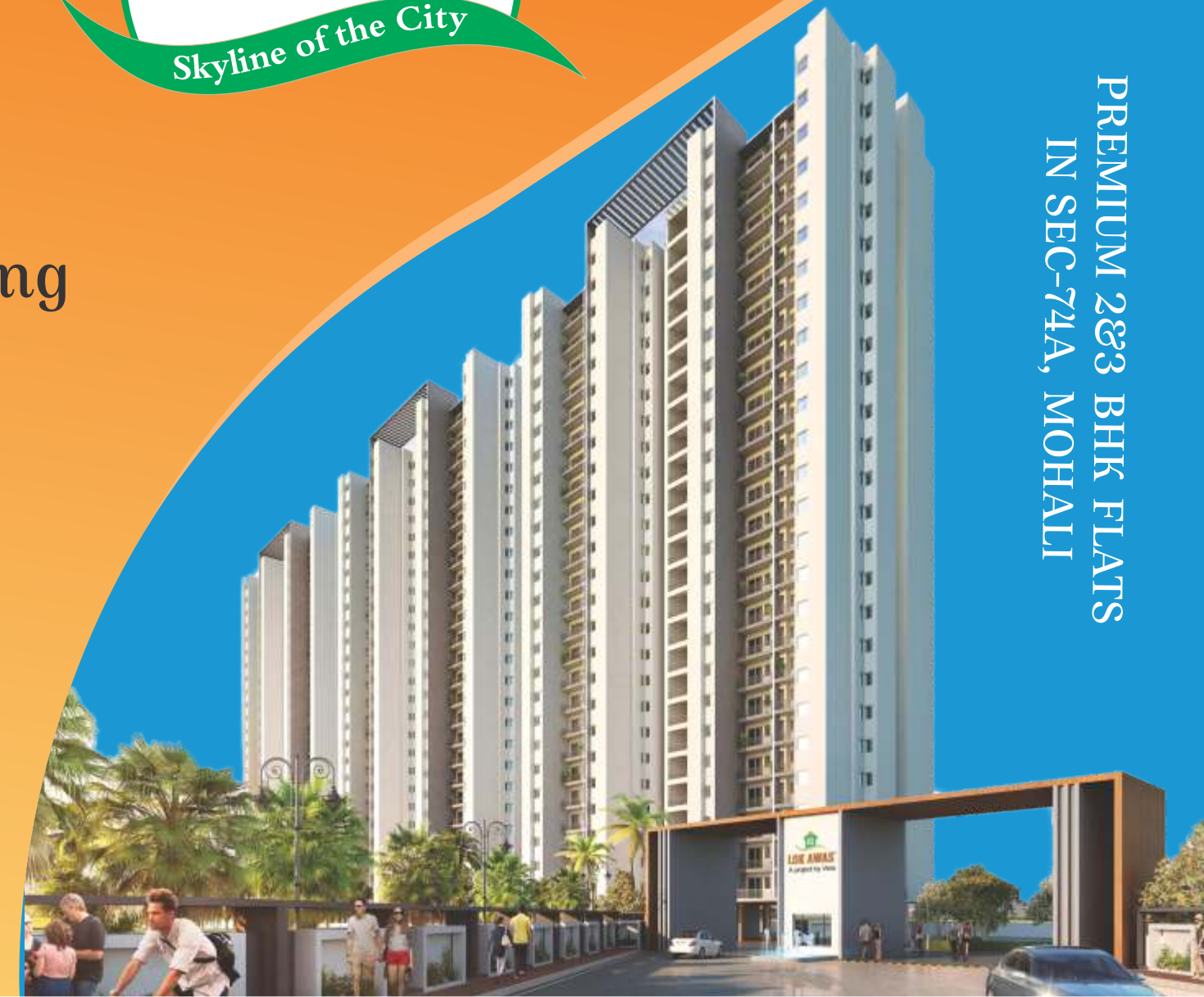
PBRERA-SAS81-PR0496
www.rera.punjab.gov.in

First
Premium Housing
With
Guaranteed
Lowest
Pricing

BENEFITS
AVAILABLE UNDER*



PREMIUM 2&3 BHK FLATS
IN SEC-74A, MOHALI





अब सच होगा सपना, सबका घर होगा अपना ।

Welcome Home To Lok Awas - Premium Housing at Guaranteed Lowest Price!

In the last one decade, Mohali has seen an exponential growth, with the city emerging as the new financial hub for business, industries, health care, housing and educational institutes. With the new International Airport now in Mohali, properties along the 200-foot road haven't just been sold out, but have appreciated manifolds.

