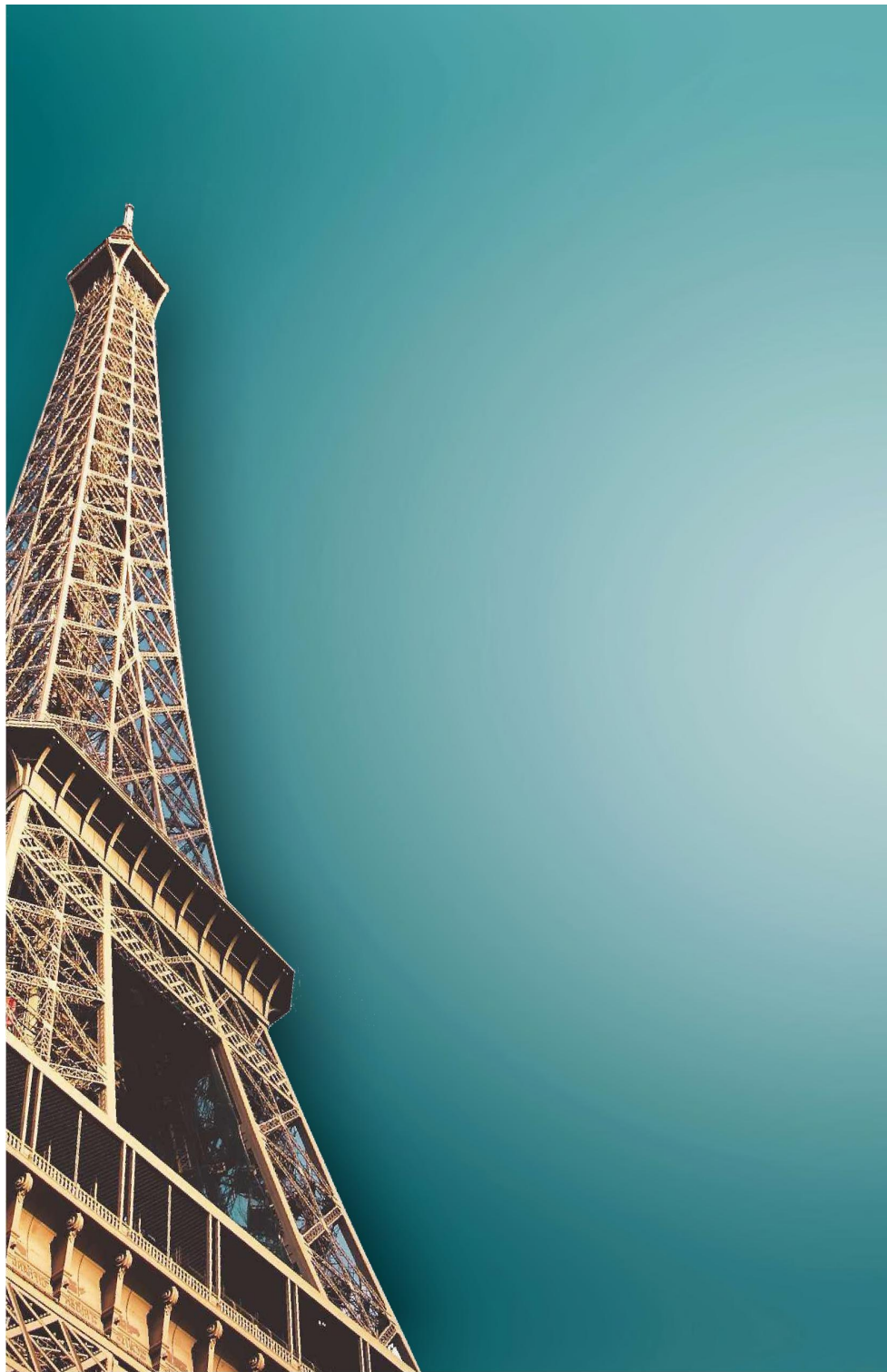


La Vie  
est  
Belle

| LIFE IS BEAUTIFUL |

la *Parisian* 



Comble  
tes  
rêves   
de paris

| FULLFILL YOUR PARIS DREAMS |

la *Parisian* 

# Inspire par Paris

## THE INSPIRATION

Paris, a place of love, beauty and overwhelming emotion is what we envisage and wish to bring to life. Imagine a world that compares with the solitary gratification of a romantic within nature, a place where culture sits together with modern trends and where one can experience the mild aspect of life in exciting ways!

Paris, the epitome of arts and culture connotes refined sensibilities. Paris evokes poetry and emotion. It has some inspirational architectural marvels like the Eiffel Tower and the Georges Pompidou Centre. It has the Seine flowing through it. The city boasts of Folies Bergere and the Louvre all of which point to the highest expressions of human development. When one thinks of Paris the exuberance come to mind and people who live in this city are justifiably proud of calling themselves Parisians. We envision an identical lifestyle that reflects the ethos of Paris.

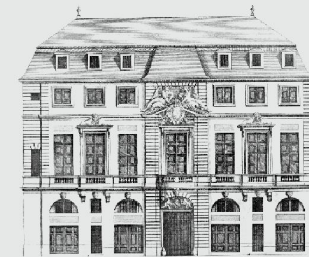
Introducing the glory and picturesque quality of such brilliant architectural forms/designs is a primary aspect regarding our cause. The pride that is evident with the Parisians is because they are surrounded by marvelous creations, things worthy of boasting about. Hence, what came to our mind is to inherit the ideas/ways in which such designs take shape and simplify our way of life as well.





# Design et Architecture

DESIGN & ARCHITECTURE



The designs for La Parisian is based on the importance of keeping spaces, European style architecture (including gothic artwork), clean surroundings, plantation, flowers and greenery everywhere.

La Parisian is out and out European in concept, design and execution. From the landscape spread over 7 acres to the 2-3-4 BHK apartments, everything follows the European architectural and design motifs. La Parisian follows the G+15 structure with independent towers having 100% light and ventilation as well as privacy. The project is a rare blend of nature and all modern amenities.

It would not be an exaggeration to call this an Eden of wishes coming true as you are welcome to experience the prime extravagance that life has to offer so you and your family dwells into the paradise that one can imagine with international standards in all regards.

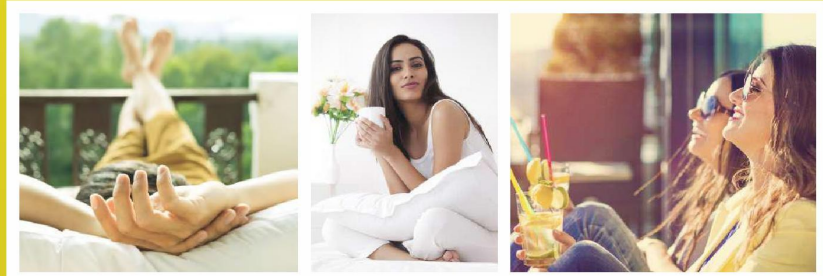
# La vie à la Parisienne

LIFE AT LA PARISIAN



Days shall begin inside the majestic walls of your bedroom, exercise can be followed at peaceful spots filled with nature's satisfactory colors, evenings can be spent at interesting places and games/fitness activities can be pursued at the sports center, gym and so on.

Elderly folk can also have their fine share of luxury at the leisure-oriented spots such as parks, apartment viewpoints, spa centers, so on and forth. It certainly acts as a haven for the one's who wishes to live a well-appointed life inside this country.



