

www.prestigetowers.in

PBRERA-SAS81-PR0310
www.rera.punjab.gov.in



SITE OFFICE :
Near TDI Club House, Sec-74-A/117, Mohali-160055 (Punjab)

Call: 8377 804 805

🌐 www.prestigetowers.in



PREMIUM 3 BHK FLATS
SEC - 74-A/117, MOHALI

Project By :  **VERA Developers Pvt. Ltd.**

REGISTERED OFFICE: Bura Gujjar Road, Kotli Devan, Teh. Distt - Shri Muktsar Sahib, Punjab - 152026.

🌐 www.veradevelopers.com



PRESTIGE VISION

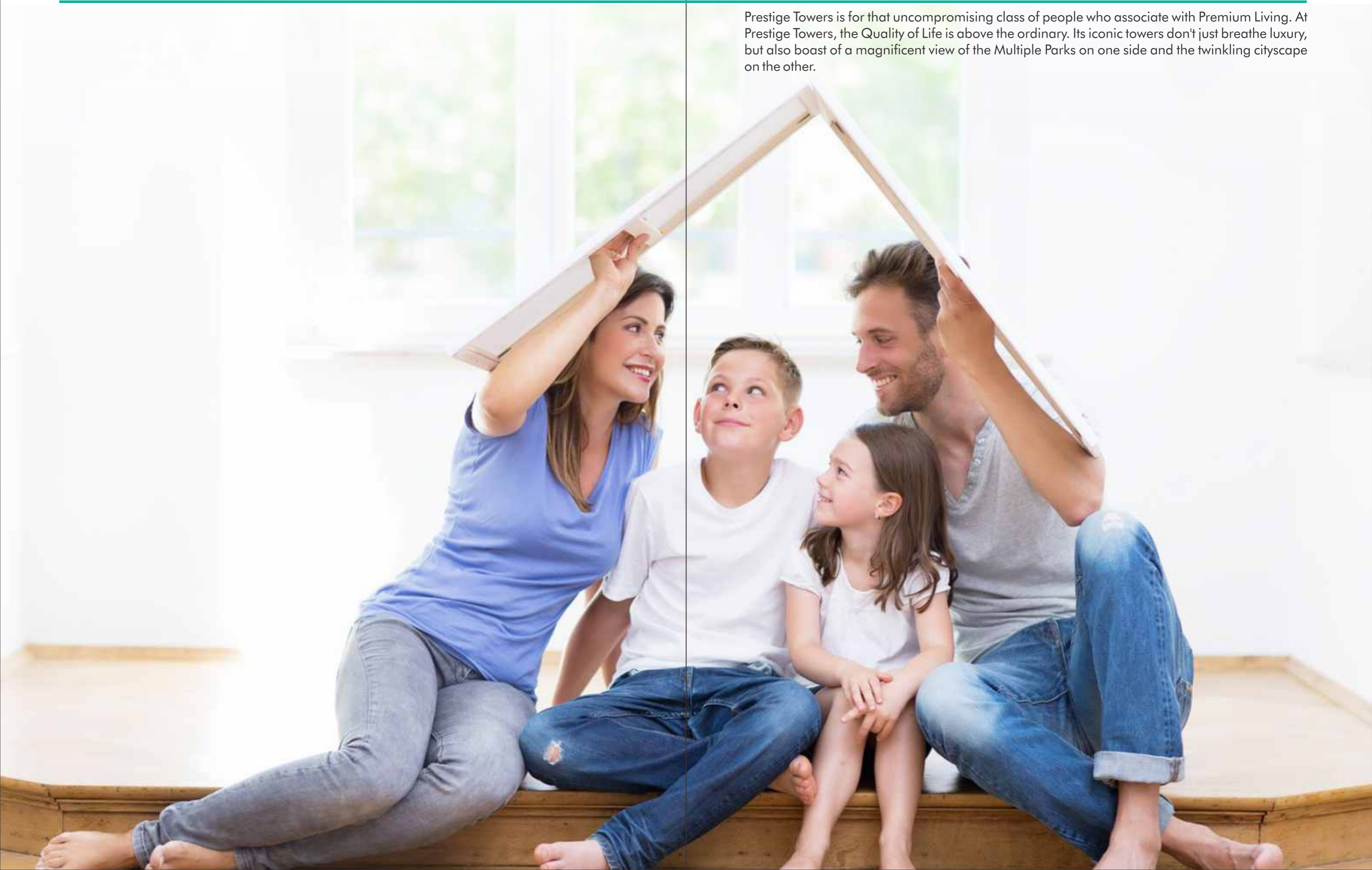
At Prestige Towers we take pride in our vision and insight of your world. It is no secret that when you choose Prestige Towers, you choose the best and take a giant leap into a bigger and better future.