Foreseeing this progress and with a progressive vision towards the future, Vera Developers Pvt. Ltd. conceptualized Lok Awas Mohali, the most affordable and lowest priced project under the Punjab Government Affordable Housing Policy 2018, starting at just Rs 29.90 lakhs*.

Lok Awas Mohali is being built with a philosophy of not only making housing affordable, but offering state-of-the-art facilities and amenities for a life replete with comfort.

Lok Awas is centrally situated on **200 Feet wide Road, Sector 74A Mohali** . Lok Awas is perfect for the First Time Home Buyers, Families, Corporates, Businessmen, Vacation Travelers, NRIs looking to invest in a home in Punjab.

In the vicinity of Lok Awas Homes are large IT Companies, Luxury Malls, Educational Institutes and upcoming International Hospitals.

Built with 100% RCC European Construction Technology, Lok Awas also offers better quality of building, jointless construction technique, faster speed and longer life of structure.

Lok Awas Homes, a path-breaking project has been conceptualized on the lines of 'Freedom from Rent and is backed with honest efforts of Punjab Government and Central Government of India who wanted to make affordable housing a dream come true , especially for young working men & women starting their careers who can save their rent and own their home in an idyllic space, offering style, comfort, world-class amenities, superb quality.

What's More? There are a range of benefits for the buyers, which includes, Tax Rebates, GST Rebates , Subsidies on Loan, Quota for Females, Defence & Veterans, Divyang and Govt. Employees, price appreciation and many more.

Lok Awas Homes. Where Quality meets Affordability.

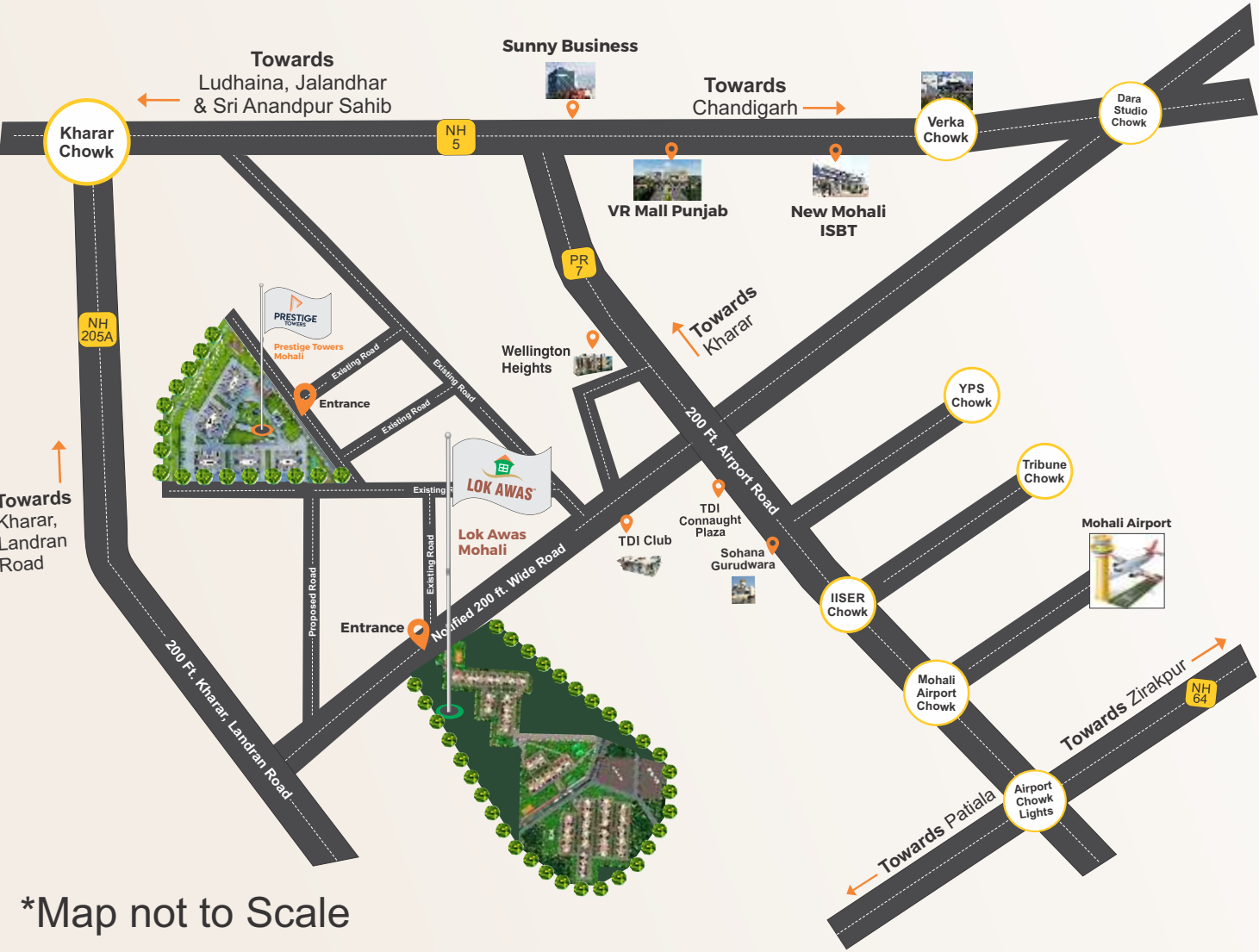
FINANCIAL BENEFITS
BENEFITS TO GET AN INTEREST SUBSIDY ON HOME LOANS UPTO ₹2.67 LAKHS* UNDER PMAY 2018
BENEFITS OF INCOME TAX DEDUCTION ₹3.5 LAKHS* OF EVERY YEAR UNDER SECTION 24B AND 80EEA OF INCOME TAX ACT 1961
EXEMPTION OF ₹2.40 LAKHS* ON FUTURE RENTAL INCOME
ENJOY FAST PROPERTY APPRECIATION NEAR INTERNATIONAL AIRPORT ON 200 FT. WIDE ROAD.