# Project A layout



## LEGENDS

- 01. ENTRANCE PLAZA
- 02. DRIVEWAY
- 03. PARKING
- 04. PATHWAY
- 05. TOWER ENTRY
- 06. COMMERCIAL

## LANDSCAPING

- 07. PARK FLORAL DE PARIS
- 08. ZEN PARK
- 09. PARC DE BELLEVILLE (CENTRAL PARK)
- 10. JARDIN DES PLANTES (GARDEN)
- 11. OXY GARDEN
- 12. GAZEBO
- 13. WATER BODY
- 14. MAZE GARDEN
- 15. YOGA / MEDITATION LAWN
- 16. REPLICA OF EIFFEL TOWER
- 17. OPEN GYM

## KIDS & SPORTS

- 18. MILKY WAY (THE FANTASY WORLD)
- 19. BAMBINO (TODDLER ZONE)
- 20. PARC ASTERIX (KIDS' ZONE)
- 21. FLYING FOX (KIDS' ADVENTURE PARK)
- 22. CRICKET PRACTICE PITCH
- 23. HALF BASKETBALL COURT
- 24. SKATING RINK

## CLUBBING

- 25. CLUB IRIS - COMMUNITY CENTER WITH TENNIS COURT ON ROOF
- 26. BANQUET LAWN
- 27. SWIMMING POOL
- 28. KIDS' POOL
- 29. JACUZZI





# Les Commodités

THE COMFORTS

Imagine being with your lover during leisurely hours, staring at the star-filled sky and surrounded by picturesque contents; simply swaying into profound thoughts about life, beauty, elegance, bliss and everything utopian that the world has to offer.

Not only are the amenities provided but are arranged according to the preferences of European folk. An environment where co-curricular activities can be partaken along-with recreational activities, leisurely walks, a hearty dinner with family and relaxing at innovative spa centers or in the open is what La Parisian insists on delivering.

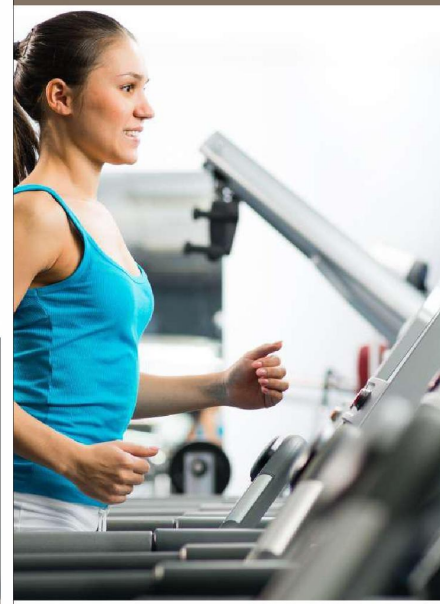


SPORTING LIFESTYLE



RECREATIONAL PARKS

## HEALTH & FITNESS LIFESTYLE



SENIOR CITIZEN RECREATIONAL ZONE

## COMFORTS GOES ON HIGHEST LEVEL AT LA PARISIAN



KIDS PLAY AREA

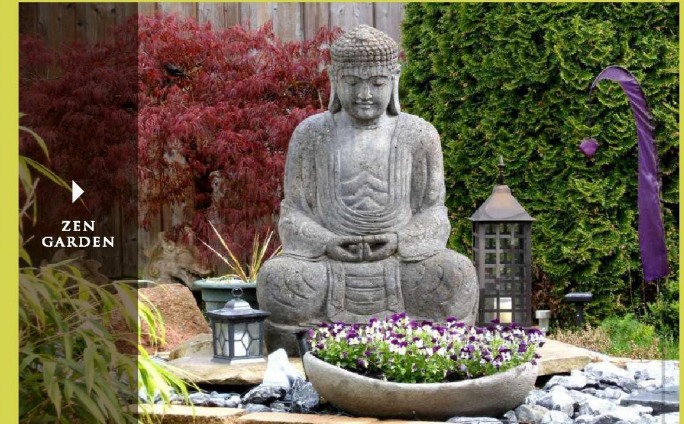
- ▼ LANDSCAPED GARDENS
- ▼ SENIOR CITIZEN RECREATIONAL ZONE
- ▼ SPORTING & FITNESS LIFESTYLE
- ▼ INDOOR & OUTDOOR COURTS & ACADEMIES
- ▼ BARBEQUE PAVILION
- ▼ FOUNTAINS
- ▼ AMPLE PARKING
- ▼ MULTI-LAYERED SECURITY

# Les environs Verdoyants

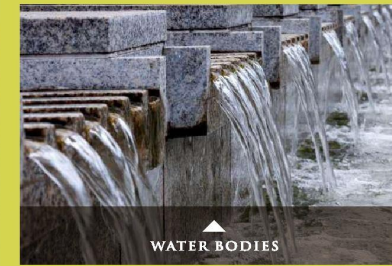
LUSH GREEN SURROUNDINGS



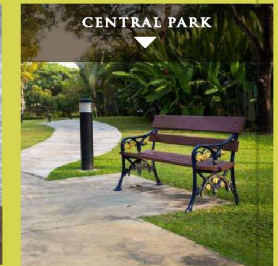
YOGA /  
MEDITATION  
LAWN



ZEN  
GARDEN



WATER BODIES



CENTRAL PARK

Take a walk every evening, work out every morning or perhaps read the morning paper at the park with a cup of coffee. Every moment will seem like gilded works of art as the experiences are one-of-a-kind at La Parisian.

All apartments in La Parisian reflect continuity of the great outdoors with the indoors. The surroundings of La Parisian are emerald green interspersed with fountains, flower beds and foliage to recreate paradise on Earth.



PARK  
FLORAL  
DE  
PARIS



FOUNTAINS

Many people travel to the country-side or perhaps the hills to find peace, but with the ideas we have inherited we bring the same sense of joy to our environment with clean and green surroundings that satiates the spirit of any visitor.



# Amenities pour les sports

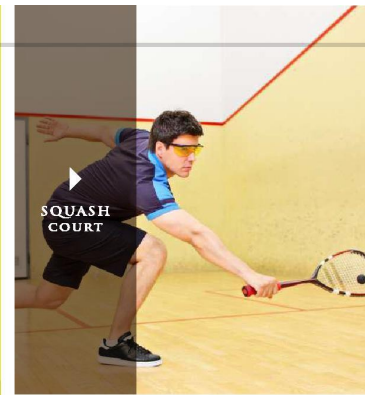
SPORTING LIFESTYLE & AMENITIES



INDOOR BADMINTON COURTS

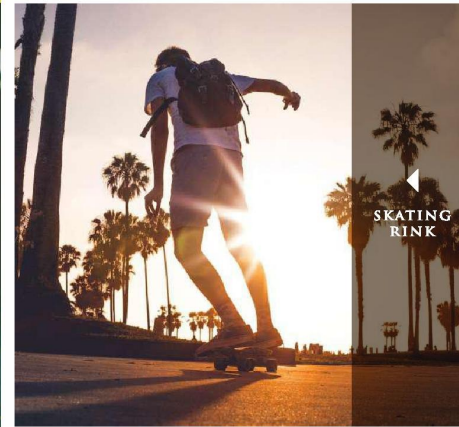
Sports centers are placed for the fitness requirements of both youngsters and adults and there is also sufficient time for people to make new friends, challenge them to matches and decide better players accompanied by unending laughter, fun and thrill

The Parisians too believed in recreation and that is what makes the people aesthetically stringent. They believe in enjoying life with everything, ranging from the arts to sportsmanship.

