



*अब सच होगा सपना,  
सबका घर होगा अपना ।*





# Welcome to Vera Developers

## Where Business Meets Opportunity

AT VERA GROUP, WE DON'T JUST BUILD SPACES—WE CRAFT EXPERIENCES. SINCE OUR INCEPTION IN THE 1990s, BASED IN THE VIBRANT STATES OF PUNJAB AND HARYANA, WE'VE BEEN AT THE FOREFRONT OF RESIDENTIAL AND COMMERCIAL REAL ESTATE, TRANSFORMING LANDSCAPES AND LIVES ACROSS THE STATE. WITH OVER 50 LAKH SQ. FT. OF RESIDENTIAL AS WELL AS COMMERCIAL EXCELLENCE DELIVERED AND MORE THAN 60 LAKH SQ. FT. UNDER CONSTRUCTION IN VARIOUS CITIES OF PUNJAB, WE'VE TOUCHED THE LIVES OF THOUSANDS OF PEOPLE, CREATING HOMES AS WELL AS COMMERCIAL BUSINESS SPACES WHERE PEOPLE'S DREAMS COME ALIVE.

ALL OUR VENTURES ARE A TESTAMENT TO OUR COMMITMENT TO LUXURY AND INNOVATION AND STAND AS A BEACON OF OPULENCE AND SOPHISTICATION.

## 30 YEARS OF LEADERSHIP IN REAL ESTATE SECTOR



|                                                |                                                    |
|------------------------------------------------|----------------------------------------------------|
| <b>17</b><br>PROJECTS<br>DELIVERED             | <b>11 K+</b><br>HAPPY<br>FAMILIES                  |
| <b>50</b><br>LAKH SQ. FT.<br>AREA<br>DELIVERED | <b>60</b><br>LAKH SQ. FT.<br>UNDER<br>CONSTRUCTION |

WITH 30 YEARS OF EXCELLENCE, PROMOTER LEGACY CRAFTS VISIONARY RESIDENTIAL AND COMMERCIAL SPACES THAT EXCEED EXPECTATIONS. OUR COMMITMENT TO INNOVATION, QUALITY, AND INTEGRITY ENSURES TIMELESS REAL ESTATE SOLUTIONS. EXPLORE OUR LEGACY—WHERE ASPIRATIONS BECOME REALITY.

# Perfect Place Location Attraction

This prime location places you at the heart of it all!



Project access on Proposed 200 Ft. wide (PR-6) Road Mohali



Connecting 200 Ft. wide (PR-7) Airport Road Mohali



Mohali Bus Stand Phase 6 (10 minutes away)



Shaheed Bhagat Singh International Airport (15 minutes away)



MedPark Hospital (5 Minutes away)  
Sohana Hospital (10 Minutes away)  
Max Hospital (10 Minutes away)



ALLEN Career Institute (15 minutes away)



DPS School Sector 92 (5 minutes away)  
Manav Mangal Sector 91 (10 minutes away)  
Gillco international School (10 minutes away)



CGC Landran University (20 minutes away)  
CU University (20 minutes away)  
Rayat Bahra University (20 minutes away)

Beyond the Ordinary,  
Into the Exceptional



# Discover the Grandeur of Lok Awas





## PRICE LIST

| UNIT NAME AND AREA                   | UNIT PRICES   |
|--------------------------------------|---------------|
| 2 BR COMPACT - 840 Sq. Ft. (Approx)  | ₹64.90 LAKHS* |
| 2 BHK OPTIMA - 1030 Sq. Ft.(Approx)  | ₹73.90 LAKHS* |
| 2 BHK ULTIMA - 1125 Sq. Ft. (Approx) | ₹86.90 LAKHS* |

## OTHER CHARGES

|                                     |             |
|-------------------------------------|-------------|
| Maintenance Allowance (Per Sq. Ft.) | ₹75/-       |
| EDC (Per Sq. Ft.)                   | ₹105/-      |
| Club Membership                     | ₹1,00,000/- |
| Covered Car Parking                 | ₹75,000/-   |
| Power Backup (2KVA @ ₹35000)        | ₹70,000/-   |

## PLC (IF APPLICABLE)

|                                 |              |
|---------------------------------|--------------|
| Park Facing                     | ₹50,000/-    |
| 1 <sup>st</sup> Floor           | 25% of BSP   |
| 2 <sup>nd</sup> Floor           | 5% of BSP    |
| Top Floor                       | 10% of BSP   |
| Stilt Car Parking               | ₹2,50,000/-* |
| Corner PLC Ultima               | ₹2,00,000/-  |
| Corner PLC Optima               | ₹1,50,000/-* |
| Corner PLC Compact              | ₹1,00,000/-  |
| PLC Pocket - B For Ultima Units | ₹3,00,000/-  |