VISIT
WWW.LOKAWAS.COM
FOR
REGULAR PROJECT UPDATES

Prime Location Of Mohali

Unlocking the doorway to higher living, Lok Awas Homes provides families an opportunity to live at the helm of the fastest appreciating property location in Mohali on **200 Feet wide Road adjoining 200 Feet Airport Road.**

It connects you in minutes to International Airport, Schools, Colleges, Malls , MNCs and Offices.

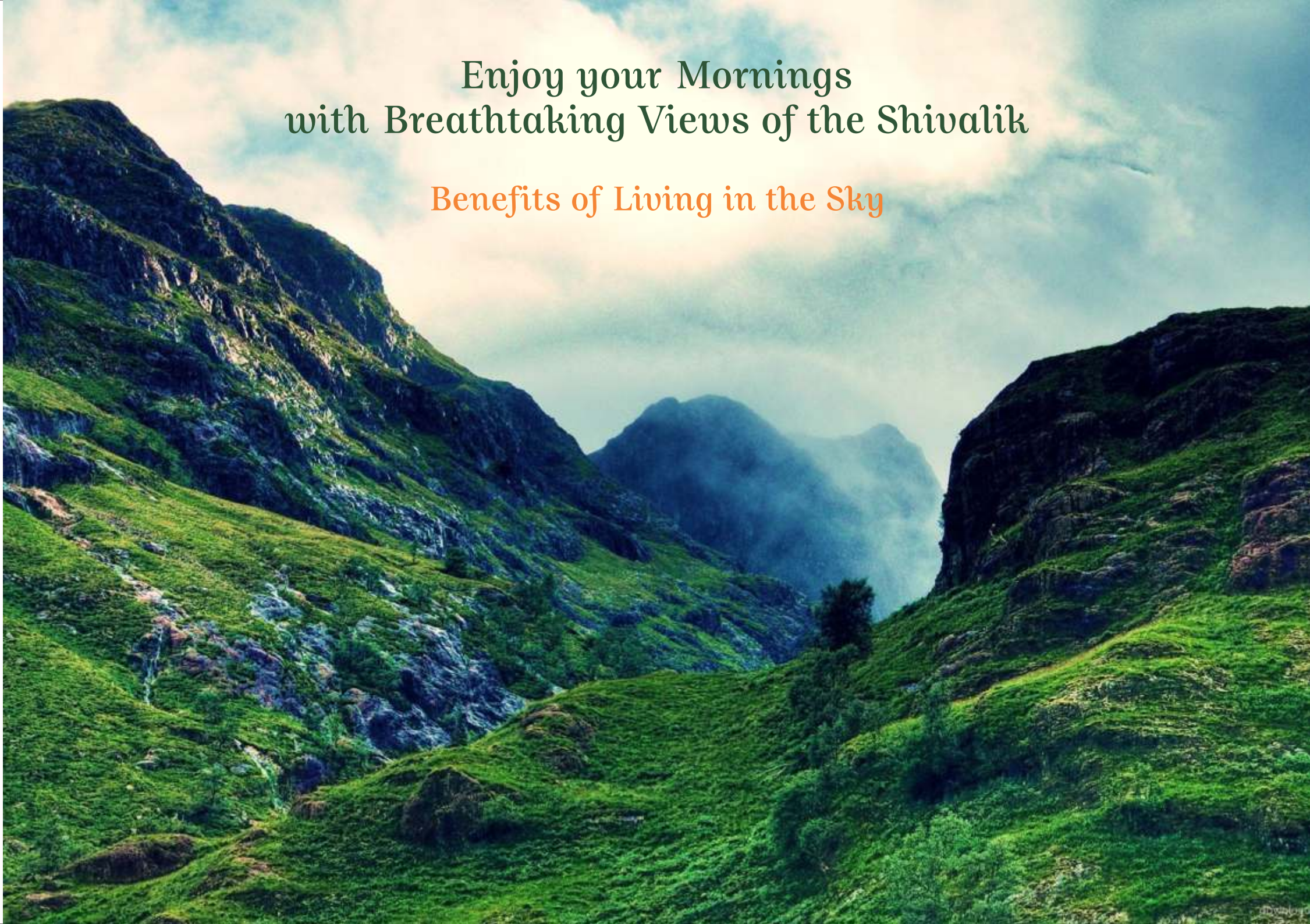


*Map not to Scale

Enjoy your Mornings
with Breathtaking Views of the Shivalik

Benefits of Living in the Sky

 200 ft Connecting road	 Fortis Hospital (15 min away)
 Mohali Bus Stand (8 min away)	 Cricket Stadium (15 min away)
 VR Punjab Mall (2 min away)	 Golf Course & Lake (2 min away)
 International Airport (15 min away)	 Major Universities (10 min away)





MASTER PLAN



10 Acres of Green Area

A WORD WITH A REFRESHING RING TO IT

For a Serene and Calming Effect Soak in the Comfort, Class, and inclusive experience of aesthetically and elegantly spread 10 acres of stunning and Serene Greens. This is a must as the fundamental component of any urban ecosystem. Designed to facilitate physical activity, relaxation and form a refuge from the city's hustle, Lok Awas is designed in such a way that it is enjoyed and cherished by every resident.





Golf Course

The project is surrounded by true greens offering a golf range within a radius of 2 Kms from your home. Step out and enjoy game of golf in mornings and evenings. If you are game for a relaxed conversation or time-out from the humdrum of life, head with your friends and family for a game of golf , at a walking distance.



Water Bodies

Pause from your hard day concentrating on the sound of gentle flowing water from our aesthetically placed fountains which not only adds to the instant beauty of the surroundings but help to relax the mind. The relaxing lull of flowing water will not only mitigate noise around us but also reap the positive, relaxing benefits.

Style Meets Substance At Lok Awas

The detail is in the Design, as you experience comfort from the moment you step in, for all your daily requirements are taken care of, here and now. Elegantly designed main entrance, high boundary walls and futuristic security systems ensures a secure living for a lifetime at Tricity's 1st Affordable Housing Project that comes with Super Premium Amenities. No other project has ever offered such a vast array of services that are standard and specialized at Lok Awas. The design ensures all apartments look over Greenery, Vast Open Spaces and Ethereal Surroundings. It is a world within a city, connected with 200 feet wide road.





