



PRESTIGE
TRANQUILITY
Welcome To A New Universe

38

acres of lush green landscapes and vast open expanses. In Budigere, off Old Madras Road, Bangalore.

Offering you a wonderful home in perhaps the quietest environment that money can buy. A choice of one, two and three bedroom apartments. Beautifully crafted to suit both your needs, your tastes and your budget. Giving you the freedom and the reassurance to live life on your terms. Complete with all contemporary lifestyle amenities like a fully equipped clubhouse, swimming pool, a gymnasium and more. All rounded off by an ambience that is blissfully tucked away and yet readily accessible on the expressway.

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Prestige Tranquility. Welcome to a new universe.

MASTER PLAN



Legend:

- 01 Entrance Court
- 02 Water Feature
- 03 Feature Wall
- 04 Palm Court
- 05 Roundabout Plaza
- 06 Children's Play Area
- 07 Amphitheatre
- 08 Swimming Pool
- 09 Play Court
- 10 Jogging Track
- 11 Festive Lawn
- 12 Senior Citizen's Park

S. NO.	COLOUR	TYPE	NO. OF BED	AREA (SFT)
1		TYPE A	1 BED	664
2		TYPE B	1 BED	722
3		TYPE C	2 BED	1087
4		TYPE D1 & D	2 BED	1135 & 1139
5		TYPE E1 & E	2 BED	1149 & 1153
6		TYPE F	2 BED	1162
7		TYPE G1 & G	3 BED	1632 & 1636
8		TYPE H	3 BED	1820
9		TYPE J	3 BED	1991
10		CLUBHOUSE		

DUSK VIEW

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Prestige
Tranquility

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PERSPECTIVE



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LOBBY





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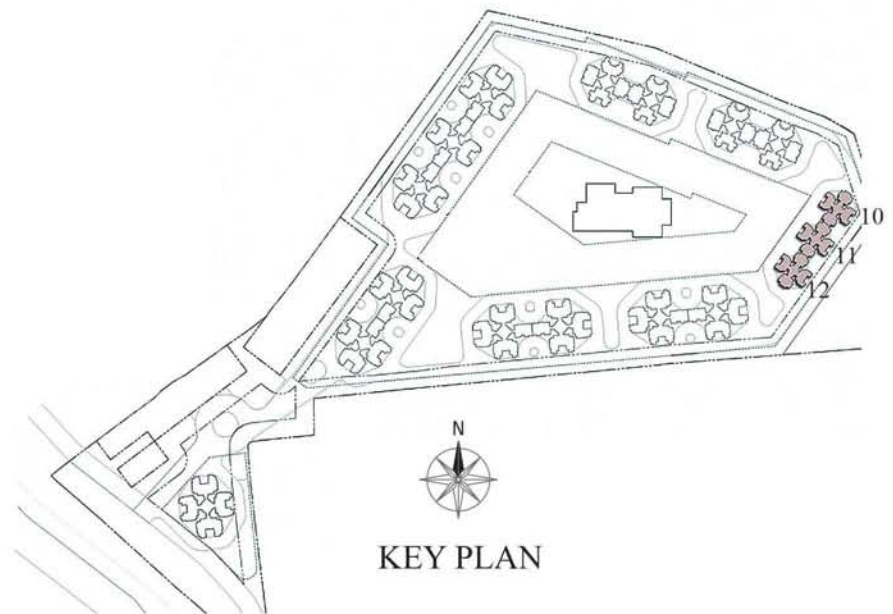
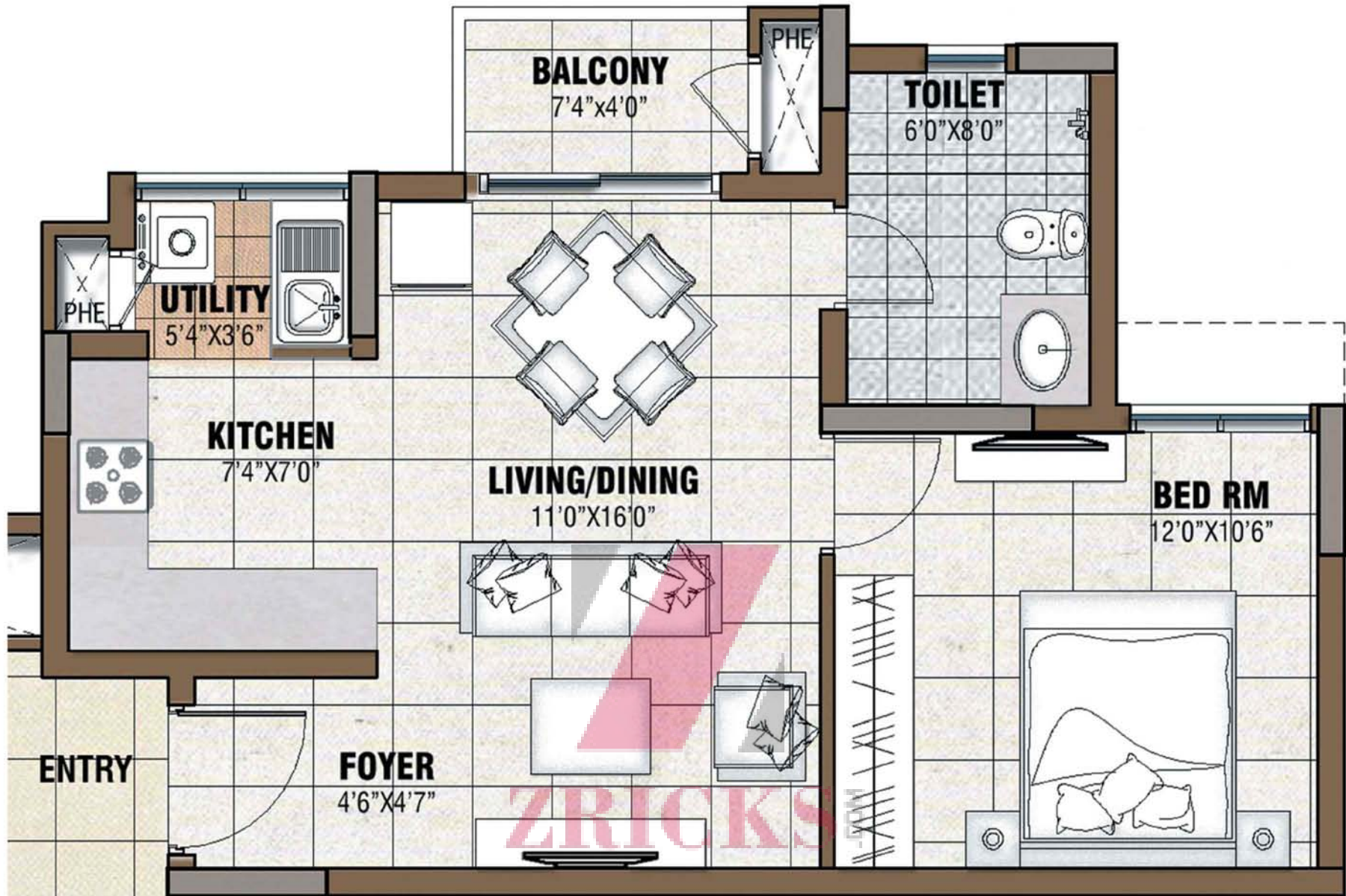