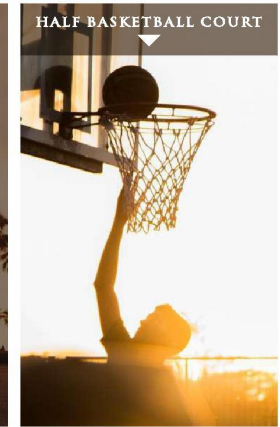


SQUASH COURT

La Parisian offers the full suite of amenities that anyone could aspire for. Residents have access to Indoor Sports, Badminton, Tennis, Basketball Court, Squash, Skating and Cricket among others.



SKATING RINK



HALF BASKETBALL COURT

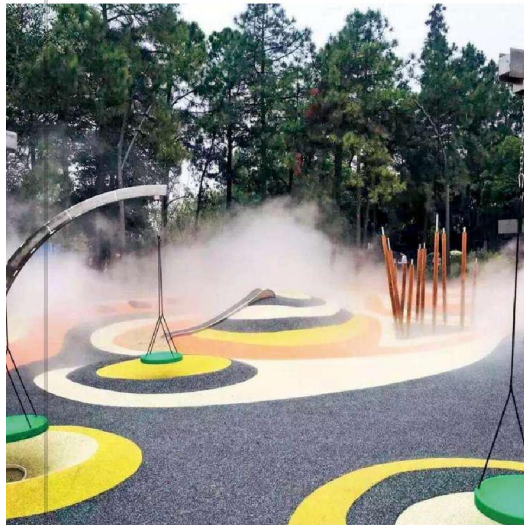


CRICKET PITCH WITH BOWLING MACHINE

Indoor Badminton Courts | Squash Court | Tennis Court  
Gym | Open Gym | Cricket Pitch with Bowling Machine  
Half-Basketball Court | Pool & Other Indoor Games

# Zone des Enfants

CHILDREN ZONE



MILKY WAY  
SPACE  
PARK  
THEME

PARC  
ASTERIX  
KIDS  
ZONE



The children's play area will have themed designs, including trendy themes such as Milky Way - Space theme park, Flying Foxes - Adventure theme park & Bambino Park with sandpit for toddlers. The parks are well-organized with rides, resting and eating spots, etc.

Moreover, with references from classical European styles the play areas are designed with sufficient spaces, enough for walking around, playing, exercise and relaxation purposes.

The surroundings embody both greenery and colorful shades of flowers, altogether forming a marvel of its own kind. A park's spectacle cannot get any better than this!

BAMBINO PARK



FLYING  
FOXES  
JUNGLE  
THEME  
PARK

Milky Way (The Fantasy World with Slides & Swings)  
Bambino Park with Sandpit for Toddlers  
Parc Asterix (Kids' Zone) | Flying Fox (Kids' Adventure Park)

# Club d'élite

CLUB IRIS



Spend some precious moments at the Club Iris, know your neighbors and learn more about like-minded people. One's time will never seem to turn obsolete if it gets spent on fascinating places full of interesting people as such.

European societies are quite used to the practice of joining clubs. It is a place where one can get together with other people sharing mutual interests and know each other in better terms.



Allow yourself to relax in the state of the art club. An atmosphere of relaxation and comfort has been created to allow you to reduce stress, improve health and maintain wellness. It has all the leisure facilities like Indoor and Outdoor Games, Gym, Jacuzzi, Swimming Pool and a Restaurant so that no even a minute will go drab in this modern recreational zone.

Swimming Pool | Kids' Pool | Open Party Lawn | Banquet  
Card Room | Table Tennis | Pool | Kids' Gaming Zone  
Multi-Utility Room for Aerobics / Zumba / Dance / Marital Arts

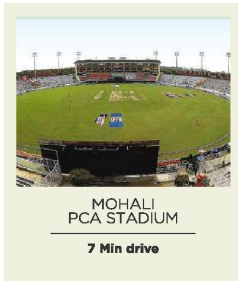
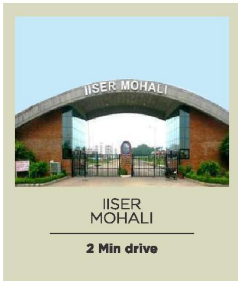
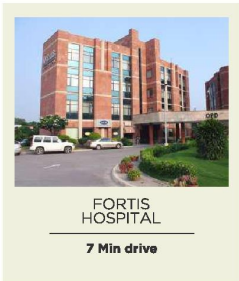
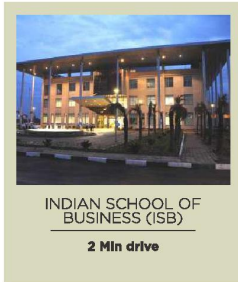
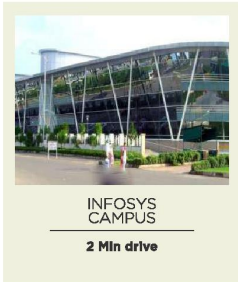
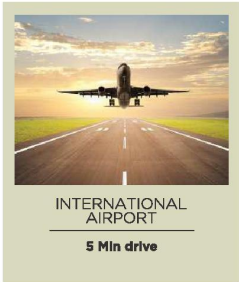


Come home to a  
Distinguished  
Address





La Parisian located in Sector 66-B of GMADA. It is 5 min reach for all facilities of Mohali. International Airport are merely 5 min drive. It is not many who can boast of living in such a prominent neighbourhood that is close to all the premium places you'd like to visit.



# Location plan



This architectural masterpiece is situated amidst the heart of the city, yet nestled in 5.25 acres of serene lush greenery, which makes it an immensely desirable and peaceful place to stay. This wonderful location and beautiful surroundings truly complement the architectural wonder that is La Parisian.

- WITHIN 5 KM FROM INTERNATIONAL AIRPORT / 5 MIN DRIVE
- 7 MIN DRIVE FROM CHANDIGARH
- 10 MIN FROM TRIBUNE CHOWK
- 2 MIN FROM INFOSYS IT CITY
- 2 MIN FROM ISB (INDIAN SCHOOL OF BUSINESS)
- 7 MIN DRIVE FROM MOHALI CRICKET STADIUM
- 2 MIN DRIVE FROM IISER
- 5-10 MIN DRIVE FROM MAJOR MEDICAL FACILITIES - FORTIS / COSMO / MAX HOSPITAL
- WELL CONNECTED THROUGH INTERNATIONAL AIRPORT ROAD TOWARDS BHATINDA / ROPAR / PATIALA / LUDHIANA