Feel the Pure Essence of A Complete Lifestyle

Offering the ultimate blend of idyllic ambience in the heart of Mohali , Lok Awas has something for everyone, with unparalleled level of Services.

Club House

The premium club of Lok Awas is conceptualised for you to experience luxury and the finer things of life at your own pace. Designed to offer latest facilities in health and wellness, the club also strives to create a space for you to bond with like-minded people, connect over various activities and create an experience that will be intellectually and socially stimulating. There will never be a dull moment here.



Pool for you to Splash in Style

Cool off in the mid-size pool with the clear and cool water promising to give you complete fitness and relaxation. Swim in style. In the winter afternoons and evenings, the poolside is the place to party and relax.



GYM

The well-equipped gym and relaxation area with all modern facilities at Lok Awas is to keep you in the pink of health. The state-of-the-art gym is the best place where either one can detox after a long day at work or even begin the day by hitting the fitness note!



Yoga Room

The Yoga Room at Lok Awas is a place where you can de-stress, rejuvenate, and learn the ancient art of Yoga in plush, serene surroundings. It is especially designed for you to forget the world outside and look within.



Salon

The Salon at Lok Awas will tempt you with the latest in beauty therapy, latest grooming styles, with the best products and hands pampering you. Discover a new you here with us.



Banquet Hall

No more driving for miles to host a party or to attend an event. Celebrate birthdays, anniversaries, all within the comfort and luxury of Lok Awas.



Kitty Hall

Kitty Hall will ensure that you arrive at your best within moments from your home to catch up with friends and feast over a curated and especial menu.



Restaurant

Be it an intimate dinner, a quick bite or even a take-away; let the chefs work their magic just for you at our specially designed restaurant at Lok Awas, with dishes from across the world and a beautiful ambience.

Gaming Zone

Game for More

Get, set, go in our game zone, which is equipped with numerous fun and fitness activities.