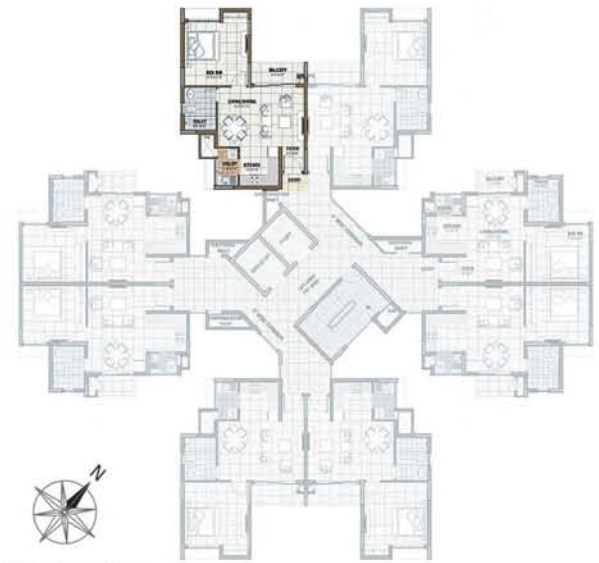
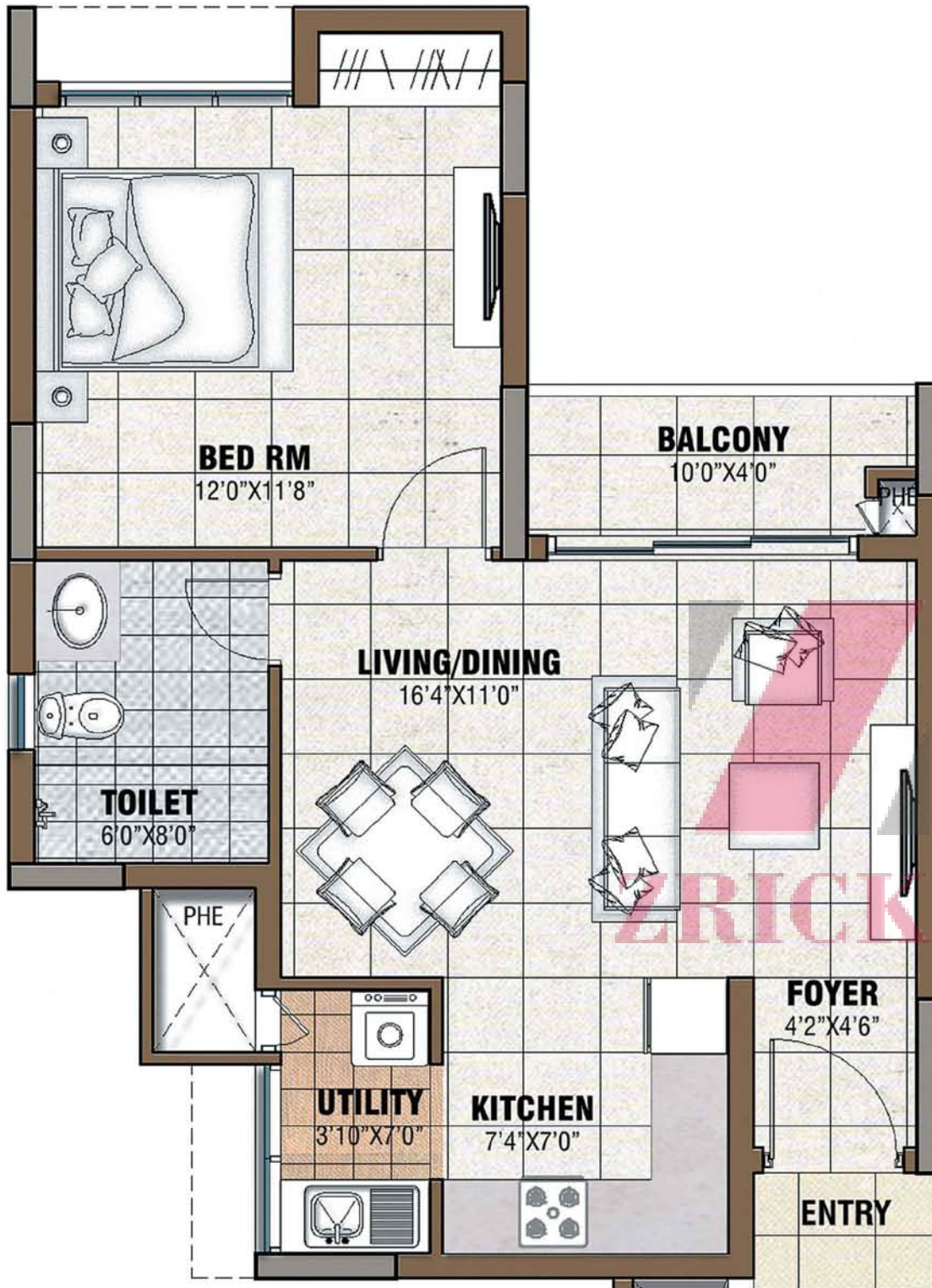
CLUBHOUSE - POOL SIDE VIEW