Today, we see a considerable shift in lifestyle, choice of homes and the evolution of sustainable community living. Keeping this in mind, at Prestige Towers, we have created practical yet affordable Premium 3 BHK homes with a price range of ₹40.90 Lakhs* only. The price, location and amenities are beyond imagination and comparable to similar projects at more than ₹55 Lakhs*. We are committed to fulfilling the principles that Prestige Towers stands for – Transparency, Sustainability, Construction Quality and Customer-Centric Approach; and strive hard each day to deliver and delight our Customers.

FROM THE CEO'S DESK

PRESTIGE HOME WHERE YOUR JOURNEY BEGINS

Prestige Towers is for that uncompromising class of people who associate with Premium Living. At Prestige Towers, the Quality of Life is above the ordinary. Its iconic towers don't just breathe luxury, but also boast of a magnificent view of the Multiple Parks on one side and the twinkling cityscape on the other.



STEP INTO A HAPPENING DESTINATION

Prestige Towers is a feast for the eyes and the senses. Designed by the best and built using the finest material available, the towers blend every element of aristocracy. From fall ceilings to stunningly designed rooms, the feeling of supreme lifestyle envelops you the moment you enter this serene world.



THE ADDRESS IS A STATEMENT

Sometimes, an introduction doesn't need words. A home at Prestige Towers profiles you. It is connected smartly to the Mohali's network of Tranquil Zones, Schools, Offices, Malls & Hospitals.

CLOSE PROXIMITY TO EVERYTHING



Adjoining 200 Feet Airport Road.



10 Min. Drive to Mohali Bus stand



8 Min. Drive to Mohali Hospitals



5 Min. Drive to North Country Mall.



15 Min. Drive to International Airport.



10 Min. Drive to Educational Institutes.



Sector-74-A, Mohali

*Map not to Scale



SITE PLAN

1. Grand Entrance
2. Yoga Park
3. Sports Park
4. Cricket Pitch
5. Badminton Court
6. Basketball Court
7. Kids Park
8. Grand Parents Park
9. Lounge Park
10. Club Area

BEDROOMS & LIVING ROOM



Wall- Plastic Paint



Flooring - Double Charged Vitrified Tiles*

- Modular Wardrobes in 2 Bedrooms
- UPVC Doors & Windows
- Laminated Wooden Flush Doors
- ISI Mark Sanitary Wares in Washrooms
- Complete Washroom with Shower & Utilities.
- Modular Switches with ISI Mark wiring

BATHROOM



Wall
Premium Wall Tiles



Flooring-Double Charged
Anti-Skid Tiles

- Plumbing Fitting - UPVC/CPVC or Equivalent
- Sanitary Fitting - Chinaware of Standard Design and Fitting ISI Marked.
- Complete Washroom with Shower & Utility.
- Laminated Wooden Flush Doors



MODULAR KITCHEN



Stainless Steel Double Sink*



Granite Marble Counter Top*



Flooring -
Double Charged Vitrified Tiles*

- Dado Tiles on Walls
- UPVC Windows
- Branded Faucets
- Modular Switches
- Modular Kitchen with Cabinets

AN EXTRAORDINARY LIFESTYLE

Take a resort style vacation at Club Prestige-the final word in premium wellness. Recharge yourself at the exclusive gym & multi-sports facilities.