Table Tennis

Enjoy a thrilling game of table tennis at the Lok Awas Club House. Enjoy the game of discipline and thrill in a group or as a couple.



Carrom

Your ideal place to challenge your friends and neighbours to a game of carrom.



Chess

An ideal place created in Lok Awas to ensure that the next grandmaster emerges from among the residents of Lok Awas.

Outdoor Sports

Step out for a lively you at Lok Awas. Our unique outdoor sports facilities let you discover the all new you. Whether your sport-of-choice is cricket, basketball or badminton, it has all that inspires you to explore life beyond your plush and comfortable chairs



Sports Park

Lok Awas offers a sports ground for all to enjoy vital green space with the opportunity to be physically fit , for we believe that sports help to build character and teach the importance of discipline in life.



Badminton Court

All you need is a racquet & a shuttle and you are all set to hit a perfect score in the company of friends and family.

Basket Ball Court

Make a dash for the word-class Basketball Court at Lok Awas. Give your children an opportunity to build core strength, improve their game on the course, and hone performance-specific skills in a safe environment.



Cricket Practice Pitch

Nothing begets more excitement than Cricket for an Indian. At Lok Awas indulge yourself in the game of cricket at our practice nets. Get an opportunity to learn basics with correct techniques and give your children an opportunity to build competitive spirit from an early age.

Parks

Enveloped with acres of green and serene surroundings, the designated lush green parks at Lok Awas let you indulge your body, mind and soul in the arms of nature. The hygienic surroundings enriched with the fragrance of flower beds offer prefect rejuvenation for residents during the morning and evening walk.



Grand Parents Park

Manicured parks with gorgeous water bodies at Lok Awas is a perfect place for elders to sit back and enjoy a conversation.

Peace Park

A tranquil space to comfort yourself and interact with nature to find inner peace away from distractions after a long working day.



Children's Park

Parks are great places for children to make important connections—with their parents, their peers, and the environment. Children's Park at Lok Awas lets your child engage in recreational activities; boost their mental health with a top priority towards a safer environment. While you sip on a cup of coffee, let your child learn to appreciate nature.



While you'll sip on a cup of coffee and simply unwind at Lok Awas Restaurant, your kids' will enjoy the freedom to explore multiple games, swings and develop their creativity in a safe and secure environment.

Daily Amenities

At Lok Awas, we offer the best possible pool of amenities considered to be essential to make life easier and more pleasant. For a quality living, we have developed the most basic variables of amenities, for you to save time and inconvenience of travelling after a long day.



Daily Needs Shop

We have set the trend of redefining comfort living with changing time at Lok Awas. Feel a sense of relief. You can now enjoy the ease of shopping within the premises.



Fruits & Vegetables Shop

Dedicated Fruits & Vegies bay at Lok Awas will make it convenient for you to shop fresh fruits & vegetables without going far.



Cafeteria

Quaint, warm and intimate interiors of the Cafeteria at Lok Awas invite you for conversations over the choicest coffees and small bites overlooking the serene surroundings. The Wi-Fi adds to the charm and quietude of the cafe, which is also an ideal space for informal interactions and brain-storming sessions.



Bread & Bakery Shop

A baker's paradise. Step into the Bakery at Lok Awas for the freshest loaf of bread, the creamiest pastry, and the perfect cake to celebrate every occasion.



Medical Store

We at Lok Awas know the ease of mind that comes when medical facilities are at hand. The medical shop within the premises is there for any need that may arise.

On Higher Ground: Safe & Secure

Experience convenience and secure living at Lok Awas that offers an exclusive range of amenities. The project reflects an array of features, be it design, space and ambience, all at the standard of a premium project. Top of the line amenities and all apartments over view greenery making it distinctive & the most attractive residential address.



Gated Society

At Lok Awas dream homes, your safety and security is a priority. The high-security, gated complex is surrounded by high boundary walls, with trained guards.



Advanced Fire Fighting System

Lok Awas Homes are secured and equipped with advanced fire-fighting systems, which ensure detection of any incident of fire to prevent emergency situations for your and your families security.



24x7 Electronic Security

High-tech safety equipments, security systems and arrangements provide the community with a secure and relaxed living.



Car Wash Bay

Convenience is the mantra that drives all services and amenities here at Lok Awas. Now, you don't have to drive far to a service centre to get your car washed. The car wash bay here at Lok Awas is equipped with all modern machines, so you can enjoy this facility right in the complex.



Laundry Service

Get your clothes and linen delivered at your doorstep and save both time and money, as you avail the laundry services at Lok Awas.



Clean, Regular Water Supply

Here, you don't need to wait for water or overhead tanks to fill up, as Lok Awas ensures 24x7 clean water supply for all residents.