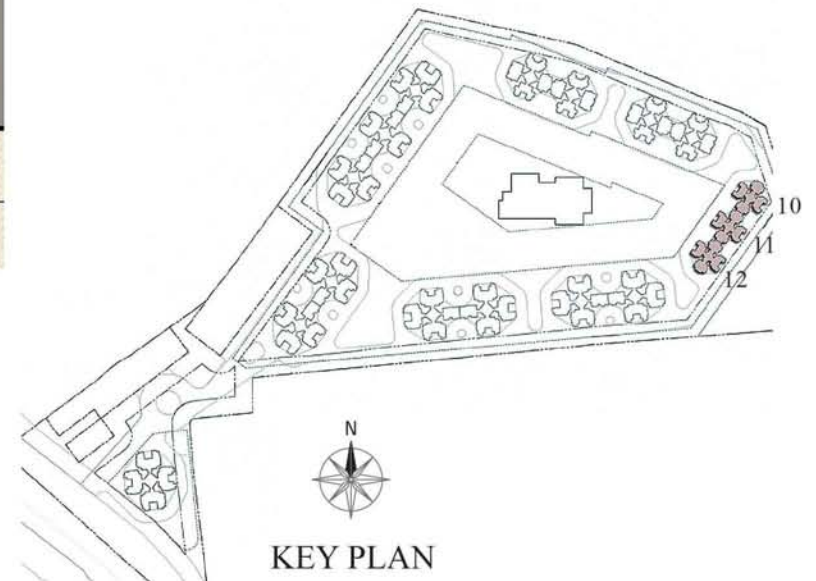


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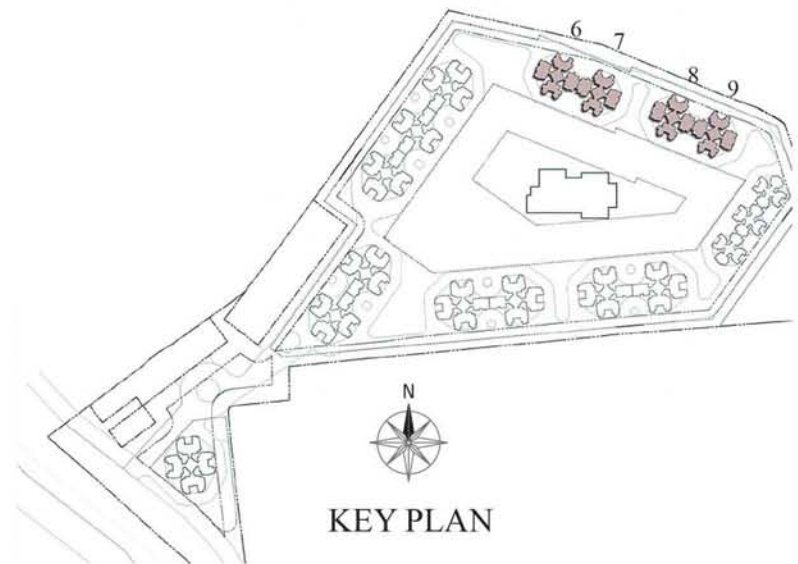
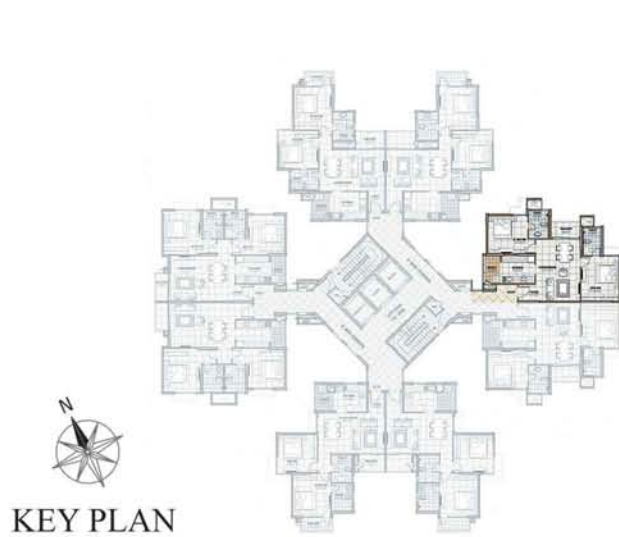
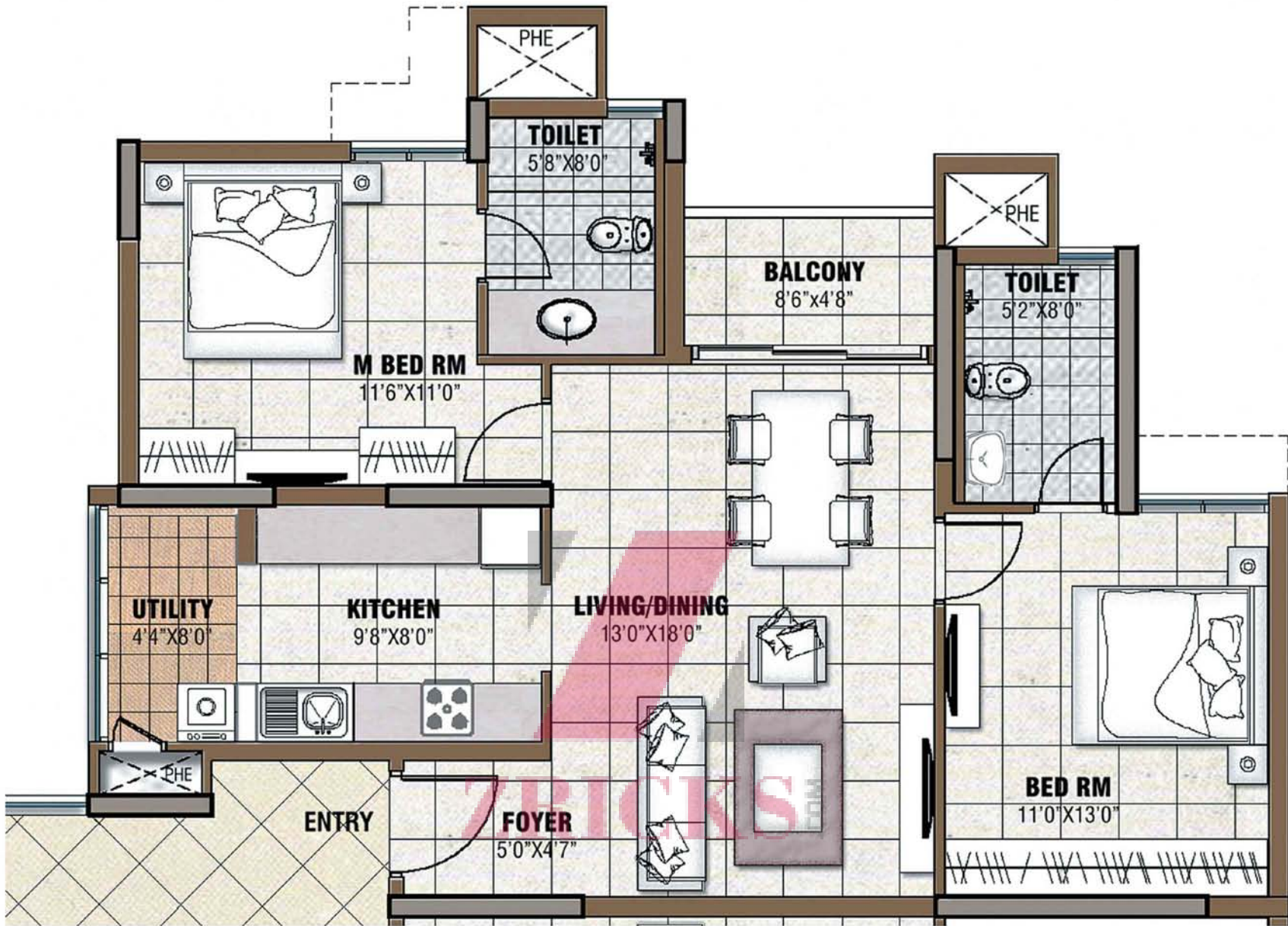