# LaChambre

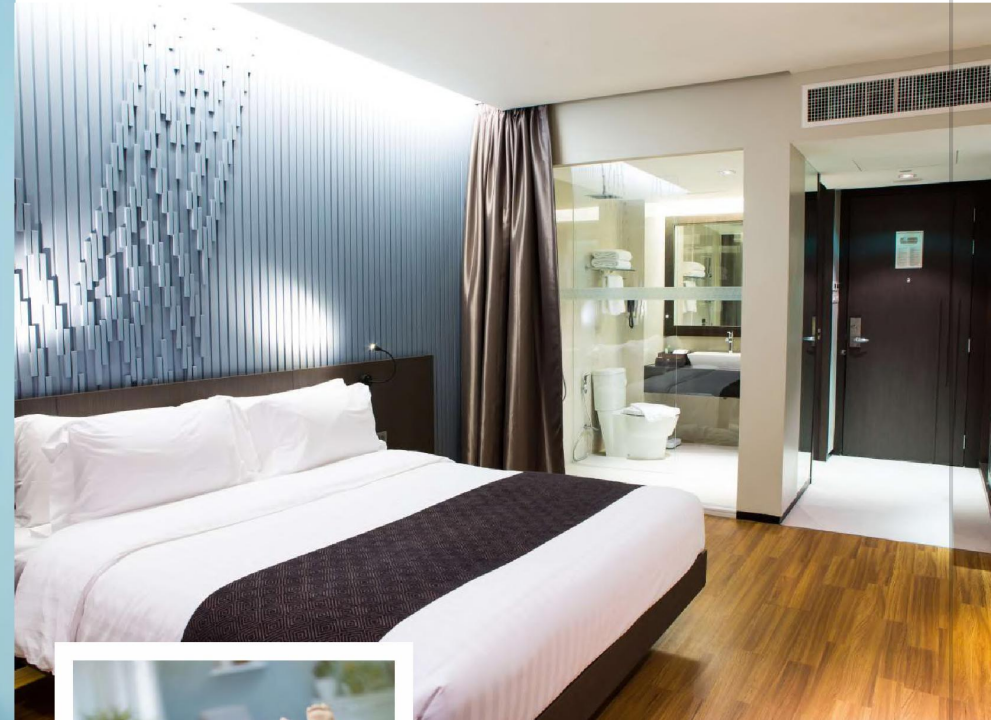
THE BEDROOMS

## Les intérieurs

THE INTERIORS

Imagine yourself entering a palace. The first feeling one would obviously have after having entered a royal hallway is awe and astonishment. That is exactly what the interior designs of La Parisian architecture are sought to achieve. And we are certain of our awe-striking designs as we have improvised with globally renowned building ideas.

The interiors reflect the elegance and luxurious style of royalty of Paris in furnishing the layout. You will find La Parisian exceptionally airy, spacious and full of light.



You will certainly get relieved from any form of stress as you enter a luxurious room filled with the contents of novelty. Imagine coming back home to your wife, after a busy day and lie down on that comfortable bed, forgetting every past flaw just to hopefully wake up to a brighter day ahead. It's best to know that your day would start at a room as fulfilling and magnificent as La Parisian's.

Bedrooms in La Parisian apartments are sized just right with French doors and windows that let you open them to bring in the fresh outdoors or close them and enjoy peace as well as privacy.

# Le Salon

THE LIVING ROOM



Large, spacious and airy, living rooms in La Parisian give pride of ownership. Thoughtfully designed to be the perfect living space as well as the scene for celebrations and parties, living rooms in each apartment type give a breathtaking view of the outdoors.

The living rooms will have vividly catchy elements that portray the majestic aspects of royal European hallways. This includes a specific design, especially taken from gothic style architectural ideas.

The deliverance of beauty, luxury and grace in any occasion indeed supplements the ambience of the living room.

# La Cuisine

THE KITCHEN



Revive the master chef within you with every basic amenity that La Parisian kitchen has to offer. Moreover, what can be more pleasing than cooking for the ones you love and care for? The treats will eventually uplift every dinner's moment with special qualities because it has been made with delicate hands inside a chamber where the magic of taste blooms like a flower.

Kitchens reflect the beautifully elegant style of contemporary **European kitchens** and are **fully equipped with all amenities and appliances including hob and kitchen chimney**. Cooking here is a joyful activity.



## Specifications

**Structure** Earthquake Resistant RCC framed Structure  
**External Finish** Appropriate finish of Texture Paint of Exterior grade.

### LIVING / DINING ROOM

**Flooring** Premium Vitrified Tiles  
**Walls** Plastic Emulsion Paint  
**Ceiling** Plastic Emulsion Paint. False Ceiling with Cove as per design.

### BEDROOMS

**Wardrobe** Wardrobe in Master Bedroom  
**Flooring** Laminated wooden flooring in Master and Premium Vitrified tiles in other Bedrooms  
**Wall Finishes** Plastic Emulsion Paint  
**Ceiling** Plastic Emulsion Paint

### TOILETS

**Flooring** Premium Anti Skid Vitrified Tiles  
**Wall DADO** Complete Wall - Premium Vitrified Tiles  
**Ceiling** Plastic Emulsion Paint  
**Fittings** Premium sanitary fixtures & other CP fittings from Grohe/Roca/Kohler or equivalent. Mirror and vanity

### KITCHEN

**Cabinet** Premium / Italian Design Modular Kitchen Cabinets of appropriate Finish with Chimney, Hob & RO system  
**Flooring** Premium Anti Skid Vitrified Tiles  
**DADO** Premium Vitrified Tiles upto 2ft. Above counter  
**Wall Finishes** Vitrified Tiles / Plastic Emulsion Paint  
**Ceiling** Plastic Emulsion Paint  
**Counter** Pre-Polish Premium Granite

### BALCONY

**Flooring** Anti-Skid Vitrified Tiles  
**Wall Finishes** Appropriate finish of Exterior grade Paint  
**Ceiling** Appropriate finish of Exterior grade Paint  
**Handrails** Designer MS Railing

### DOORS & WINDOWS

**Doors** First Class seasoned hardwood frame with flush shutter having teak finish laminated doors  
**Windows/Ventilators** UPVC Sections

### STAIRCASES

**Riser & Treads** Granite Upto 3rd Floor and Rest - Indian Marble/Stone.  
**Wall Finishes** OBD  
**Ceiling** OBD  
**Handrails** MS Railing

### LIFTS

Two lifts including One Service Lift of Premium Brand to be provided in each tower to access all the floors

### ENTRANCE LOBBY

Double Height entrance lobby  
 Lobby Flooring with patterned Italian Marble/granite.

### ELECTRICAL FITTINGS

PVC Concealed with Conduit I/C copper wiring, TV outlets in Living & all Bedrooms with modular switches & Sockets. Telephone Outlet in Living room.  
 Electrical point for Split type Air-conditioners in every room.  
 Protective MCB's. Electrical points for Kitchen Chimney & HOB.

### POWER BACKUP

Power back-up - Minimum 4 KVA per unit. 100% backup for Lifts & Common Areas, Emergency and safety facilities.

### PLUMBING

All internal plumbing in GI/CPVC/Composite. Underground water tanks with pump house, uninterrupted supply of water Drain Points for Split type Air conditioners in every room.

### GREEN FUTURE

Green Building with

- 30% Building rooftop to have solar power plant contributing to energy requirement of the La Parisian
- Use of ACC fly ash based walls, RMC and other Environmental-friendly building material
- Solar-Powered outer street lighting
- Only use of LED's in the project
- Lust Green Landscaping
- All rooms of the apartments with direct sun light and ventilation
- Use of UPVC based windows and external doors



À propos du  
groupe ambika

AMBIKA GROUP

Ambika Group enjoys an outstanding reputation for bringing the latest and finest innovative residential projects to Chandigarh that resonates with expectations and lifestyles of the current affluent generation. We believe in uniqueness, providing houses for comfort and style and taking luxurious living to alpine heights of excellence.