## KEY AMENITIES



CLUB HOUSE



SWIMMING  
POOL



PLAY AREA



SECURITY  
24x7



PARKS



OUTDOOR  
SPORTS



\*T&C Apply



## PAYMENT PLAN

### COMPACT (840 Sq. Ft.)

|                                                        |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Upfront Amount                                         | 25% of BSP                                |
| Within 60 Days                                         | 25% of BSP                                |
| Within 9 Months                                        | 25% of BSP                                |
| On Completion of Super Structure (on 25th Floor Slab): | 15% of BSP + Other Charges + PLC (If Any) |
| On Offer of Possession                                 | 10% of BSP                                |

### OPTIMA (1030 Sq. Ft.)

|                        |                                           |
|------------------------|-------------------------------------------|
| Upfront Amount         | 25% of BSP                                |
| Within 6 Months        | 25% of BSP + Other Charges + PLC (If Any) |
| On Offer of Possession | 50% of BSP                                |

### ULTIMA (1125 Sq. Ft.)

|                                                        |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Upfront Amount                                         | 25% of BSP                                |
| Within 60 Days                                         | 25% of BSP                                |
| Within 9 Months                                        | 25% of BSP                                |
| On Completion of Super Structure (on 25th Floor Slab): | 15% of BSP + Other Charges + PLC (If Any) |
| On Offer of Possession                                 | 10% of BSP                                |

#### NOTE :

- The allottee shall be liable to pay GST, TDS, and any other applicable government taxes at prevailing rates from time to time.
- The allottee shall be responsible for stamp duty, registration fees, documentation charges, and electricity charges, etc., payable at the prevailing government rates as applicable.
- Prices and Payment Plans are subject to change at any time without prior notice.
- Pay Order/Draft/Cheque should be issued in favour of **Vera Developers Private Limited** only.

#### Why Lok Awas Stands Out:

- .. **Premium Living:** Striking the perfect balance between luxury and affordability.
- .. **Unmatched Amenities:** Daily conveniences and modern facilities within the premises.
- .. **Strategic Location:** Close to key urban hubs, yet surrounded by nature for serenity.
- .. **Ethical and Reputed Builder:** Commitment to quality and timely delivery.



**Where Dreams Settle Down**

## Thoughtfully Designed Spacious 2BHK Homes

Lok Awas offers smartly planned 2BHK homes designed for comfort, functionality, and room to grow. Each home features efficient layouts, ample natural light, and space where your family can truly thrive.





## 2 BR-Compact

840 Sq. Ft. (Super Area)

2 Bedrooms

1 Washroom

2 Balconies

**B.S.P ₹64.90 LAKHS\***



Scan and Explore  
Virtual Tour on  
our Website

## 2 BR-Compact INTERIOR CONCEPT



\*All sizes mentioned above are with walls

2 BHK-Optima

1030 Sq. Ft. (Super Area)  
Living & Dining Room  
2 Bedrooms  
1 Washroom  
1 Balcony

B.S.P ₹73.90 LAKHS\*



Scan and Explore  
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our Website



2 BHK-Optima  
INTERIOR CONCEPT



\*All sizes mentioned above are with walls

## 2 BHK-Ultima

1125 Sq. Ft. (Super Area)  
LIVING & DINING ROOM  
2 BEDROOMS  
2 WASHROOMS  
3 BALCONIES

**B.S.P ₹86.90 LAKHS\***



Scan and Explore  
Virtual Tour on  
our Website

## 2 BHK-Ultima INTERIOR CONCEPT



\*All sizes mentioned above are with walls



#### Lok Awas

Sector 74-A

Mohali -160055 (Punjab)



Scan for  
Location



#### Contact

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#### E-mail

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Scan to  
Discover  
more



**Disclaimer:** The payment plan and unit sizes provided are indicative and subject to change without prior notice. All measurements are approximate and may vary as per actual construction. The final price and unit sizes will be confirmed at the time of agreement. This information does not constitute a legal offer, and the developer reserves the right to modify or amend any details at their discretion.



MOHALI



MOHALI



MOHALI



MOHALI



PANCHKULA



ZIRAKPUR



FAZILKA



MOGA CITY CENTRE  
MOGA



MOGA



MOHALI



MOHALI



JALALABAD



FAZILKA



JALALABAD



FAZILKA



MUKTSAR



MUKTSAR