



## **Skylark Apartments**

1-4, Commercial Complex,  
Nav Enclave, Kharar-Landran Road  
Sector 115, Mohali, Punjab - 140 307

Phone : 0172-6532171  
Mobile : 9779800171, 9216332171  
Email : [info@skylarkhousing.com](mailto:info@skylarkhousing.com)  
[www.skylarkhousing.com](http://www.skylarkhousing.com)

# 2 & 3 Bedroom Apartment Ownership Options

**(Full Range of Selections - Unfinished to Fully Furnished)**

**&**

# Payment Plans

**(Cash Down & Installment)**



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### OWNERSHIP OPTIONS

#### 2 Bedroom Luxury Apartment with Kitchen, Dining/Living, 2 Toilets, Dressing Room with Master Bedroom and 3 Balconies

2 Bedroom Option Particulars	Super Area (Sqft.)	Basic Sale Price (Per sq. ft. of Super Area)	Price (Rs. in lakhs)
<b>1. UNFINISHED</b> (Comes as shell, finish yourself)			
Skeleton structure (semi finished shell) with IPS (cemented floor); kitchen & toilets without wall tiles, taps and fittings; plastered walls, ceiling surfaces without any finish; electrical wiring conduits and metal boxes provided, but without wiring and switches; without modular kitchen, cupboards and gadgets. Main door and windows finished from external side only (biometric lock/keyless entry complimentary).	1348	1575/-	21.23
<b>2. COMFY HOME</b> (Standard items/specifications as offered in the market, plus additional items included)			
Comes finished with modular kitchen, four burner gas stove, electric chimney, R.O. water filter, flooring, cupboards, P.O.P. finished walls, P.O.P. cornice at the junction of walls/ceilings, interior painted with plastic emulsion paint, sensor switches in balconies & toilets, biometric lock/keyless entry and solar power lit name plate. Door video phone-cum-bell with single B/W monitor mounted in the kitchen. Inverter suitable to sustain electrical gadgets with gross connected load of 600 W for power cut lasting up to 3 hours. (See specifications for details)	1348	2075/-	27.97
<b>3. JUST SHIFT-I</b>			
Partly furnished over and above the COMFY HOME option with ordinary furniture (factory made straight line modern concept without carving elements), fans (6), geysers (3), light fittings/luminaires, exhaust fans (3), curtains, aromatherapy kits (4), auto room fresheners (4), CO2 gas monitors (3), door video phone with colour monitors (one in the kitchen and one in the master bedroom). Without air conditioning, roof insulation, false ceiling, stained glass panels, gadgets, curioes, soft furnishings, bed linen, books, air ozonisers, toiletries, LCDs, computers, crockery, motorized curtain operation through remote, balcony furniture, toughened glass shower enclosure, shower panel etc.	1348	2575/-	34.71
<b>4. JUST SHIFT-II</b>			
Same as per the READY SHIFT option with non-branded bed linen instead of international brands. Without air conditioning, LCDs, computers, gadgets (dishwasher, fridge, washing machine, microwave oven, dryer) books, curioes, paintings, soft furnishing, toiletries, medical kit, electronic key safe, electronic safe, wall clocks, flower vases, paintings, digital thermometers, programmable air fresheners, ozonisers, digital weigh scale, hot water bottles, motorized remote operation of curtains, folding massage stools, personal cloth string, glass shower enclosure (replaced with shower curtain), shower panel (replaced with single lever diverter).	1348	2875/-	38.75
<b>5. READY SHIFT</b>			
Fully furnished and equipped as per the sample apartment (EASY SHIFT option), but air conditioned with window ACs & splits. Without central AC plant, heating system, roof insulation, false ceiling and stained glass panels in the ceiling, balcony furniture, hammock, crockery, cutlery, geyser-less shower, electric towel rod, electric shaver with body dryer.	1348	3875/-	52.23
<b>6. EASY SHIFT</b> (Just shift with your clothes, suitcases and personal belongings only)			
Fully furnished as per the sample apartment, centrally air-conditioned with heating system (5.5 TR plant, single scroll compressor). Motorized damper switches to cut off flow of conditioned air in the unoccupied areas/zones to conserve energy, roof insulation, decorative false ceiling with stained glass patterns, 3 LCDs (32", 32" & 26"), one computer with 17" TFT screen, WIFI arrangement, DTH satellite TV set-top-box of reputed brand, motorized curtains operated with remote, keyless entry/biometric lock compatible with video door phone colour monitors (one in the kitchen and one in the master bedroom to operate main door lock/latch), all furniture, furnishings, selective coffee table books, soft furnishings (paintings & curioes etc.), toiletries, bed linen (branded), aromatherapy kits (4), geysers (3), fans (10), exhaust fans (3), electronic cash safe, medical kit, electronic key safe, ironing table, balcony furniture, hammock, towels, foot mats, seat mats, weigh scale, washing machine, dryer, fridge, dish washer, shower enclosure with shower panel in master bed toilet, electric towel rod, electric shaver with body dryer, folding massage stools in shower area (2), flexible string in the master bed toilet to dry personal clothes, geyser-less shower, indoor plants, flowers, cutlery, crockery, wall clocks, security light above the entrance door with motion/photo sensor control, gas leak detector in kitchen, 55 air tight containers for ration storage, CO2 gas monitors (3), auto air fresheners (3), air ozonisers (3), digital thermometers (5), R.O. water filter (1), hot water bottles (4) for warming beds in winter, panic alarm system.	1348	4075/-	54.93