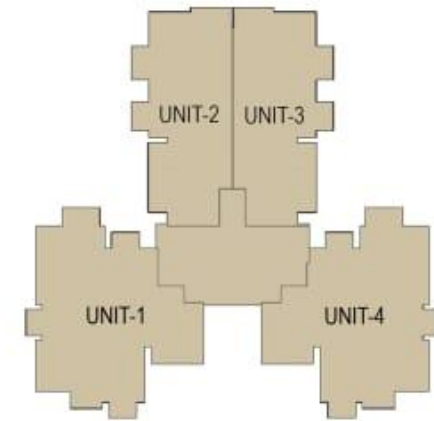
Je Vous Remercie

THANK YOU





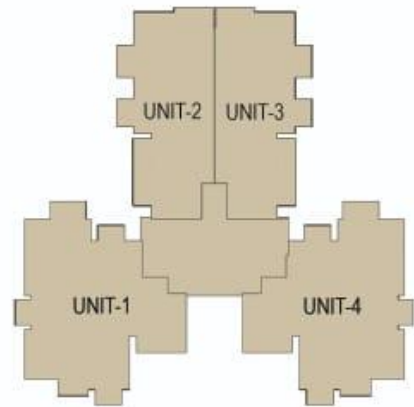
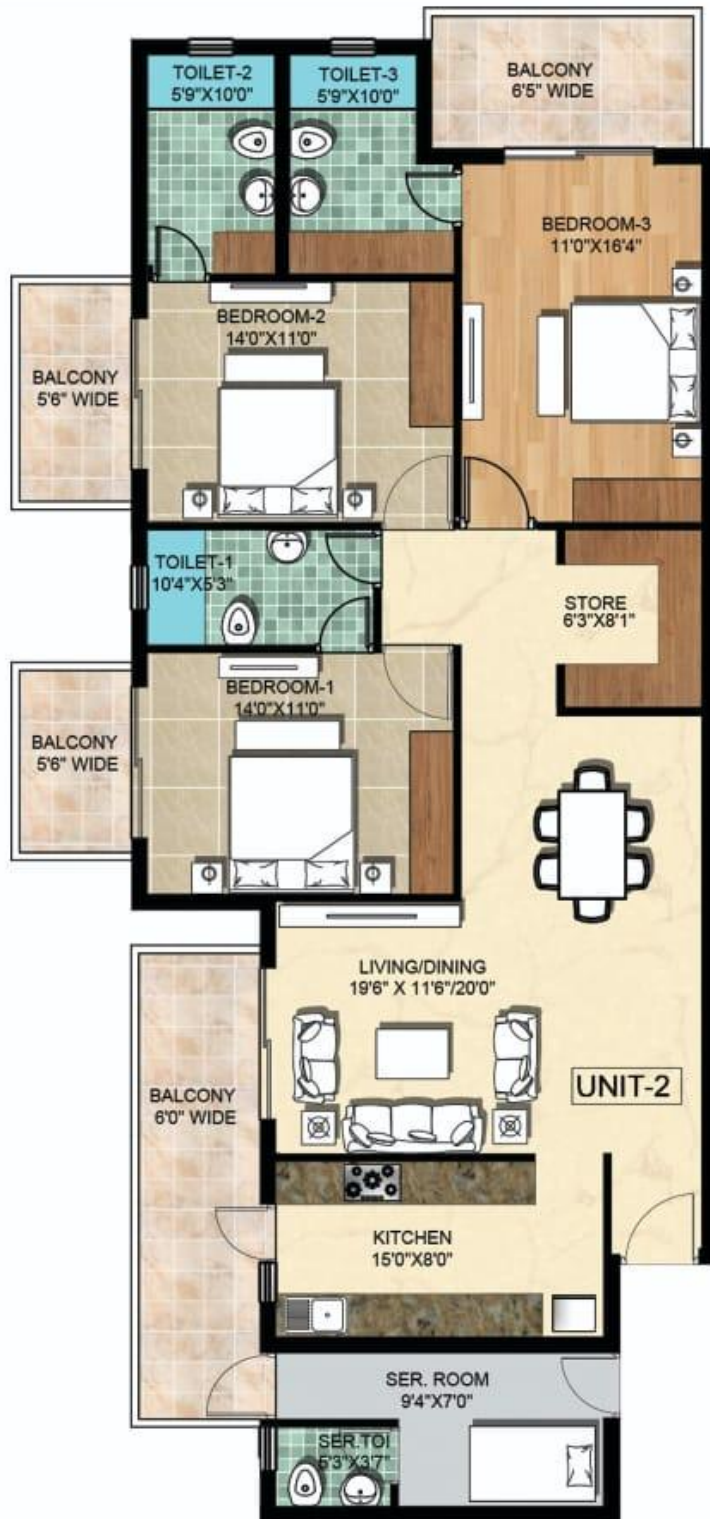
**VERSAILLES  
UNIT 1 & 4**



**VERSAILLES  
KEY PLAN**

AREA BREAKUP (APP.)

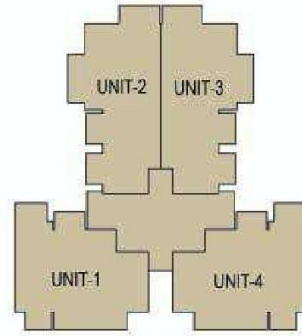
UNIT TYPE	CARPET AREA (In Sq. Ft.)	UNIT BUILTUP AREA (Excluding Balconies) (In Sq. Ft.)	BALCONY AREA (In Sq. Ft.)	COMMON CIRCULATION & SERVICES AREA (In Sq. Ft.)	TOTAL AREA (In Sq. Ft.)
UNIT 1 & 4	1981	2155	334	386	2875



**VERSAILLES  
KEY PLAN**

**VERSAILLES  
UNIT - 2 & 3**

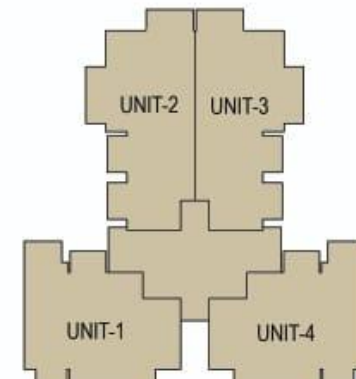
AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA (In Sq. Ft.)	UNIT BUILTUP AREA (Excluding Balconies) (In Sq. Ft.)	BALCONY AREA (In Sq. Ft.)	COMMON CIRCULATION & SERVICES AREA (In Sq. Ft.)	TOTAL AREA (In Sq. Ft.)
UNIT 2 & 3	1402	1522	318	305	2145



