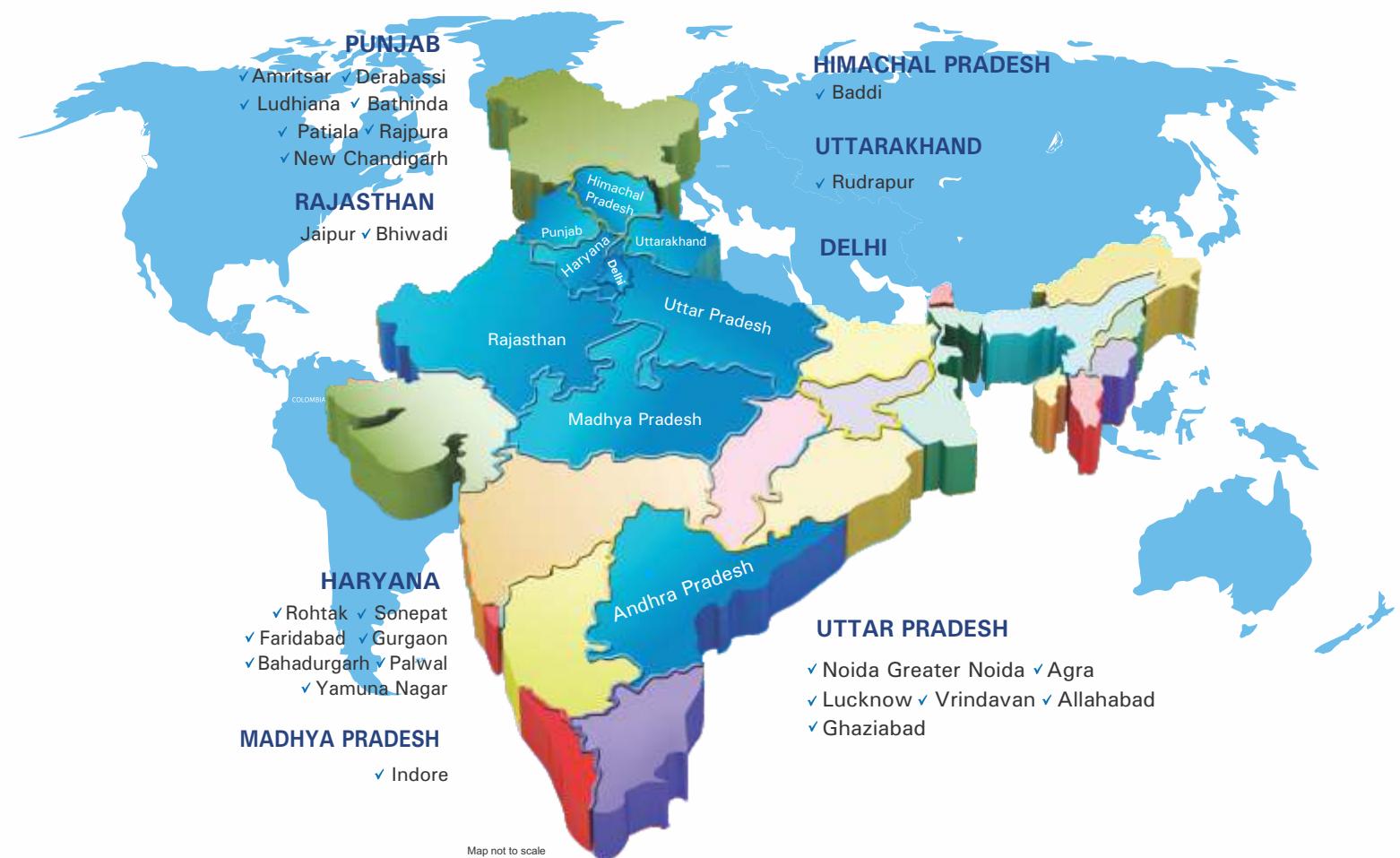


OUR PRESENCE ACROSS INDIA..