AMENITIES THAT INSPIRE



PREMIUM WATER FEATURES



GATED COMMUNITY



CLASSIC CLUB



ELECTRONIC SECURITY



TERRACE GARDEN



INDOOR GAMES

AMENITIES THAT INSPIRE



GYM



KIDS PLAYGROUND



YOGA PARK



SPORTS PARK



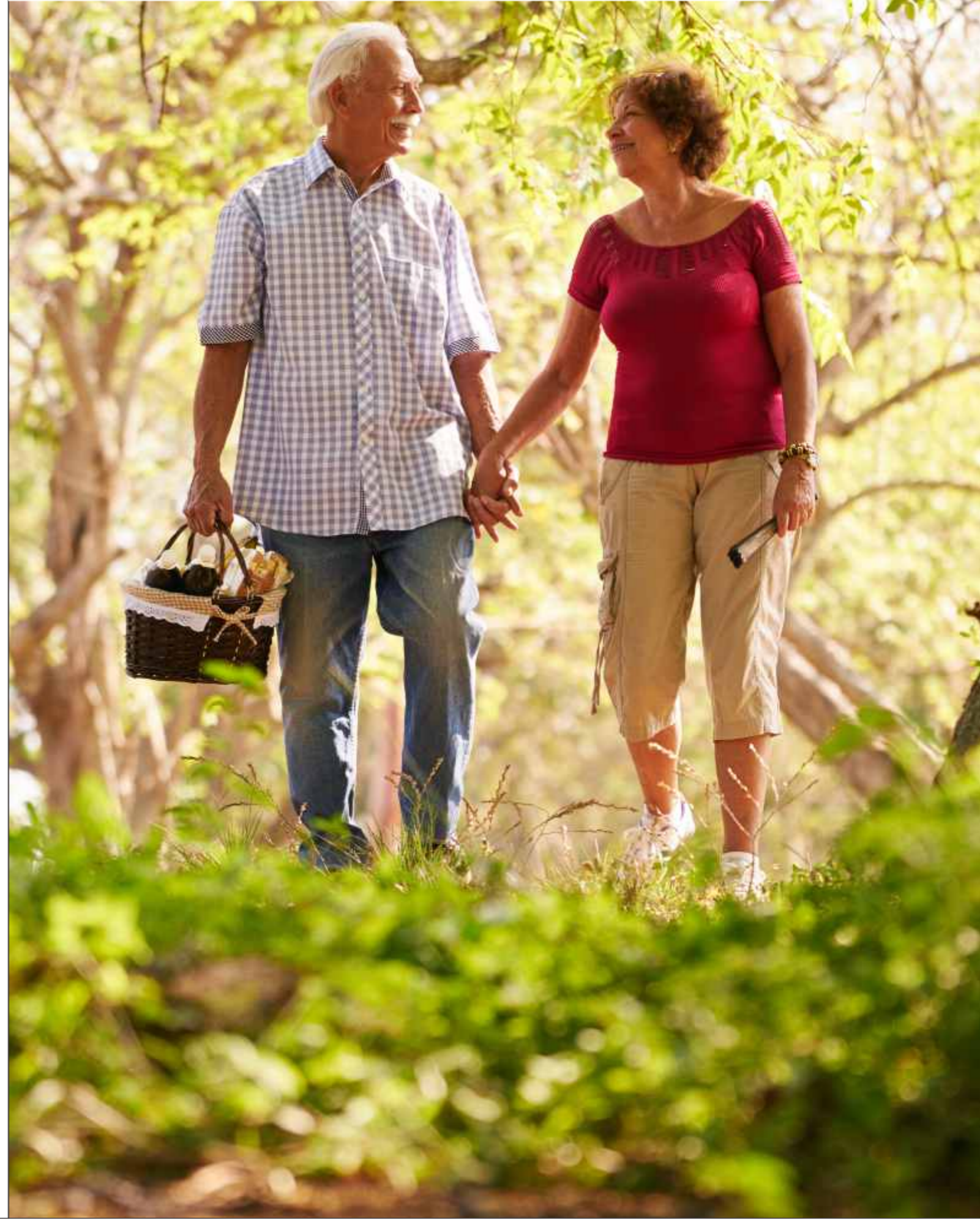
GRAND PARENTS PARK



CLEAN WATER SUPPLY

GRAND PARENTS PARK

Because You are Always Young at Heart.