**TRIOMPHE - D  
KEY PLAN**

**TRIOMPHE - D  
UNIT - 2 & 3**

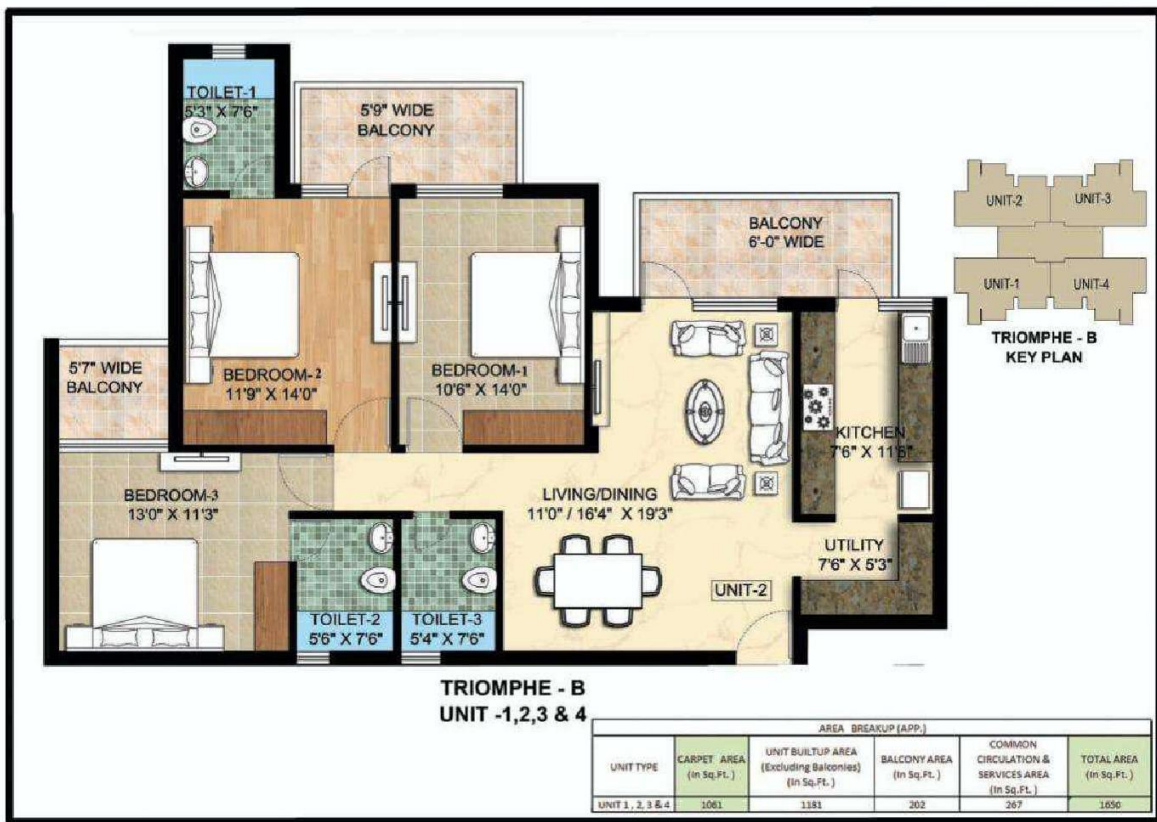
AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA (In Sq.Ft.)	UNIT BUILTUP AREA (Excluding Balconies) (In Sq.Ft.)	BALCONY AREA (In Sq.Ft.)	COMMON CIRCULATION & SERVICES AREA (In Sq.Ft.)	TOTAL AREA (In Sq.Ft.)
UNIT 2 & 3	1082	1198	277	265	1740

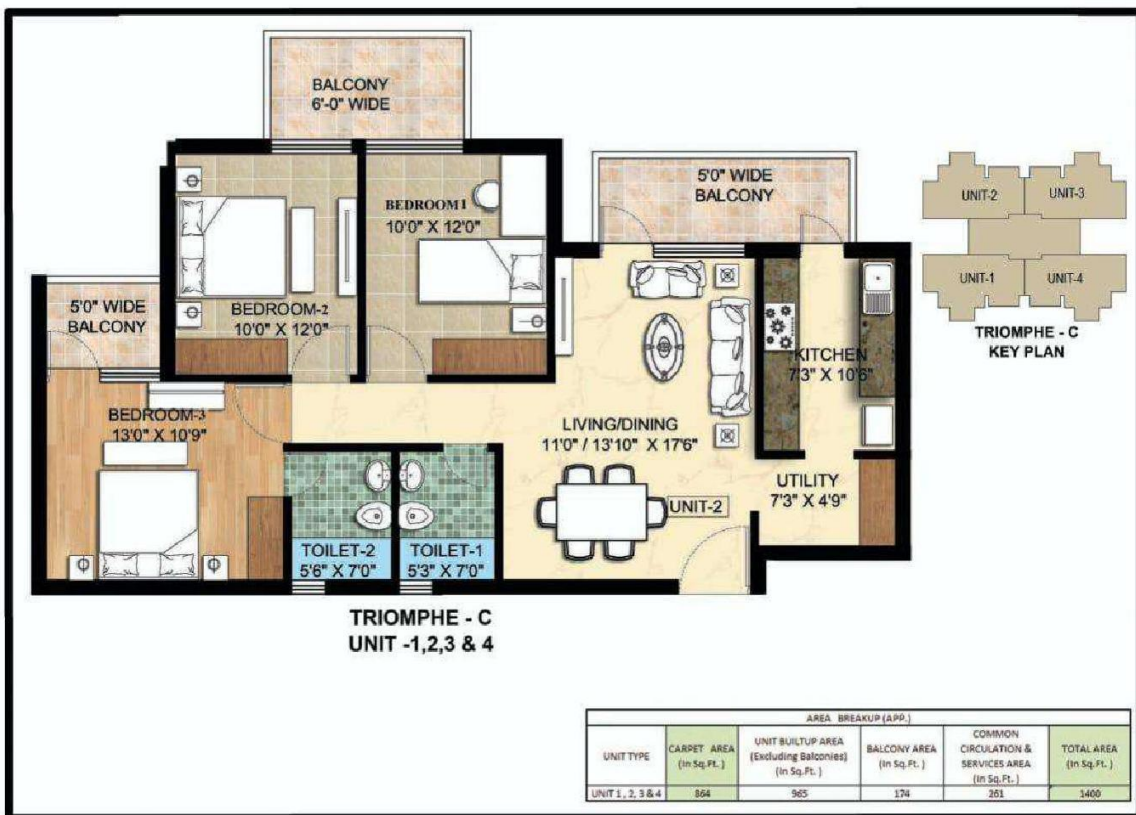


**SAVOYE TOWER A & D  
KEY PLAN**

**SAVOYE TOWER A & D  
UNIT -1 & 4**

UNIT TYPE	AREA BREAKUP (APP.)				TOTAL AREA (In Sq. Ft.)
	CARPET AREA (In Sq. Ft.)	UNIT BUILTUP AREA (Excluding Balconies) (In Sq. Ft.)	BALCONY AREA (In Sq. Ft.)	COMMON CIRCULATION & SERVICES AREA (In Sq. Ft.)	
UNIT 1 & 4	1080	1199	272	254	1725





## LA PARISIAN - VERSAILLES TOWERS PRICE LIST (CLP)

### VERSAILLES TOWERS (G+15)

PARTICULARS	3 BHK (Unit 2&3)	4 BHK (Unit 1&4)
Features	Service, Utility Room & Corner Units	Both Side Open Units
Area's	Sq. Ft.*	Sq. Ft.*
Super Area	2145	2875
Unit Built up Area	1522	2155
Balcony Area	318	334
Unit Carpet Area	1402	1981
<b>SALE PRICE</b>	<b>₹ 98,67,000</b>	<b>1,32,25,000</b>
Preferential Location	As applicable +	

\* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

+THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS MAY VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR & SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST

\*\* Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 6% of Sales Price shall be provided by the company as input credit of GST for all due installments on Invoices/demand raised. However in case of any revision in GST rates/Laws, Company has right to amend its GST policy and to pull back the policy related to input credit.

\*\*\* A Lumpsum amount of Rs. 40,000/ per unit for 3 BHK and Rs. 50,000/ per unit for 4 BHK + Servant shall be charged towards Interest Bearing Maintenance Security (IBMS) and will be payable at the time of Possession.

### PLEASE NOTE

1.	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of <b>"AMBIKA REALCON DEVELOPERS PRIVATE LIMITED"</b> payable at par. The booking of unit is subject to clearance of the same.
2.	All building plans, layouts, specifications are subject to modification or revision as decided by the Architect or any other competent authority subject to RERA Act.
3.	The area of Unit being booked includes Carpet Area, Outer Boundary wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Agreement.
4.	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
5.	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.
6.	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
7.	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee as applicable on the unit.
8.	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 4 KVA, EEC and FFEC and Club Membership to the applicant.
9.	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power back up if opted shall be charged extra and shall become part of Sale Price.
10.	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.