08 States | 27 Cities



OMAXE LIMITED

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"THE LAKE" RERA Reg No.: PBRERA-SAS80-PR0040

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Disclaimer: This is a Brochure indicating the development of construction, various events and coverages of the overall Real Estate development in The Lake. Further, it contains some conceptual visual representations. This is not an invitation, advertisement or any legal offering. All the plans, design, specification stated herein are conceptual in nature and are not binding to the parties and is subject to approval of concerned authorities. This Brochure is only for the private circulation and not on offering for sale. The content shown in the Brochure is indicative and the prospective buyer shall use his own prudence / knowledge before buying any property from the company. The viewers/ readers / buyers / prospective buyers may seek / company shall provide all such information including sanction plans, approvals, development schedules and status thereof, specifications, amenities and facilities as may be relevant to each of the real estate project(s) constituted in The Lake, before any such registration or booking / sale from the companies office(s). Further, such information as referred herein in respect of each of the project(s) shall also be available on www.omaxe.com and on Punjab Real Estate Regulatory Authority's offices/website.

ANOTHER WORLD IN THIS WORLD

Taking a leaf out of life's book and appreciating the serenity and tranquillity of water, Omaxe brings forth The Lake at New Chandigarh.

Water, as they say, has a soothing effect to the mind, body and soul and having a water body right at your doorstep and the terraces reaching out to the skies is a dream only for the privileged few.

Apropos the above, The Lake is poised to have dwellings designed to offer you a comfortable lifestyle. This place has a lifestyle mix of beautiful residential complexes varying from 2, 3, 4 & 5 Bedroom apartments, penthouses to exquisite villas. With a meandering water body running across the length of the project and amenities, The Lake is all set to transform the way people live.

A tree lined splendid entry to welcome you to The Lake, SPA, numerous Swimming Pools and Family Jacuzzi, abundant Ponds and Gardens based on different themes within the periphery, a Lotus shaped Club which in itself would be an architectural marvel, a fully equipped Water Park, Sand Dunes and Floating Decks are few of the things which would craft The Lake into a masterpiece plus added advantage to sports lovers as it will also have Tennis Lawns, Badminton Courts, Basket Ball Court, Skating Rink, Cricket Practicing Nets, Putting Greens, along with state-of-the-art Indoor Games and Health Club. A well planned dedicated basement parking offers the convenience of parking vehicles with maximum space and comfort.



** The water body is a cluster of standalone pools architecturally arranged in linear manner to create holistic view of lake.
* Perspective View / Elevation / Amenities and facilities are conceptual and subject to change / modification / amendment / change in location etc. considering the viabilities of implementation & may not be considered as final. The Customer should not consider the water body & amenities as final and don't make any decision of buying apartment based on proposed landscape & amenities.



EXPERIENCE A UNIQUE
BLUE RELAXATION

Perspective View

The Lake has almost everything that you expect from the modern spacious lifestyle Apartments, Villas, Towers and Clubs. All the five towers are highly inspired by world's renowned lakes which have utmost significance and value on the world's geographical map. These five high end luxury towers are named after the famous lakes The Isabella, The Caspian, The Mystic, The Victoria and The Emerald. Each tower is built in a unique design. The facade is designed like it is moving with the flow of the lake and the height of the towers are distinctive enough to break the monotony. Architectural excellence, visual brilliance and eco friendly spaces completely reinvent urban living.

Design by World Renowned Architect





Perspective View

ISABELLA TOWER

As the name signifies, the Isabella tower is an insignia of luxury and elegance. Structurally designed, this tower has a resemblance of a wave. The sky touching tower has multiple floors designed immaculately to give you space next to the stars.

4 BHK Apts.
Super Area: 4400 Sq.Ft.
Built Up Area: 3751 Sq.Ft.
Carpet Area: 3094 Sq.Ft.

Penthouses
Super Area: 9400 Sq.Ft.
Built Up Area: 8024 Sq.Ft.
Carpet Area: 5787 Sq.Ft.

4 BHK Apts.
Super Area: 4850 Sq.Ft.
Built Up Area: 4114 Sq.Ft.
Carpet Area: 3319 Sq.Ft.



Perspective View

EMERALD TOWERS

Titled after the name of famous Emerald Lake, architecture of Emerald Tower undoubtedly captivates your senses with its spectacular view. Standing tall on acres of greens and surrounded by water bodies, these towers are nothing but a class in themselves.

4 BHK Apts.
Super Area: 2300 Sq.Ft.
Built Up Area: 1938 Sq.Ft.
Carpet Area: 1570 Sq.Ft.

Penthouses
Super Area: 4450 Sq.Ft.
Built Up Area: 4017 Sq.Ft.
Carpet Area: 2731 Sq.Ft.