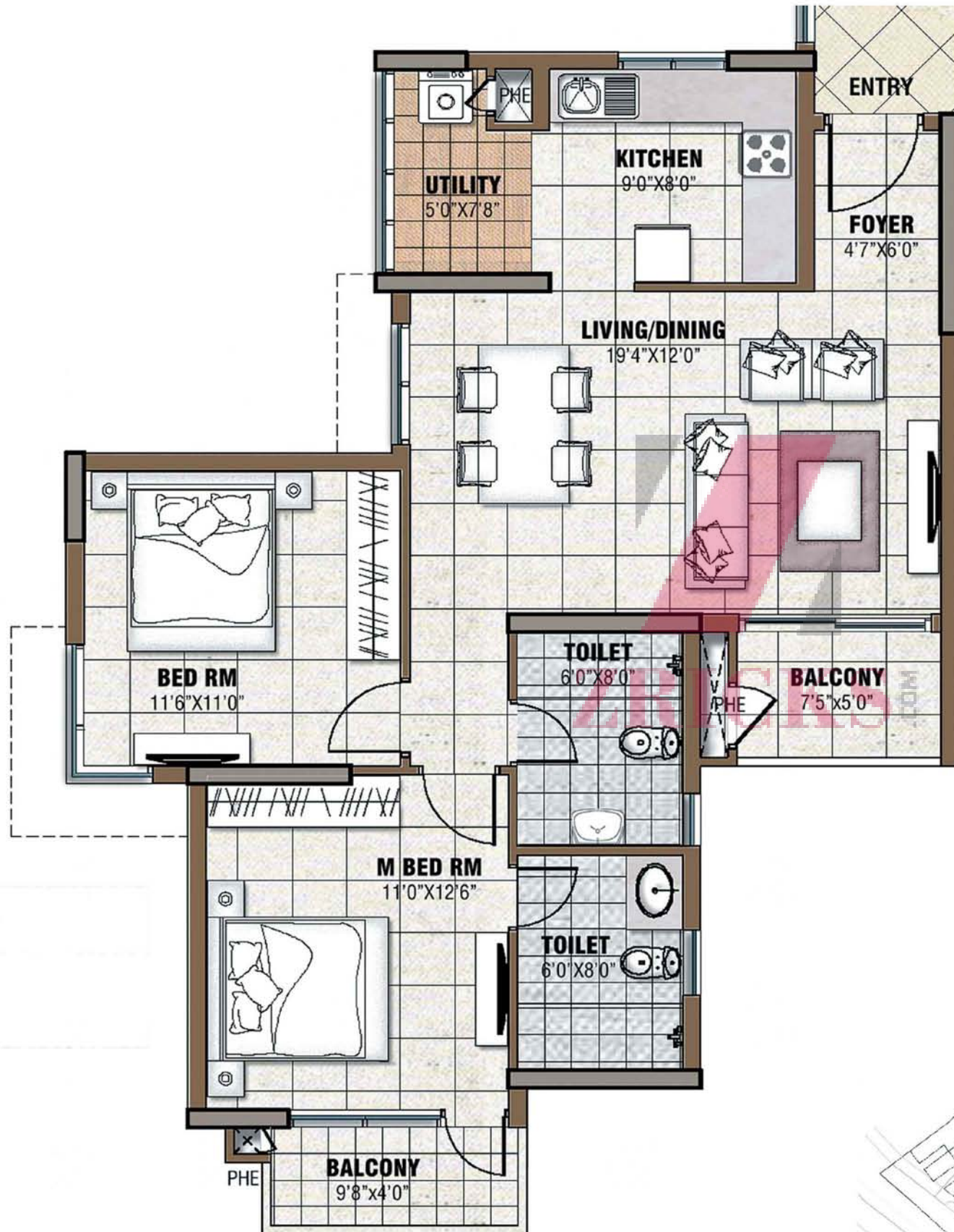
KEY PLAN



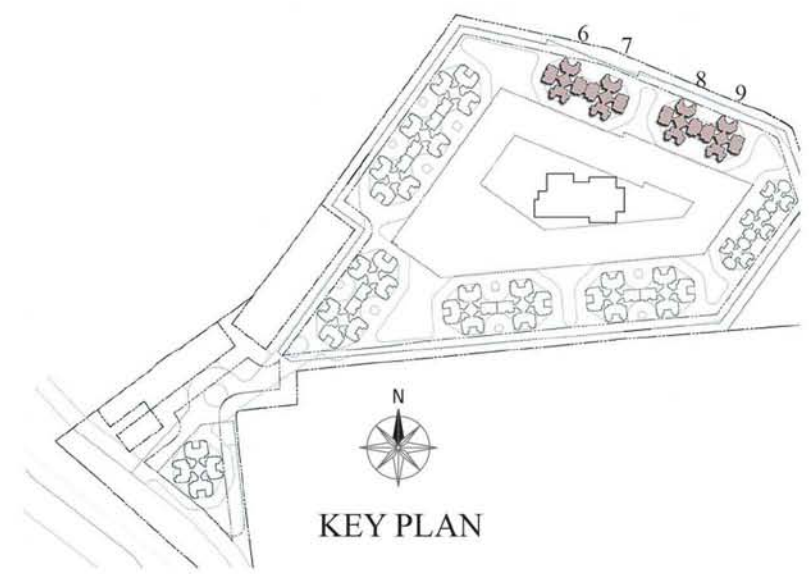
KEY PLAN



TYPE D1 - 2 BED | AREA - 1135 SFT | TOWER - 6,7,8 & 9 | 1ST & 2ND LEVEL
 TYPE D - 2 BED | AREA - 1139 SFT | TOWER - 6,7,8 & 9 | 3RD TO 19TH LEVEL