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### OWNERSHIP OPTIONS

#### 3 Bedroom Luxury Apartment with Kitchen, Dining, Drawing, Family Lounge, 3 Toilets, Store / Pooja room and 3 Balconies

3 Bedroom Option Particulars	Super Area (Sqft.)	Basic Sale Price (Per sq. ft. of Super Area)	Price (Rs. in lakhs)
<b>1. UNFINISHED</b> (Comes as shell, finish yourself)			
Skeleton structure (semi finished shell) with IPS (cemented floor); kitchen & toilets without wall tiles, taps and fittings; plastered walls, ceiling surfaces without any finish; electrical wiring conduits and metal boxes provided, but without wiring and switches; without modular kitchen, cupboards and gadgets. Main door and windows finished from external side only (biometric lock/keyless entry complimentary).	1901	1575/-	29.94
<b>2. COMFY HOME</b> (Standard items/specifications as offered in the market, plus additional items included)			
Comes finished with modular kitchen, four burner gas stove, electric chimney, R.O. water filter, flooring, cupboards, P.O.P. finished walls, P.O.P. cornice at the junction of walls/ceilings, interior painted with plastic emulsion paint, sensor switches in balconies & toilets, biometric lock/keyless entry and solar power lit name plate. Door video phone-cum-bell with single B/W monitor mounted in the kitchen. Inverter suitable to sustain electrical gadgets with gross connected load of 800 W for power cut lasting up to 3 hours. (See specifications for details)	1901	2075/-	39.44
<b>3. JUST SHIFT-I</b>			
Partly furnished over and above the COMFY HOME option with ordinary furniture (factory made straight line modern concept without carving elements), fans (8), geysers (4), light fittings/luminaires, exhaust fans (5), aromatherapy kits (6), auto room fresheners (6), air ozonisers (5), CO2 gas monitors (4), curtains, door video phone with colour monitors (one in the kitchen and one in the master bedroom). Without air conditioning, roof insulation, false ceiling, stained glass panels, gadgets, curioes, soft furnishings, bed linen, books, toiletries, LCDs, computers, crockery, motorized curtain operation through remote, balcony furniture, luxury loungers, massage chair, toughened glass shower enclosure, shower panel etc. Vanity basin in the lobby replaced by an ordinary counter top basin.	1901	2775/-	52.75
<b>4. JUST SHIFT-II</b>			
Same as per the READY SHIFT option with non-branded bed linen instead of international brands. Without air conditioning, LCDs, computers, gadgets (dishwasher, fridge, washing machine, microwave oven, dryer) coffee table books, curioes, paintings, toiletries, medical kit, electronic key safe, electronic safe, flower vases, digital thermometers, digital weigh scale, hot water bottles, massage chair, luxury loungers in the family lounge (replaced with normal sofa chairs), motorized remote operation of curtains, wall clocks, folding massage stools, vanity basin in the lobby (replaced with ordinary counter top basin), glass shower enclosure (replaced with shower curtain), shower panel (replaced with single lever diverter).	1901	3475/-	66.05
<b>5. READY SHIFT</b>			
Fully furnished and equipped as per the sample apartment (EASY SHIFT option), but air conditioned with window/split ACs. Without central AC plant, heating system, false ceiling, roof insulation, stained glass panels in the ceiling, balcony furniture, hammock, crockery, cutlery, geyser-less shower, electric towel rod, electric shaver with body dryer, projector, folding screen operated with remote, speakers for surround sound.	1901	4275/-	81.26
<b>6. EASY SHIFT</b> (Just shift with your clothes, suitcases and personal belongings only)			
Fully furnished as per the sample apartment, centrally air-conditioned with heating system (8.5 TR plant, twin scroll compressors). Motorized damper switches to cut off flow of conditioned air in the unoccupied areas/zones to conserve energy, roof insulation, decorative false ceiling with stained glass patterns (4), 4 LCDs (40", 32", 32" & 26"), one computer with 17" TFT screen, WIFI arrangement, multi-media projector, home theatre (5 speaker surround sound), DTH satellite TV set-top-box of reputed brand, flexible screen 7'x5' operated with RF remote, motorized curtains operated with remote, keyless entry/biometric lock compatible with video door phone colour monitors (one in the kitchen and one in the master bedroom to operate main door lock/latch), all furniture, furnishings, selective coffee table books, soft furnishings (paintings & curioes etc.), toiletries, bed linen (branded), aromatherapy kits (6), geysers (4), fans (12), exhaust fans (5), massage chair, loungers, cash safe, medical kit, key safe, ironing table, balcony furniture, hammock, towels, weigh scale, washing machine, dryer, fridge, dishwasher, toughened glass shower enclosure with shower panel in master bed toilet, folding massage stools in shower area (2), flexible string in the master bed toilet to dry personal clothes, electric towel rod, electric shaver with body dryer, geyser-less shower, consoles, revolving bar cabinet, indoor plants, flowers, crockery, wall clocks, security light above the entrance door with motion/photo sensor control, gas leak detector in kitchen, SS air tight containers for ration storage, R.O. water filter (1), hot water bottles (6) for warming beds in winter, ozonisers for purifying the air (5), auto air fresheners (4), CO2 gas monitors (4), panic alarm system.	1901	4475/-	85.06