4 BHK Apts.
Super Area: 2760 Sq.Ft.
Built Up Area: 2331 Sq.Ft.
Carpet Area: 1845 Sq.Ft.

Penthouses
Super Area: 5300 Sq.Ft.
Built Up Area: 4570 Sq.Ft.
Carpet Area: 3373 Sq.Ft.

*An artistic perception / view / elevation / facilities may vary in reality, with essentially / technically required changes as suggested by the architect / planner, without any intimation. The customer should not consider the artistic view & amenities as final and don't make any decision of buying apartment based on purposed artistic perception & amenities.



Perspective View

Perspective View

CASPEAN TOWERS

The aura, the freshness and the serenity of Caspean Towers, is something beyond description but a thing to experience. Taking the glory of The Lake to an all time high, these towers are undoubtedly wonders standing with pride, giving lifestyle an honour.

3 BHK Apts.
Super Area: 1820 Sq.Ft.
Built Up Area: 1473 Sq.Ft.
Carpet Area: 1220 Sq.Ft.

Penthouses
Super Area: 3700 Sq.Ft.
Built Up Area: 2995 Sq.Ft.
Carpet Area: 2360 Sq.Ft.

3 BHK Apts.
Super Area: 1850 Sq.Ft.
Built Up Area: 1492 Sq.Ft.
Carpet Area: 1220 Sq.Ft.

Penthouses
Super Area: 3770 Sq.Ft.
Built Up Area: 3107 Sq.Ft.
Carpet Area: 2360 Sq.Ft.

3 BHK Apts.
Super Area: 1885 Sq.Ft.
Built Up Area: 1538 Sq.Ft.
Carpet Area: 1263 Sq.Ft.

Penthouses
Super Area: 3770 Sq.Ft.
Built Up Area: 3107 Sq.Ft.
Carpet Area: 2360 Sq.Ft.

3 BHK Apts.
Super Area: 1920 Sq.Ft.
Built Up Area: 1577 Sq.Ft.
Carpet Area: 1263 Sq.Ft.

Penthouses
Super Area: 3770 Sq.Ft.
Built Up Area: 3107 Sq.Ft.
Carpet Area: 2360 Sq.Ft.

MYSTIC TOWERS

The wonderful Mystic Tower gives you the panoramic scenic view as it is surrounded by beautiful standalone pools of water. Strolling around them gives you a relaxed feel that your life has always desired.

2 BHK Apts.
Super Area: 1285 Sq.Ft.
Built Up Area: 988 Sq.Ft.
Carpet Area: 807 Sq.Ft.

Penthouses
Super Area: 2570 Sq.Ft.
Built Up Area: 1965 Sq.Ft.
Carpet Area: 1498 Sq.Ft.

VICTORIA TOWERS

The mesmerizing Victoria Towers are created by keeping in mind the beauty and serenity of Lake Victoria. Planned in a beautiful setting the towers offer a calm and quiet living.

3 BHK Apts.
Super Area: 1530 Sq.Ft.
Built Up Area: 1290 Sq.Ft.
Carpet Area: 994 Sq.Ft.

Penthouses
Super Area: 3110 Sq.Ft.
Built Up Area: 2712 Sq.Ft.
Carpet Area: 2025 Sq.Ft.

*An artistic perception / view / elevation / facilities may vary in reality, with essentially / technically required changes as suggested by the architect / planner, without any intimation. The customer should not consider the artistic view & amenities as final and don't make any decision of buying apartment based on purposed artistic perception & amenities.



THE LAKE

[APARTMENTS](#) | [PENTHOUSES](#) | [VILLAS](#) | [CLUB](#)

A map section titled "THE LAKE PHASE" in black capital letters. Below the title is a yellow circle containing the number 16. The map shows various green areas and a blue lake.

THE LAKE PHASE.