Premium Construction Quality

Our homes are built and created with high-quality raw materials, with a strong foundation for a secure future.



Interior Concept

UNIT TYPE	2 BR COMPACT
Super Area	840 Sq. Ft.
Covered Area	710 Sq. Ft.
Carpet Area With Balcony	575 Sq. Ft.
Carpet Area of Unit	460 Sq. Ft.



*Conceptual Images



*All sizes mentioned above are with walls

2 BR-Compact

840 Sq.Ft. (Super Area)

2 Bedrooms, 1 Washroom
& 2 Balconies

2 BR Compact

₹29.90 LAKHS*

SCAN TO SEE
SAMPLE FLAT



Interior Concept

UNIT TYPE	2 BHK OPTIMA
Super Area	1030 Sq. Ft.
Covered Area	850 Sq. Ft.
Carpet Area With Balcony	735 Sq. Ft.
Carpet Area of Unit	660 Sq. Ft.



*Conceptual Images

2 BHK-Optima

1030 Sq.Ft. (Super Area)

Living & Dining Room,
2 Bedrooms,
1 Washroom & 1 Balcony

2 BHK Optima

₹36.90 LAKHS*



*All sizes mentioned above are with walls

SCAN TO SEE
SAMPLE FLAT



Interior Concept

UNIT TYPE	2 BHK ULTIMA
Super Area	1125 Sq. Ft.
Covered Area	960 Sq. Ft.
Carpet Area With Balcony	880 Sq. Ft.
Carpet Area of Unit	755 Sq. Ft.



*Conceptual Images

2 BHK-Ultima

1125 Sq.Ft. (Super Area)

Living & Dining Room, 2 Bedrooms,
2 Washrooms & 3 Balconies.

2 BHK Ultima
₹41.90 LAKHS*



*All sizes mentioned above are with walls

SCAN TO SEE
SAMPLE FLAT



Interior Concept

UNIT TYPE	3 BHK STANDARD
Super Area	1720 Sq. Ft.
Covered Area	1370 Sq. Ft.
Carpet Area With Balcony	1150 Sq. Ft.
Carpet Area of Unit	990 Sq. Ft.



*Conceptual Images

3 BHK-Standard

1720 Sq.Ft. (Super Area)

Living & Dining Room,
3 Bedrooms,
3 Washrooms & 4 Balconies.

3 BHK Standard

₹63.90 LAKHS*

SCAN TO SEE
SAMPLE FLAT



*All sizes mentioned above are with walls



Rise Above The Ordinary

Each home of Lok Awas is designed keeping in view every design detail, convenience of users, with a luxurious feel and look to every room. Enjoy the style and comfort of premium amenities at affordable rates

Living Room Specifications



The premium living room at Lok Awas is an ideal space for conversations, coffee, television time. Here, you can spend quality time with your loved ones and create memories for life.



Flooring-Vitrified Tiles*



Walls-Distemper/White Wash



Windows & Doors-Hardwood Door Frames with Flush Panel / Flush Door / Skin Door.



UPVC Doors & Windows



Modular Switches with ISI Mark Wiring

Bedroom Specifications



The bedrooms at Lok Awas have been designed to help you unwind and energize after a long day's work. Each bedroom has natural light and ventilation, and the attached, spacious balconies give you a view of the natural beauty outside, as you soak in the wonders of nature and destress.



Flooring-Vitrified Tiles*



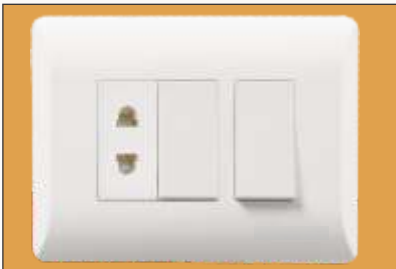
Walls-Distemper/White Wash



Windows & Doors-Hardwood Door Frames with Flush Panel / Flush Door / Skin Door.



UPVC Doors & Windows



Modular Switches with ISI Mark Wiring

Modular Kitchen Specifications



Cook up a storm and impress your friends and family with your culinary skills in the spacious and airy kitchen at Lok Awas. Designed and organised to ensure maximum utilization of space, this is a clutter-free area, ensuring that cooking is no longer a chore, but a celebration.



Flooring-Vitrified Tiles*



Walls-Permanent Finish with 2 feet Height Dado Tiles above counter



Kitchen Counter-Granite Marble



Stainless Steel Sink



Windows & Doors-Hardwood Door Frames with Flush Panel / Flush Door / Skin Door.



UPVC Windows



Branded Faucets



Modular Switches

Bathroom Specifications



Live a life of comfort and luxury at Lok Awas premium homes, where each bathroom has a unique colour scheme and design, with the spacious, well-lit bathrooms equipped with modern amenities for comfort and style.