CLUSTER PLAN

2 SIDE OPEN HOMES
WITH NO SHARING WALLS



UNIT PLAN

3 Bedrooms, 3 Washrooms & 4 Balconies
1650 Sq.ft. Super Area



*All sizes mentioned above are with walls

RENOWNED BRANDS

Bedrooms	Flooring	Vitrified Tiles	Kajaria, Bell, NITCO, Somany, Johnson or Equivalent
	Wall	Plastic Paint	Nerolac, Asian, Dulux, Berger or Equivalent
Living Room	Flooring	Vitrified Tiles	Kajaria, Bell, NITCO, Somany, Johnson or Equivalent
	Wall	Plastic Paint	Nerolac, Asian, Dulux, Berger or Equivalent
Kitchen	Flooring	Vitrified Tiles	Kajaria, Bell, NITCO, Somany, Johnson or Equivalent
	Wall	Plastic Paint	Nerolac, Asian, Dulux, Berger or Equivalent
	Kitchen Counter	Stone	Granite Slab
	Cabinets	Wooden	Modular
	Sink	Stainless Steel	Jindal, Parryware, Hindware or Equivalent
	Balcony	Flooring	Vitrified Tiles
Wall		Plastic Paint	Nerolac, Asian, Dulux, Berger or Equivalent
Railing		MS Railing	M.S Pipe Railing

BEHIND PREMIUM LIVING

Washroom	Flooring	Vitrified Tiles	Kajaria, Bell, NITCO, Somany, Johnson or Equivalent
	Wall	Plastic Paint	Nerolac, Asian, Dulux, Berger or Equivalent
	Plumbing Fittings	UPVC/CPVC	Astral, Supreme, Diplast, Prince or Equivalent
Windows	Sanitary Fittings	Chinaware	Hindware, Parryware, CERA or Equivalent
	CP Fittings	Metal	Hindware, Parryware, CERA or Equivalent
	Doors	UPVC	Aluplast, Rehau, Fenesta or Equivalent
Electrical	Doors	Wooden	Century, Greenlam, Black Cobra or Equivalent
	PVC Electric Conduits		Polycab, Precision, Finolex, Astral or Equivalent
	Electric Wires		Polycab, Havells, Finolex, R.R. Kabel or Equivalent
	Cat 6 Data Cables		D-Link, Digi Link, Molex or Equivalent
	Electric Cables		Polycab, Havells, Finolex, R.R. Kabel or Equivalent
	Electric Switch & Plates		Legrand, Anchor, Crabtree, Havells or Equivalent
	Electric Switchgear		Legrand, Anchor, Crabtree, Havells or Equivalent

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

PRICE & PAYMENT PLANS

WE FOLLOW A FIXED PRICE POLICY

UNIT B.S.P

3 BHK Flats at ₹40.90 Lakhs*

PLC CHARGES (IF APPLICABLE)

1. Stilt+1	25% of BSP
2. Stilt+2	5% of BSP
3. Top Floor	10% of BSP
4. Park Facing	₹50,000/-

OTHER CHARGES APPLICABLE

1. Covered Car Parking	₹75,000/-
2. Club Membership	₹50,000/-
3. Power Backup	₹35,000/- per K.V.A
4. External Development Charges	₹50/- per sq. ft.
5. I.F.M.S.	₹50/- per sq. ft.

FLEXIBLE PAYMENT PLANS AVAILABLE

CONSTRUCTION LINKED PAYMENT PLAN (CLP)*

At the time of Application	10%
At the time of Agreement	15%
On Completion of Excavation	10%
On Completion of Plinth Level	10%
On Completion of 1st Floor Roof Slab	10%
On Completion of 3rd Floor Roof Slab	10% + PLC
On Completion of 6th Floor Roof Slab	10%
On Completion of 9th Floor Roof Slab	10% + Other Charges
On Completion of 12th Floor Roof Slab	10%
At the Offer of Possession	5%
Total	100%

RENTAL ASSURED PLAN*

Monthly Rental 15000/- Per Month

Upfront	Super Structure	Offer of Possession
70%	20%	10%
• At the time of Application		25% of BSP
• At the time of Agreement		45% of BSP
• At Completion of Super Structure		20% of BSP + PLC & Other Charges
• At the Offer of Possession		10% of BSP