LEGEND

- .. ENTRY / EXIT
 - .. CIRCULATION ROAD
 - .. DROP OFF
 - .. PEDESTRIAN JOGGING / WALKING TRACK
 - .. JACUZZI / FAMILY POOL
 - .. SWIMMINGPOOL
 - .. KIDS POOL
 - .. WATER PARK
 - .. WATER BODY
 - : REFLECTION POND
 - : LOTUS POND
 - : LILY POND
 - .. YOGA / MEDITATION LAWN
 - .. AMPHITHEATRE
 - 12. SPORTS ZONE
 - : TENNIS COURT
 - : BADMINTON COURT
 - : CRICKET NET
 - : SKATING RINK
 - : BASKETBALL COURT
 - 13. SENIOR CITIZEN ZONE
 - 14. OUTDOORGYM
 - 15. SUN DECK
 - 16. THEME PAVILION
 - 17. SAND DUNES
 - 18. KIDS PLAY ZONE
 - 19. RAMP TO BASEMENT

- 20. GARDENS**
 - : HERBAL GARDEN
 - : GARDEN OF EDEN
 - : FLOWER GARDEN
 - 21. PUTTING GREEN**
 - 22. FLOATING DECK**
 - 23. CYCLE TRACK**
 - 24. COMMERCIAL**
 - 25. CLUB LOTUS**
 - : LOUNGE / CAFE
 - : RESTAURANT
 - : GYMNASIUM
 - : SPA / FITNESSZONE
 - : YOGA / MEDITATION
 - : TODDLERZONE
 - : CLIMATE CONTROL
 - SWIMMINGPOOL etc.

*** SCOPE FOR FUTURE PHASED EXPANSION OF
MASTER PROJECT WITH COMMON INTEGRATED
FACILITIES & AMENITIES**

THE LAKE PHA

A small green plant with several leaves is growing from a white rectangular base. The base has a grid pattern with vertical lines and small dots at the intersections.

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2(G24HGU1)

2

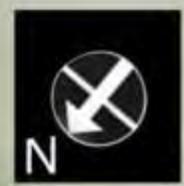
A detailed view of a golf course map focusing on hole 4. The green is labeled '4' with a yellow dot. Two tee boxes are shown: 'A' on the left and 'B' on the right. The fairway and rough areas are shaded in different tones of green and brown. A small white diamond icon is located near the top of the green.

A perspective view of a road section. The road is grey with a yellow center line. Along the right side, there is a green grassy area with several small trees. The text "30.0 Mt. WIDE MASTER PLAN ROAD" is written diagonally across the road surface. In the top left corner, there is a small brown building icon with the number "3" above it.

FUTURE EXPANSION

MASTER LAYOUT PLAN

** The water body is a cluster of standalone pools architecturally arranged in linear manner to create holistic view of lake. Perspective View / Elevation: Amenities and facilities are conceptual and subject to change / modification / amendment change in location etc. considering the viabilities of implementation & may not be considered as final. The Customer should not consider the water body & amenities as final and don't make any decision of buying apartment based on proposed landscape & amenities.



FEEL LIFE AS NEVER BEFORE IN EXOTIC AMBIENCE



Outdoor Swimming Pool
Day View

Perspective View

Get overwhelmed with the exclusive and splendid Club Lotus. This stunning architecture gives resemblance of a Lotus and puts forth an example of symmetry. Although the magnificence of Club Lotus is too vast to sum up easily yet some of the remarkable offerings are Cafeteria, Resto-bar, Premium Lounges, Spa & Hammam rejuvenation, Billiards, Lawn Tennis Court, Cards Play Room, Health Club and Fabulous Party areas.

A rejuvenating lifestyle comes up with spa facilities that bring back the zing to a much greater level. A unique thermostat controlled mechanism in the pool, is meant for keeping the swimming sessions memorable, throughout the year. With entertainment facilities, move a step further into the best indulgence. Club Lotus has a spacious library hall to bring out the scholar in you.

The search of inner peace is finally over. Now, stress may never trouble you and you may easily feel the freshness and beauty of a special world. Stupendous yoga and meditation areas will bring an ultimate sense of peace and tranquillity. These beautifully conceptualized spaces enable you to absorb maximum positivity from the surroundings and explore peace from the enchanting environment. Great emphasis has been put on the health and fitness levels, so the visually enticing gyms, and fitness areas beautify the ways of living at The Lake.