## LA PARISIAN - VERSAILLES TOWERS PRICE LIST (SUBVENTION)

### VERSAILLES TOWERS (G+15)

PARTICULARS		3 BHK (Unit 2&3)	4 BHK (Unit 1&4)
Features		Service, Utility Room & Corner Units	Both Side Open Units
Area's		Sq. Ft.*	Sq. Ft.*
Super Area		2145	2875
Unit Built up Area		1522	2155
Balcony Area		318	334
Unit Carpet Area		1402	1981
<b>SALE PRICE</b>	₹	<b>1,05,10,500</b>	<b>1,40,87,500</b>
<b>Preferential Location</b>		<b>As applicable +</b>	

\* 1 Sq. Ft = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

•THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS MAY VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR & SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST

\*\* Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 6% of Sales Price shall be provided by the company as input credit of GST for all due installments on Invoices/demand raised. However in case of any revision in GST rates/Laws, Company has right to amend its GST policy and to pull back the policy related to Input credit.

\*\*\* A Lumpsum amount of Rs. 40,000/ per unit for 3 BHK and Rs. 50,000/ per unit for 4 BHK + Servant shall be charged towards Interest Bearing Maintenance Security (IBMS) and will be payable at the time of Possession.

### PLEASE NOTE

1.	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of <b>"AMBIKA REALCON DEVELOPERS PRIVATE LIMITED"</b> payable at par. The booking of unit is subject to clearance of the same.
2.	All building plans, layouts, specifications are subject to modification or revision as decided by the Architect or any other competent authority subject to RERA Act.
3.	The area of Unit being booked includes Carpet Area, Outer Boundary wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Agreement.
4.	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
5.	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.
6.	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
7.	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee as applicable on the unit.
8.	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 4 KVA, EEC and FFEC and Club Membership to the applicant.
9.	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power back up if opted shall be charged extra and shall become part of Sale Price.
10.	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.
11.	Maximum 80% of the total cost excluding IBMS shall be funded by the Bank/Financial Institutes/NBFC's. Other terms & conditions shall apply.
12.	Subvention is applicable subject to applying and sanctioning of retail home loan of the person from financial institutes.
13.	In case of funding requirement above than Rs. 75 Lacs, Maximum 75% of the total cost excluding IBMS shall be funded by the Bank/Financial Institutes & 15% of the payment need to be given within 30 days from the date of booking.



## LA PARISIAN - SAVOYE TOWERS PRICE LIST (CLP)

### SAVOYE TOWERS (G+15) - A, B & C

PARTICULARS	Tower A		Tower B	Tower C
	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)	3 BHK + Utility	3 BHK + Utility
Features	Utility Room & Corner Units	Both Side Open Units	With Utility	With Utility
Area's	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*
Super Area	1740	1725	1655	1400
Unit Built up Area	1198	1199	1181	965
Balcony Area	277	272	204	174
Unit Carpet Area	1082	1080	1061	864
<b>SALE PRICE</b>	<b>₹ 80,04,000</b>	<b>79,35,000</b>	<b>76,13,000</b>	<b>64,40,000</b>
Preferential Location	As applicable +			

\* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

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ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST

\*\* Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 6% of Sales Price shall be provided by the company as input credit of GST for all due installments on Invoices/demand raised. However in case of any revision in GST rates/Laws, Company has right to amend its GST policy and to pull back the policy related to input credit.

\*\*\* A Lumpsum amount of Rs. 30,000/ per unit- for Tower C and Rs. 40,000/ per unit for Tower A, B & D shall be charged towards Interest Bearing Maintenance Security (IBMS) and will be payable at the time of Possession.

### PLEASE NOTE

1.	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of <b>"AMBIKA REALCON DEVELOPERS PRIVATE LIMITED"</b> payable at par. The booking of unit is subject to clearance of the same.
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8.	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 4 KVA, EEC and FFEC and Club Membership to the applicant.
9.	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power back up if opted shall be charged extra and shall become part of Sale Price.
10.	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.

## LA PARISIAN - SAVOYE TOWERS PRICE LIST (SUBVENTION)

### SAVOYE TOWERS (G+15) - A, B & C

PARTICULARS	Tower A		Tower B	Tower C
	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)	3 BHK + Utility	3 BHK + Utility
Features	Utility Room & Corner Units	Both Side Open Units	With Utility	With Utility
Area's	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*
Super Area	1740	1725	1655	1400
Unit Built up Area	1198	1199	1181	965
Balcony Area	277	272	204	174
Unit Carpet Area	1082	1080	1061	864
<b>SALE PRICE</b>	<b>₹ 85,26,000</b>	<b>84,52,500</b>	<b>81,09,500</b>	<b>68,60,000</b>
Preferential Location	As applicable +			

\* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

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\*\* Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only. Credit note to the extent 6% of Sales Price shall be provided by the company as input credit of GST for all due installments on Invoices/demand raised. However in case of any revision in GST rates/Laws, Company has right to amend its GST policy and to pull back the policy related to input credit.

\*\*\* A Lumpsum amount of Rs. 30,000/ per unit- for Tower C and Rs. 40,000/ per unit for Tower A, B & D shall be charged towards Interest Bearing Maintenance Security (IBMS) and will be payable at the time of Possession.

### PLEASE NOTE

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9.	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power back up if opted shall be charged extra and shall become part of Sale Price.
10.	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.
11.	Maximum 80% of the total cost excluding IBMS shall be funded by the Bank/Financial Institutes/NBFC's. Other terms & conditions shall apply.
12.	Subvention is applicable subject to applying and sanctioning of retail home loan of the person from financial institutes.
13.	In case of funding requirement above than Rs. 75 Lacs, Maximum 75% of the total cost excluding IBMS shall be funded by the Bank/Financial Institutes & 15% of the payment need to be given within 30 days from the date of booking.

## LA PARISIAN - TRIOMPHE TOWERS PRICE LIST (CLP)

### TRIOMPHE TOWERS (G+15) - A, B, C & D

PARTICULARS	Tower A		Tower B	Tower C	Tower D	
	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)	3 BHK + Utility	3 BHK + Utility	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)
Features	Servant Room, Utility Room & Corner Units	Both Side Open Units	With Utility	With Utility	Utility Room & Corner Units	Both Side Open Units
Area's	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*
Super Area	2145	1725	1655	1400	1740	1725
Unit Built up Area	1522	1199	1181	965	1198	1199
Balcony Area	300	263	202	174	277	263
Unit Carpet Area	402	1080	1061	864	1082	1080
<b>SALE PRICE</b>	<b>₹ 98,67,000</b>	<b>79,35,000</b>	<b>76,13,000</b>	<b>64,40,000</b>	<b>80,04,000</b>	<b>79,35,000</b>
Preferential Location	As applicable +					

\* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

+THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS MAY VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR & SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST

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## LA PARISIAN - TRIOMPHE TOWERS PRICE LIST (SUBVENTION)

### TRIOMPHE TOWERS (G+15) - A, B, C & D

PARTICULARS	Tower A		Tower B	Tower C	Tower D	
	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)	3 BHK + Utility	3 BHK + Utility	3 BHK (Unit 2&3)	3 BHK (Unit 1&4)
Features	Servant Room, Utility Room & Corner Units	Both Side Open Units	With Utility	With Utility	Utility Room & Corner Units	Both Side Open Units
Area's	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*	Sq. Ft.*
Super Area	2145	1725	1655	1400	1740	1725
Unit Built up Area	1522	1199	1181	965	1198	1199
Balcony Area	300	263	202	174	277	263
Unit Carpet Area	402	1080	1061	864	1082	1080
<b>SALE PRICE</b>	<b>₹ 1,05,10,500</b>	<b>84,52,500</b>	<b>81,09,500</b>	<b>68,60,000</b>	<b>85,26,000</b>	<b>84,52,500</b>
Preferential Location	As applicable +					

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12.	Subvention is applicable subject to applying and sanctioning of retail home loan of the person from financial institutes.
13.	In case of funding requirement above than Rs. 75 Lacs, Maximum 75% of the total cost excluding IBMS shall be funded by the Bank/Financial Institutes & 15% of the payment need to be given within 30 days from the date of booking.