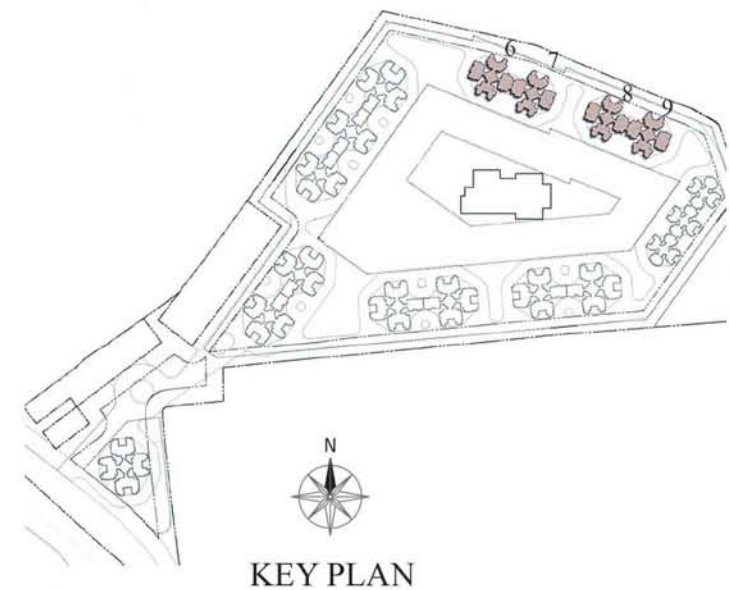
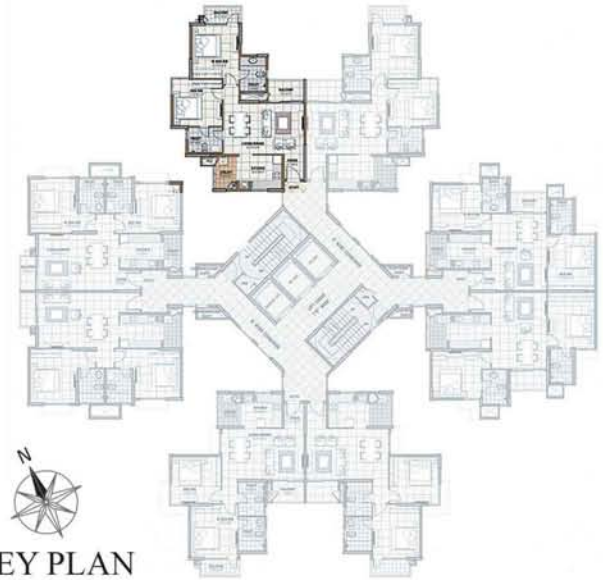
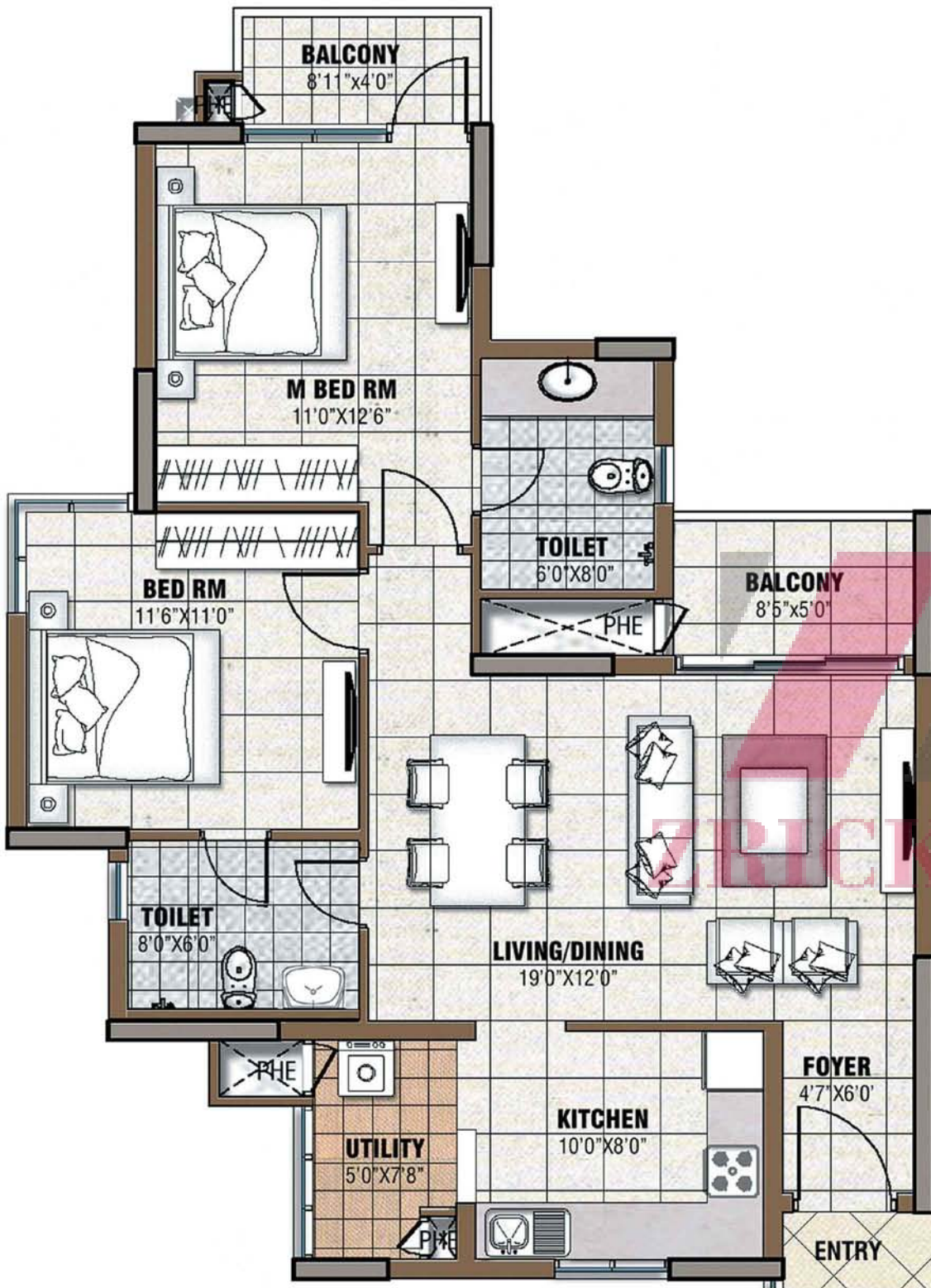