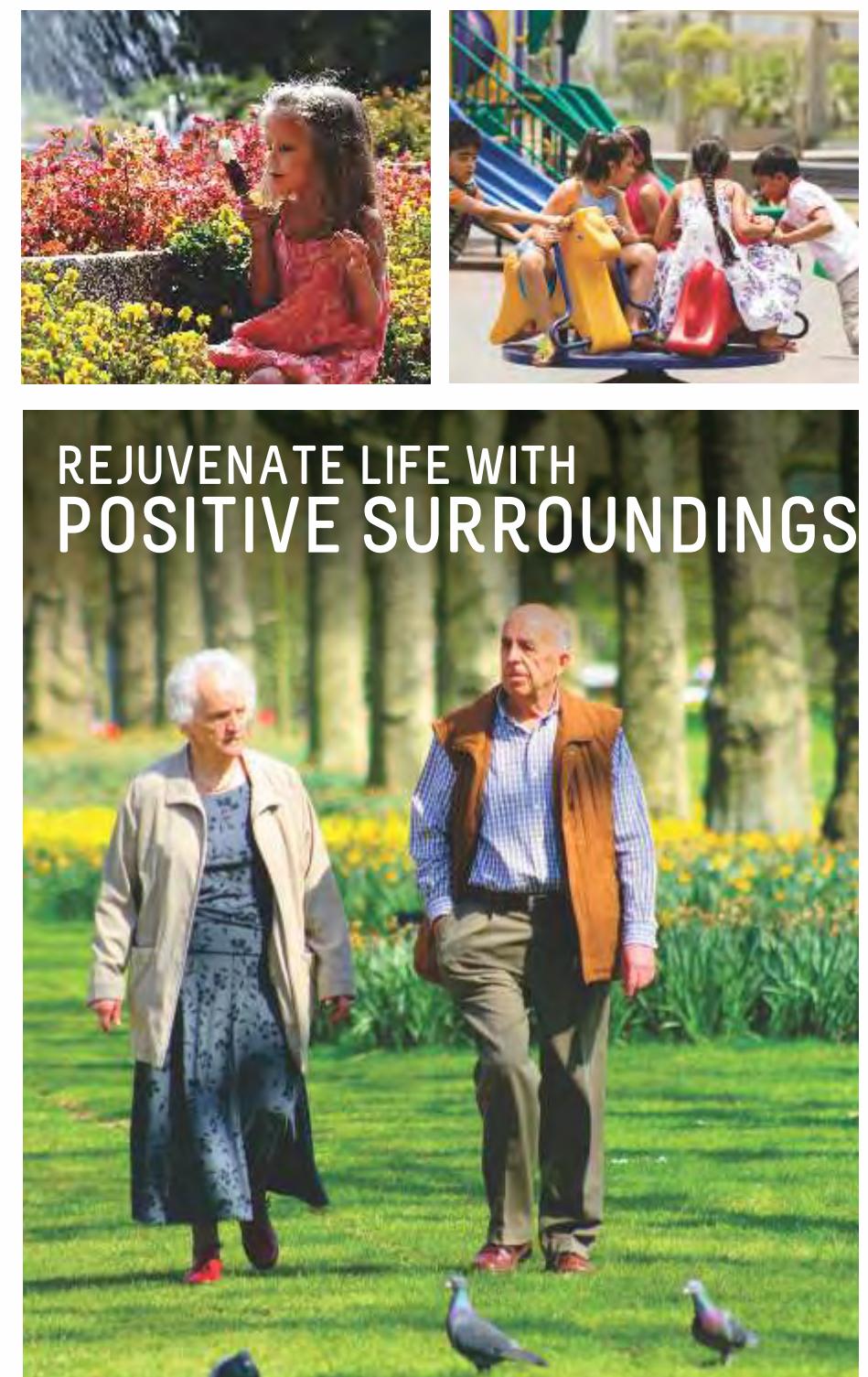
CLUB LOTUS



Indoor Thermostat Swimming Pool



Outdoor Swimming Pool
Evening View



**REJUVENATE LIFE WITH
POSITIVE SURROUNDINGS**



Nature is an inspiration for the nature lovers at the lake. Dedicated parks for senior citizens are ideal for completing their routine in a healthy way. Fragrance gardens, Garden of Eden, Botanical gardens will inspire the whole township with beautiful and interesting herbal species. Specifically fulfilling the desires of fun seeking young generation, the children parks provide fun and amusement.



*Pictures only illustrative, the actual may vary depending upon execution.