BANK SUBVENTION PLAN*

Advance	CLP	Offer of Possession
10%	80%	10%

• At the time of Application	10% From Client
• At the time of Agreement	10% From Bank
• On Completion of Excavation	10% From Bank
• On Completion of Plinth Level	10% From Bank
• On Completion of 1st Floor Roof Slab	10% From Bank
• On Completion of 3rd Floor Roof Slab	10% + PLC From Bank
• On Completion of 6th Floor Roof Slab	10% From Bank
• On Completion of 9th Floor Roof Slab	10% + Other Charges From Bank
• On Completions of 12th Floor Roof Slab	10% From Bank
• At the Offer of Possession	10% From Client
Total	100%

Loans available from all leading Banks

PLEASE NOTE:-

- 12% GST Applicable above BSP & other Charges. This may change & shall be applicable as per the prevailing rates of the Government from time to time.
- The cost of Stamp Duty, Registration Fee/ Documentation Charges, PLC and any other charges/ taxes levied by Government shall be borne by the customer as per actual & are not included in the BSP.
- The prices & payment plans are subject to change at any time without prior intimation.
- Pay order/Draft/Cheque to be issued in favour of VERA DEVELOPERS PVT. LTD. only.

*Terms & Conditions Apply. Other charges, PLC, G.S.T. & Government Taxes above B.S.P. as applicable.

Premium Living
Like no other..



PROJECT COMPARISON

NEARBY PROJECTS	PRESTIGE TOWERS
3 BHK AT ₹55 LAKHS*	3 BHK AT ₹40.90 LAKHS*
NO WATER FEATURES	PREMIUM WATER FEATURES
CLUB HOUSE	CLUB HOUSE & GYM
GATED COMMUNITY	GATED COMMUNITY
SECURITY & SAFETY FEATURES	24x7 360 DEGREE SAFETY & SECURITY FEATURES
PREMIUM CONSTRUCTION QUALITY	PREMIUM CONSTRUCTION QUALITY
MODULAR KITCHEN	MODULAR KITCHEN
MODULAR CUPBOARD	MODULAR WARDROBES
MODULAR SWITCHES	MODULAR SWITCHES
ISI MARK WIRING	ISI MARK WIRING
STANDARD SANITARY FITTINGS	ISI MARK SANITARY FITTINGS
VITRIFIED TILES	DOUBLE CHARGE VITRIFIED TILES
SMALL OPEN AREA	LARGE OPEN GREEN AREA
CONNECTED TO 40 FT. INTERNAL ROADS	SITUATED AT 80 FT. WIDE ROAD & ADJOINING 200 FT. WIDE ROAD
POWER BACKUP	24x7 POWER BACKUP