Flooring-Vitrified Tiles*



Walls- Tiles*



Sanitary Fitting-Chinaware of Standard Design and Fitting ISI Marked



Complete Washroom equipped with Shower & Utility.

Uncompromised Quality at a Compromised Price

As reputed, ethical builders, we promise quality and security for the sturdiness of the project, by using best and latest available material in the market backed with unmatched quality workmanship.

BEDROOMS	FLOORING	VITRIFIED TILES				
	WALL	DISTEMPER/ WHITE WASH				
LIVING ROOM	FLOORING	VITRIFIED TILES				
	WALL	DISTEMPER/ WHITE WASH				
KITCHEN	FLOORING	VITRIFIED TILES				
	WALL	DISTEMPER/ WHITE WASH				
	KITCHEN COUNTER	STONE	GRANITE SLAB			
	SINK	STAINLESS STEEL				
BALCONY	FLOORING	VITRIFIED TILES				
	WALL	DISTEMPER/ WHITE WASH				
	RAILING	MS RAILING				

Same or Equivalent

WASHROOM	FLOORING	VITRIFIED TILES				
	WALL	DISTEMPER/ WHITE WASH				
	PLUMBING FITTINGS	UPVC/CPVC				
	SANITARY FITTINGS	CHINAWARE				
	CP FITTINGS	METAL				
WINDOWS		UPVC FRAMED				
DOORS	WOODEN	FLUSH DOORS				
ELECTRICAL	PVC ELECTRIC CONDUITS					
	ELECTRIC WIRES					
	CAT 6 DATA CABLES					
	ELECTRIC CABLES					
	ELECTRIC SWITCH & PLATES					
	ELECTRIC SWITCHGEAR					

Note: The above mentioned brands or similar shall be used.

Same or Equivalent



Price List

WE FOLLOW A FIXED PRICE POLICY

Unit Name and Area

- 2 BR COMPACT - 840 Sq. Ft. (Approx.)
- 2 BHK OPTIMA - 1030 Sq. Ft.(Approx.)
- 2 BHK ULTIMA - 1125 Sq. Ft. (Approx.)
- 3 BHK STANDARD - 1720 Sq. Ft. (Approx.)

Unit Prices

- ₹29,90,000/-*
- ₹36,90,000/-*
- ₹41,90,000/-*
- ₹63,90,000/-*

Applicable Charges

- EDC & IDC (On Super Area)
- Power Backup Charges
- Basement Car Parking
- Club Membership Charges
- Maintenance Allowance Every 5 Years (On Super Area)

Price in INR

- ₹105/- per sq.ft.
- ₹35,000/- per KVA
- ₹75,000/-
- ₹50,000/-
- ₹50/- per sq.ft.

Optional Charges – Floor and PLC If Applicable

- 1st Floor
 - 25% of B.S.P
- 2nd Floor
 - 5% of B.S.P
- Top Floor
 - 10% of B.S.P
- Park Facing
 - ₹50,000/-*
- Stilt Car Parking
 - ₹1.5 Lakhs*
- Corner Flat
 - 10% of B.S.P
- Pocket A PLC for Ultima Units
 - ₹5 Lakhs* Per Unit Extra will be charged over and above the Basic Selling Price
- Pocket B PLC for All Units
 - ₹3 Lakhs* Per Unit Extra will be charged over and above the Basic Selling Price

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.
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.
5. Eligibility of PMAY benefits and Home Loans is dependent on individual.

Payment Plans

Construction Linked Payment Plan

Stage of Payment	Percentage
Within 15 days of Booking Date	25%
On Completion of Excavation	12%
On Completion of Basement Raft	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 23rd Floor Roof Slab	5%
At the Time of Offer of Possession	5% + Registration Charges

Down Payment Plan

10% Flat Discount on B.S.P			
At the time of Booking	Within 30 Days of Booking	On Super Structure	At the time of Offer of Possession
10% of B.S.P	80% of B.S.P + PLC	5% of B.S.P + Other Charges	5% of B.S.P + Registration Charges



Home Loan Partners:



Comparison of Projects along 200 Feet Road in Mohali

NEARBY PROJECTS	LOK AWAS MOHALI
2 & 3 BHK with Maximum Area of 1650 Sq.ft.	2 & 3 BHK from 840 Sq. Ft. to 1720 Sq. Ft.
Price Range from INR 65 Lakh to 2.50 Crores	Price Range from 29.90 Lakhs to 63.90 Lakhs
Located on 60-80 Feet Road	Located on 200 Feet wide Road
Good Club House with expensive projects only	Premium Clubs with Modern Amenities
Gated Community	High Boundary Wall with 24X7 Electronic Surveillance System
Small Ratio of Green Area compared to project.	10 Acres of Green Area with Outdoor Sports and Multiple Parks
Limited Recreation Zones	Multiple zones for various recreation for all age groups
Parks only to show green space.	Activity Themed Parks like Grand Parent’s Park, Peace Park,Yoga Park, Sports Park, Kids Park
No Availability of Daily Needs	Dedicated Daily Needs shop
Power Back up	Dedicated Stabilised Power Back Up
No Space created for functions and get togethers	In house Banquet Hall and Kitty Hall
No in house Restaurant and Café	In house Restaurant and Café
Already Appreciated Properties Prices	Fastest Appreciating Property on 200 Feet Road

Approval by Authorities

 Rera Number	09/08/2019	PBRERA-SAS81-PR0496
 Promoter License	07/11/2014	No. E.O.(R)/2014/33
 License to develop colony	20/06/2019	LDC-33-2019
 Change of Land Use	15/06/2018	1369-STP(S)/SS-11-(GR)
 Map Approval	10/04/2019	546-STP(S)SS-11(GR)
 Height Clearance	12/09/2017	WAC/S 6369/1/12W/ATS (41/17)
 Environmental/Pollution	03/04/2018	1742
 Forest Department Approval	01/03/2018	FCA/9542
 Drainage Department	14/05/2019	No. SE(C-1)/GMADA/2019/887

Home Loan Partners:



Vera Group

Building Trust Brick by Brick

With two decades of glorious experience in creating masterpieces in the Punjab Region, M/s Vera Developers Pvt. Ltd. has become the most trusted real estate brand in the Northern Region. We have delivered more than 50 Lakh Sq. Ft. area of real estate projects to more than 5000 satisfied customers across Punjab. Our company has a range of under construction projects of 70 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.

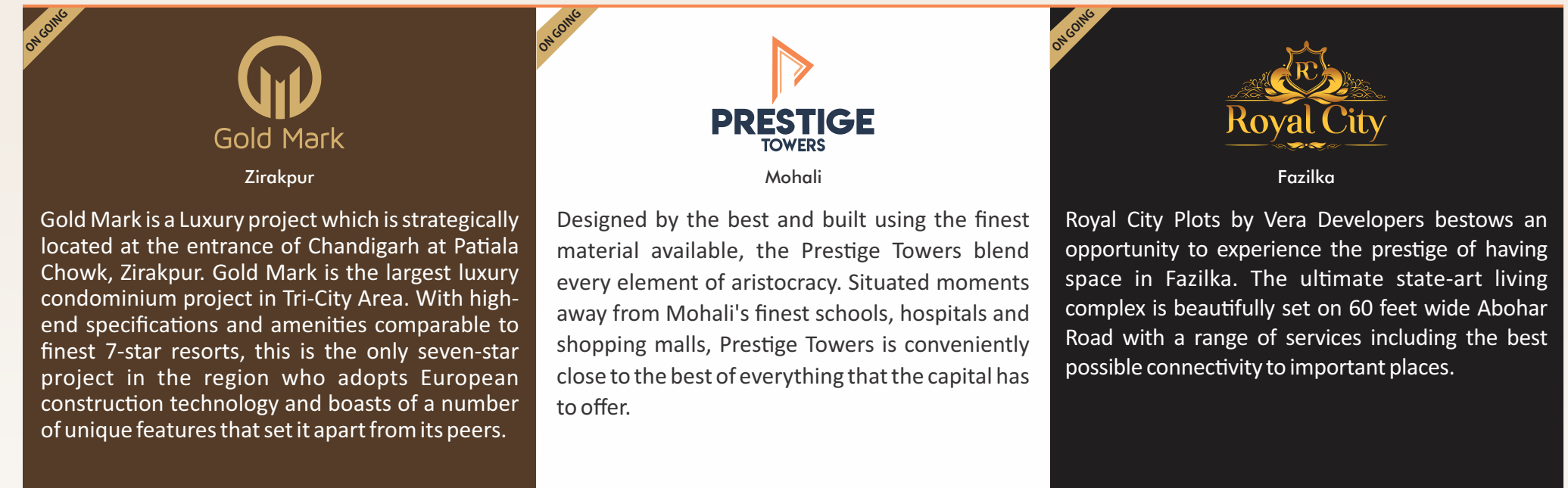
The company has partnered with specialists from all over India working on various aspects including design, landscaping, engineering and structural strength of each of the developments. In-house dedicated separate divisions for construction, sales, marketing as well as accounts help us to deliver a project 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.

Our Delivered Projects



Our Other Ongoing Projects



Our Upcoming Projects





अब सच होगा सपना, सबका घर होगा अपना ।