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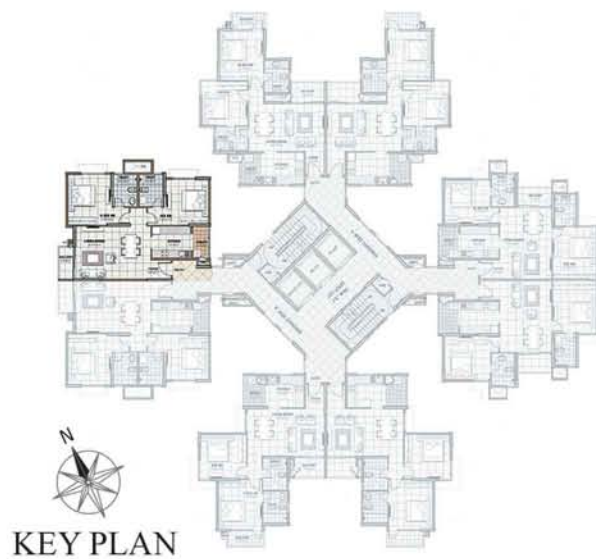
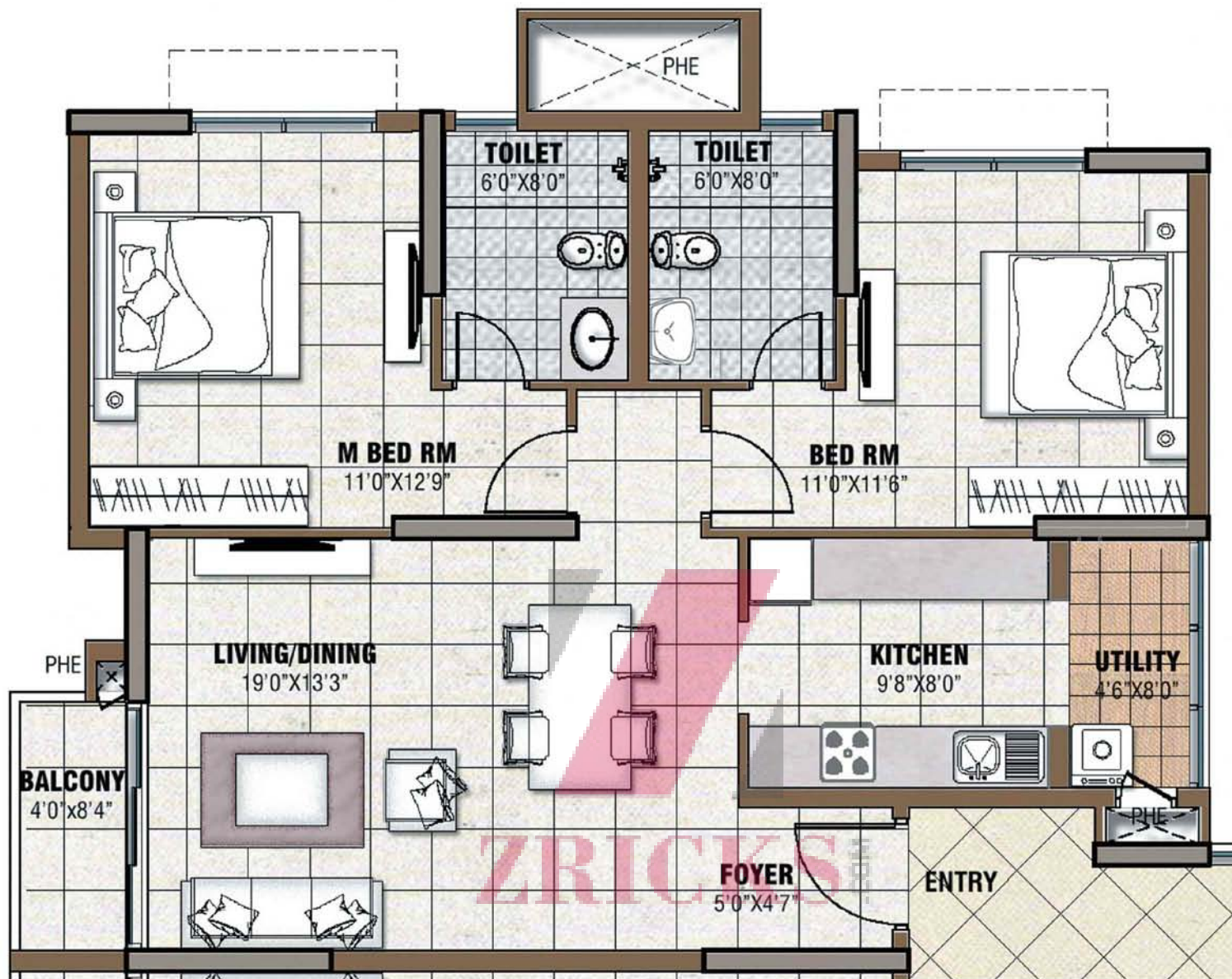