Beyond Landmarks,

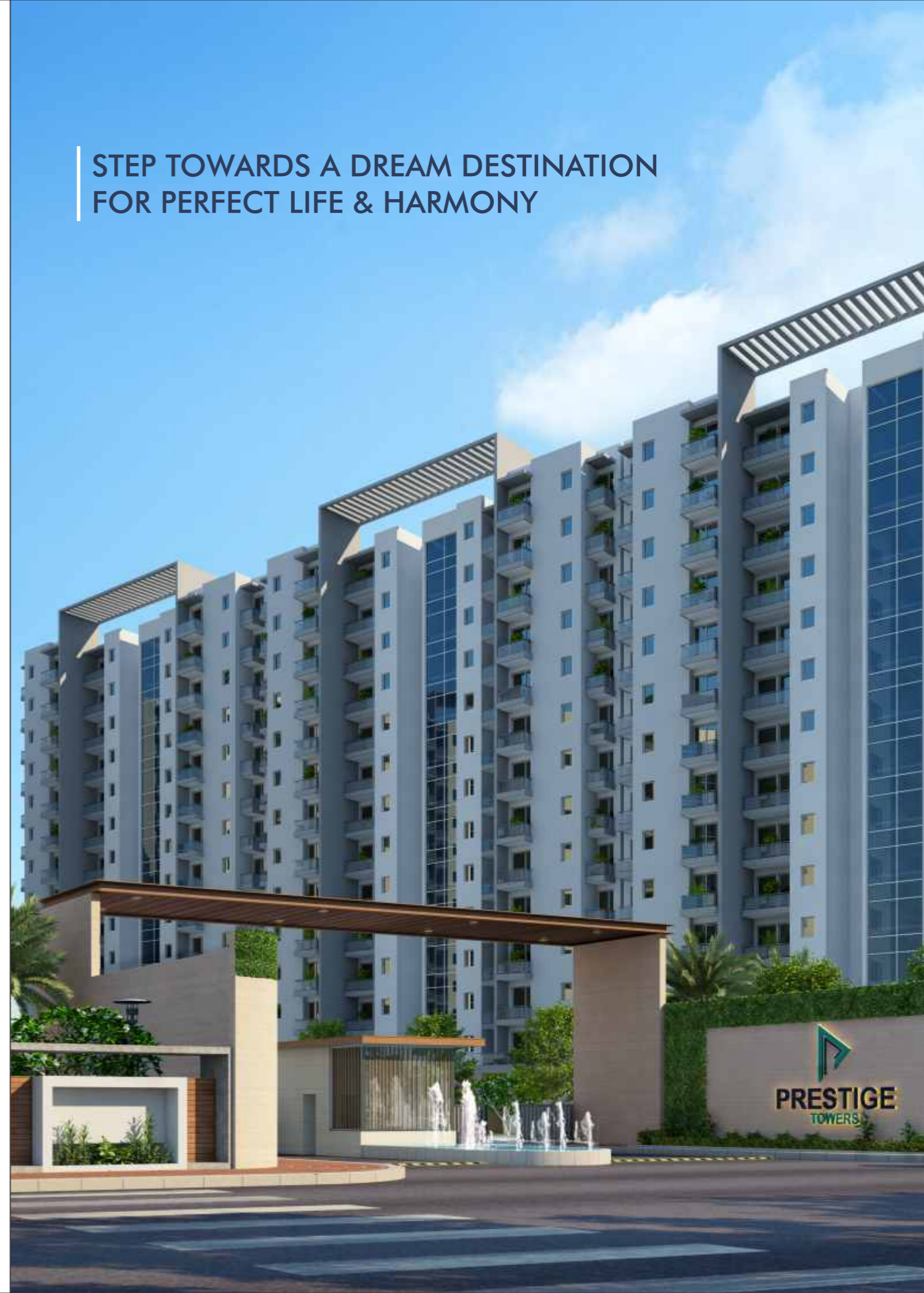
A Passion



STEP TOWARDS A DREAM DESTINATION
FOR PERFECT LIFE & HARMONY

APPROVAL BY AUTHORITIES

 RERA Approved	March 07, 2018	PBRERA-SAS81-PRO310
 Map Clearance	Nov. 21, 2017	2895-STP(S)/SS-11(GR)
 License to Develop Colony	June 16, 2017	LDC-21/2014
 Environment Clearance	Feb 01, 2018	6949321
 Pollution clearance (Air/Water/HWM)	Feb 01, 2018	6949321
 Promoter License	Nov 07, 2014	No. E.O.(R)/2014/33
 Height Clearance	July 10, 2018	NOC No. WAC/S 6369/1/12W/ATS (45/18)



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.

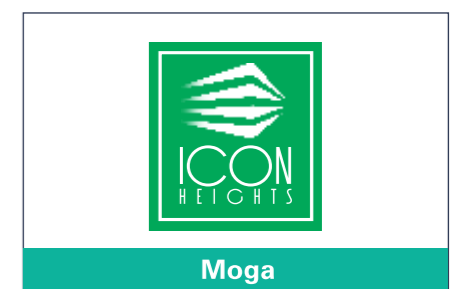
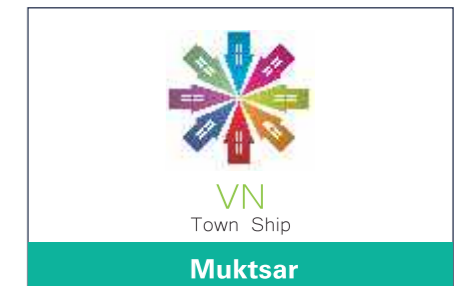
Our company has a range of under construction projects of 25 Lakh Sq. Ft. area in a well-planned urban sectors across Tricity & Punjab. In addition, there are another 30 Lakh Sq.Ft. for our upcoming projects. A closer look at the completed and ongoing projects by the company in the last few years reveals 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. An 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 LEGACY

DELIVERED PROJECTS



ON GOING PROJECTS

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.

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.

Fazilka

Royal City Plots by Vera Developers bestows an opportunity to experience the prestige of having a 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.