## LA PARISIAN - PAYMENT PLANS

(G+15)

### Construction Linked Payment Plan (CLP)

Particulars	Payment Schedule
At the time of Booking	Rs. 4 Lacs
Within 30 days of Booking	10% of Sale Price less booking amount
On Start of Construction	10% of Sale Price
On Casting of Basement Slab	10% of Sale Price
On Casting of First Floor Roof Slab	5% of Sale Price
On Casting of Third Floor Roof Slab	5% of Sale Price
On Casting of Sixth Floor Roof Slab	5% of Sale Price
On Casting of Ninth Floor Roof Slab	5% of Sale Price
On Casting of Twelveth Floor Roof Slab	5% of Sale Price
On Casting of Top Floor Roof Slab	5% of Sale Price
On Completion of Internal Brick Work	5% of Sale Price
On Completion of Internal Plaster	10% of Sale Price
On Completion of Internal Flooring	10% of Sale Price
On Completion of Services	10% of Sale Price
On Intimation for offer of Possession	5% of Sale Price + IBMS + Other Charges, if any

### Lumsum Payment Plan (LPP) with 8% Discount on Sale Price

Particulars	Payment Schedule
At the time of booking	Rs 4 Lacs for 3BHK
Within 30 days of booking	10% of Discounted Sale Price less booking amount
Within 90 days Of Booking	85% of Discounted Sale Price
On Intimation for offer of Possession	5% of Discounted Sale Price + IBMS + Other Charges, if any

### Flexi Payment Plan (FPP) with 4% Discount on Sale Price

Particulars	Payment Schedule
At the time of Booking	Rs 4 Lacs for 3BHK
Within 30 days of Booking	10% of Discounted Sale Price less Booking Amount
Within 90 days of Booking	40% of Discounted Sale Price
On Casting of First Floor Roof Slab	2.5% of Discounted Sale Price
On Casting of Third Floor Roof Slab	2.5% of Discounted Sale Price
On Casting of Sixth Floor Roof Slab	2.5% of Discounted Sale Price
On Casting of Ninth Floor Roof Slab	2.5% of Discounted Sale Price
On Casting of Twelveth Floor Roof Slab	2.5% of Discounted Sale Price
On Casting of Top Floor Roof Slab	2.5% of Discounted Sale Price
On Completion of Internal Brick Work	5% of Discounted Sale Price
On Completion of Internal Plaster	5% of Discounted Sale Price
On Completion of Internal Flooring	10% of Discounted Sale Price
On Completion of Services	10% of Discounted Sale Price
On Intimation for offer of Possession	5% of Discounted Sale Price + IBMS + Other Charges, if any

## Preference Location Charges (SAVOYE & VERSAILLES)

Particulars	Amt in INR											
	3BHK	3 BHK	3 BHK + Utility	3 BHK + Utility	3 BHK + Servant + Utility	3 BHK + Servant + Utility	3 BHK + Utility	3 BHK + Utility	3 BHK + Utility	3 BHK + Utility	3 BHK + Servant	4 BHK + Servant
<b>Tota Unit Area</b>	1400	1400	1655	1655	1740	1740	1725	1740	1740	1725	2145	2875
<b>Tower</b>	Savoie C (Block 2 & 3)	Savoie C (Block 1 & 4)	Savoie B (Block 2 & 3)	Savoie B (Block 1 & 4)	Savoie A (Block 3)	Savoie A (Block 2)	Savoie A (Block 1&4)	Savoie D (Block 3)	Savoie D (Block 2)	Savoie D (Block 1&4)	Versailles (Block 2&3)	Versailles (Block 1&4)
<b>Ground floor</b>	350000	140000	413750	165500	295800	556800	293250	556800	295800	293250	686400	661250
<b>1st Floor</b>	294000	126000	347550	148950	278400	487200	276000	487200	278400	276000	600600	632500
<b>2nd Floor</b>	238000	98000	281350	115850	243600	417600	241500	417600	243600	241500	514800	575000
<b>3rd Floor</b>	210000	70000	248250	82750	208800	382800	207000	382800	208800	207000	471900	517500
<b>4th to 12th Floor</b>	140000	0	165500	0	121800	295800	120750	295800	121800	120750	364650	373750
<b>13th &amp; 14th Floor</b>	224000	84000	264800	99300	226200	400200	224250	400200	226200	224250	493350	546250
<b>Top Floor</b>	280000	140000	331000	165500	295800	469800	293250	469800	295800	293250	579150	661250

Preference Location Charges										
Particulars	Amt in INR									
Unit Type	3BHK	3 BHK	3 BHK + Utility	3 BHK + Utility	3 BHK + Servant + Utility	3 BHK + Servant + Utility	3 BHK + Utility	3 BHK + Utility	3 BHK + Utility	3 BHK + Utility
<b>Tota Unit Area</b>	1400	1400	1655	1655	2145	2145	1725	1740	1740	1725
<b>Tower</b>	Triomphe C (Block 2 & 3)	Triomphe C (Block 1 & 4)	Triomphe B (Block 2 & 3)	Triomphe B (Block 1 & 4)	Triomphe A (Block 2)	Triomphe A (Block 3)	Triomphe A (Block 1&4)	Triomphe D (Block 2)	Triomphe D (Block 3)	Triomphe D (Block 1&4)
<b>Ground floor</b>	350000	140000	413750	165500	364650	686400	293250	556800	295800	293250
<b>1st Floor</b>	294000	126000	347550	148950	343200	600600	276000	487200	278400	276000
<b>2nd Floor</b>	238000	98000	281350	115850	300300	514800	241500	417600	243600	241500
<b>3rd Floor</b>	210000	70000	248250	82750	257400	471900	207000	382800	208800	207000
<b>4th to 12th Floor</b>	140000	0	165500	0	150150	364650	120750	295800	121800	120750
<b>13th &amp; 14th Floor</b>	224000	84000	264800	99300	278850	493350	224250	400200	226200	224250
<b>Top Floor</b>	280000	140000	331000	165500	364650	579150	293250	469800	295800	293250

La Parisian - Triomphe Tower		
Subvention Payment Plan (Private Banks)		
Particulars	Instalment by Customer	Instalment by Bank/NBFC/FI
At the time of Booking	Rs. 4 Lacs	NIL
Within 30 days of Booking	10% of Sale Price	NIL
Between Start of construction and Completion of Services	NIL	75% of Sale Price
On Completion of Services	5% of Sale Price	NIL
On Intimation for offer of Possession	5% of Sale Price + IBMS + Other Charges, if any	5% of Sale Price
<b>Important Notes:</b>		
- Maximum 80% of Total Cost excluding IBMS shall be funded by Bank/Financial Institute/NBFC. Terms and Conditions apply.		
- Subvention is applicable subject to applying and sanctioning of Retail home by the client.		
- In case of funding requirement greater than Rs. 75 lacs, 15% of payment needs to be given within 30/60 days from the date of booking.		
- The above payment plan is a standard presentation. The scheme may differ with individual Bank/FI.		



**AMBIKA REALCON DEVELOPERS PRIVATE LIMITED**

Disclaimer: Visual representation shown in this brochure is purely conceptual and not a legal offering. All building plans, specifications, site plan, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.