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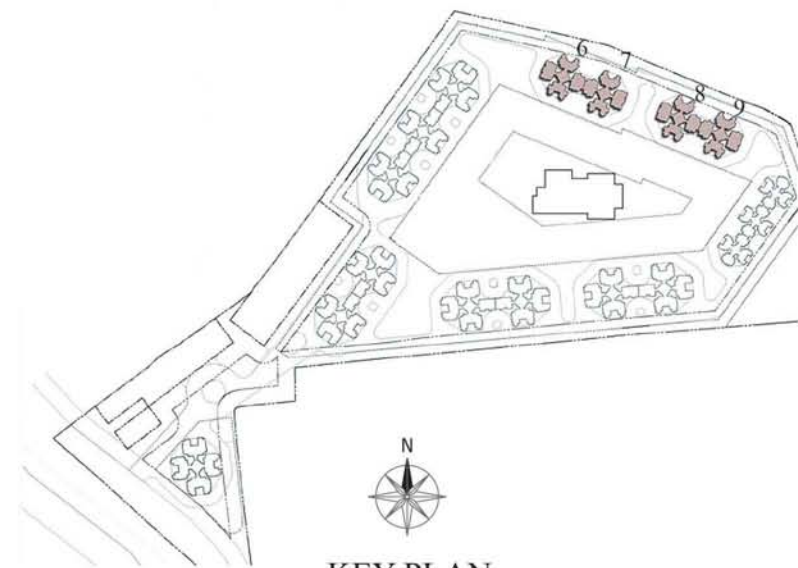
TYPE E1- 2 BED | AREA - 1149 SFT | TOWER - 6,7,8 & 9 | 1ST & 2ND LEVEL