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### FLOOR LEVEL RATES INCLUDING PREFERRED LOCATION CHARGES

OPTION	2 BR Floor Level Rates (Rs. per sq. ft. of Super Area)					
	6th Floor (BSP)	5th Floor (BSP + Rs. 20)	4th Floor (BSP + Rs. 40)	3rd Floor (BSP + Rs. 60)	2nd Floor (BSP + Rs. 90)	1st Floor (BSP + Rs. 120)
1) Unfinished	1575	1595	1615	1635	1665	1695
2) Comfy Home	2075	2095	2115	2135	2165	2195
3) Just Shift-I	2575	2595	2615	2635	2665	2695
4) Just Shift-II	2875	2895	2915	2935	2965	2995
5) Ready Shift	3875	3895	3915	3935	3965	3995
6) Easy Shift	4075	4095	4115	4135	4165	4195

### FLOOR LEVEL RATES INCLUDING PREFERRED LOCATION CHARGES

OPTION	3 BR Floor Level Rates (Rs. per sq. ft. of Super Area)					
	6th Floor (BSP)	5th Floor (BSP + Rs. 20)	4th Floor (BSP + Rs. 40)	3rd Floor (BSP + Rs. 60)	2nd Floor (BSP + Rs. 90)	1st Floor (BSP + Rs. 120)
1) Unfinished	1575	1595	1615	1635	1665	1695
2) Comfy Home	2075	2095	2115	2135	2165	2195
3) Just Shift-I	2775	2795	2815	2835	2865	2895
4) Just Shift-II	3475	3495	3515	3535	3565	3595
5) Ready Shift	4275	4295	4315	4335	4365	4395
6) Easy Shift	4475	4495	4515	4535	4565	4595

### PAYMENT PLANS

#### PAYMENT PLAN I - CASH DOWN

**Special 10% Discount on 100% of Basic Sale Price**

1.	Rs.100,000 (one lakh) as booking amount at the time of booking the apartment.
2.	95% (including booking amount) within one month from the booking date at the time of formal allotment/agreement.
3.	Remaining 5% balance on notice of possession, plus deed registration fees, car parking, club membership and maintenance security.

#### PAYMENT PLAN II - INSTALLMENT

1.	Rs.100,000 (one lakh) as booking amount at the time of booking the apartment.
2.	20% (including booking amount) within one month from the booking date at the time of formal allotment/agreement.
3.	10% within three months from booking date.
4.	10% within six months from booking date.
5.	10% within nine months from booking date.
6.	15% within twelve months from booking date.
7.	15% within fifteen months from booking date.
8.	15% within eighteen months from booking date.
9.	Remaining 5% balance on notice of possession, plus deed registration fees, car parking, club membership and maintenance security.

#### NOTES:

- These prices are effective as of April 27, 2009, and subject to change without prior notice.
- The listed basic sale price (BSP) on the ownership options sheet is for the top (6th) floor. Additional preferred location charges (PLC) are applicable as shown in the table for the floor level rates.
- Ownership of one exclusive covered car parking is mandatory for payment of Rs.100,000. Additional exclusive covered car parking in open is offered for Rs. 50,000 and is an option.
- A community center/club with swimming pool, party hall, guest rooms, convenience stores, fitness center, reading room and indoor games is planned for residents of the Skylark Apartments for an extra mandatory charge of Rs. 50,000 for life time.
- Interest Free Maintenance Security (IFMS) is a one time security deposit required to assure regular monthly maintenance payments to maintain the complex and services so that all residents equally share the cost.
- Registration charges, car parking, club membership, maintenance security shall be payable at the time of notice of possession.