INDULGE INTO SPORTING LIFESTYLE

The Lake has mesmerising & exclusive blue surroundings where thirst of enjoyment and relaxation is quenched to the fullest. Smart pools are designed to recharge dweller's excitement. There's much more for exciting rendezvous with soothing waters like 2 outdoor swimming pool, 2 kid's pool, 5 family/Jacuzzi pools and dedicated water theme park. These aquatic facilities perfectly specify the benefits of perfect water bodies.

The sports league is ever charging and challenges you to test your maximum endurance. Major courts for the cool game of lawn tennis, badminton, basketball, putting greens and skating rink allow to uptake maximum energy from the lively ambience. The importance of good and healthy lifestyle one can easily experience at The Lake, when such dedicated game zone facilitates sporty zeal of the sport lovers. If dedicated card & carom rooms are meant for a perfect indoor gaming experience then chess rooms are there for sharpening the edge of thinking. It's very amiable for the lake dwellers to indulge into these interesting game sessions and expand their social network.





Perspective View

SPECIFICATIONS

Structure	Earthquake resistant RCC framed structure
External Finish	Textured Paint of exterior grade and glass on specific sections

Living/ Dining Room/ Family Room

Flooring	Premium/ Italian Marble Finish Vitrified Tiles
Walls	Plastic Emulsion Paint
Ceiling	Plastic Emulsion & POP with cove

Bedrooms

Wardrobe	Wardrobe in Master Bedroom
Flooring	Laminated wooden flooring in Master Bedroom & Premium/ Italian Marble Finish Vitrified Tiles in other Bedrooms
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint, POP with Cove in Master Bedroom Only

Toilets

Flooring	Premium Anti Skid Tiles
Wall/Dado	Complete Wall - Premium Tiles
Ceiling	Plastic Emulsion
Fittings	Premium Sanitary fixtures of Duravit/Roca/Jaqua or equivalent, Mirror, Other CP Fittings of Grohe/Jaqua or equivalent including showers

Kitchen

Cabinets	Premium / Modular Kitchen Cabinets of appropriate Finish
Flooring	Anti Skid Tiles
Dado	Premium Tiles upto 2ft. above counter
Wall Finishes	Tiles / Plastic Emulsion Paint + Commercial Tile behind Cabinet for protection
Ceiling	Plastic Emulsion Paint
Counter	Pre Polish Premium Granite

Lifts

One Service Lift and two regular Lifts to be provided in each tower for access to all the floors of premium (Known Brand) quality.	
Staircases	

Risers & treads	Granite Stone
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint / OBD
Handrail	MS Railing

Balcony

Flooring	Anti Skid Tiles
Wall Finishes	Water proofing external paint
Ceiling	Water proofing external paint
Handrail	SS Railing with Glass

Doors & Windows

Doors	Flush Door Painted/Polished
Windows/Ventilators	Seasoned Hardwood/ Aluminium/ UPVC Sections

Entrance Lobby

Flooring would be of appropriate mix of Italian Marble/Granite, walls and ceiling would be of plastic emulsion paint and use of other products for décor as per architect views.
--

Electrical Fittings

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's. Electrical Points for Kitchen Chimney, Hob.

Power Back Up

Generator to be provided for Power back up as per the size of the flat and for 100% backup of Emergency & safety Facilities, Lifts and Common Areas

Plumbing

All internal plumbing in GI/CPVC/Composite and Underground Water Tanks common for all with pump house and tube wells for uninterrupted supply of water.

Club House & Sports Facilities

Club House with Swimming Pool, well equipped Gyms, Restaurants, Utility Shops, Multi purpose Hall, Indoor and Outdoor Sports Facilities like Pool and Billiards Room, Table Tennis Room, BasketBall court, Tennis Courts, Jogging and Walking Tracks etc
--

Security and Fire Protection

Video Surveillance system, Perimeter security and Entrance Lobby Security with CCTV Cameras plus other appropriate hi-tech Security, Fire Prevention Suppression, Detection & Alarm System as per fire norms.

Other Specifications applicable for Penthouses Only

Internal Stairs	Marble/ Granite Stone	Applicable for Isabella & Emerald Tower
Railing & Handrail for Internal Stairs	Glass railing with SS	
Internal Lift	Personalised Non Machine Room Lift with capacity of 3 person	Applicable for Isabella Tower
Terrace Rights (Tentative Area)*		

Customisation**

* After excluding the Terrace area required for services, the rest of the area shall be allotted in proportion to the unit area.

**Customisation in Penthouses with respect to specifications and floor plan possible subject to additional cost and architect approval.



1 Sq. Mtr = 10.764 sq. ft.

* Material promised is subject to availability & may vary accordingly.

THE GLITTERING ARCHITECTURAL EXCELLENCE

INTERNATIONAL
TRADE TOWER
AT OMAXE NEW CHANDIGARH



RERA Reg No.: PBRERA-SAS80-PC0006



RERA Reg No.: PBRERA-SAS80-PC0008

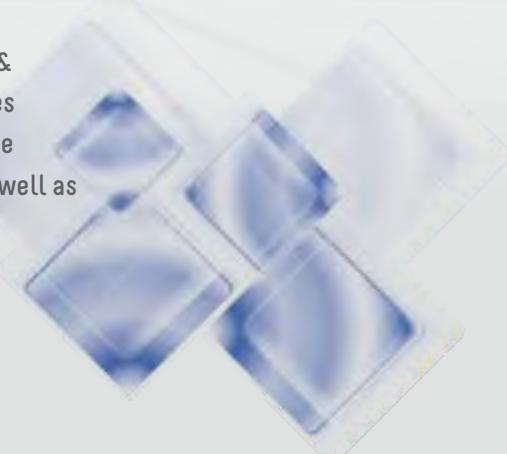


RERA Reg No.: PBRERA-SAS80-PC0007

...and many more to come

OMAXE
Turning dreams into reality
NEW CHANDIGARH

The three glorious towers give a sense of pride to the residents of The Lake. The beautiful skylines, designed for Business Purpose & Commercial Affairs, are great options to set a luxurious workspace. The grandeur and pleasure of living in such a township comes alive with these fascinating and marvellous towers. If the day view of the towers give you a feel of living in an international city, the night view looks stupendous with illuminating lights. Suffice it to say that the world of New Chandigarh is illuminated as well as embellished with India Trade Tower, being privileged as the first building in North India to have LED facade lighting arrangement.



*A glimpse of other developments by Omaxe in the surrounding areas of the project 'THE LAKE'.

CITY WITH IMMENSE POSSIBILITIES



A part of Punjab's first eco town spread over approx. 1000 acres is inviting you to make your dreams come true. This city is an example of integrated township which possesses almost everything that a modern lifestyle demands today. A zone with abundant greenery and openness is highly appreciated by the people desirous of settling in and around Chandigarh. It has all the friendly features which make this eco town perfect in every aspect.

A PRIME LOCATION for a PREMIUM LIFESTYLE

Modern Integrated Township.

Metro line: Approved Metro Station in First Phase of Chandigarh Metro Project

Major Developments: 200 ft wide sector and other connecting roads, underground storm water, sewer, electricity, telephone and other services.

Other Development: 1500 acre for Educity and 260 acre for Medicity. Proposed TATA Memorial Institute, Proposed PGI Extension in the nearby area.

Cricket Stadium: International Standard Proposed Cricket Stadium, being developed by Punjab Cricket Association.

Nearby Locations and Connectivity: PGI Hospital and Taj Hotel in close vicinity, Close to Expressway & Sarangpur Institutional Area, Perfect connectivity from Baddi Industrial Area (12 kms away), Chandigarh Sector 17 (10 kms away) and other major towns of Punjab.

OMAXE MACROCOSM

Omaxe is one of India's leading real estate companies. Having spread its footprints in 8 States across 27 cities, the company has in its kitty a diversified product portfolio that includes Integrated Townships, Hi Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotel projects. With approx. 109.5 million sq. ft. of delivered space in both real estate and construction contracting the company is currently undertaking 36 real estate projects.

In the last two decades, Omaxe has carved a niche for itself in the real estate sector through a diverse range of projects catering to the affordable segment and spread across tier II & III cities of India. Today, Omaxe takes great pride in being a part of the dreams of millions across the nation by transforming them into reality. Trust comes tagged with the name of Omaxe. Working towards contributing to a progressive India, the company strives to exceed customer expectations through transparency, quality, cutting edge technology and social responsibility.

Over the years, the company has made a mark with some landmark projects and engineering marvels. With presence in States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi and Himachal Pradesh, the company stands true to its motto, Turning Dreams into Reality.