TYPE E - 2 BED | AREA - 1153 SFT | TOWER - 6,7,8 & 9 | 3RD TO 19TH LEVEL



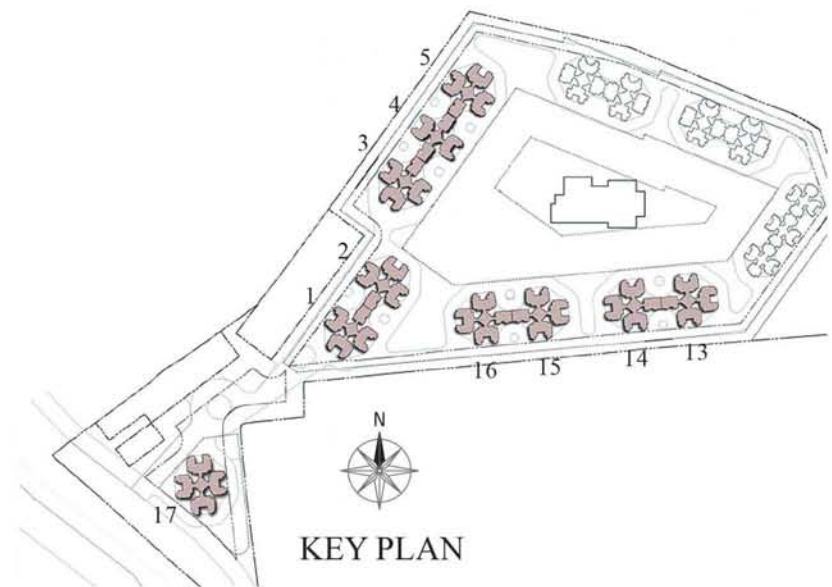
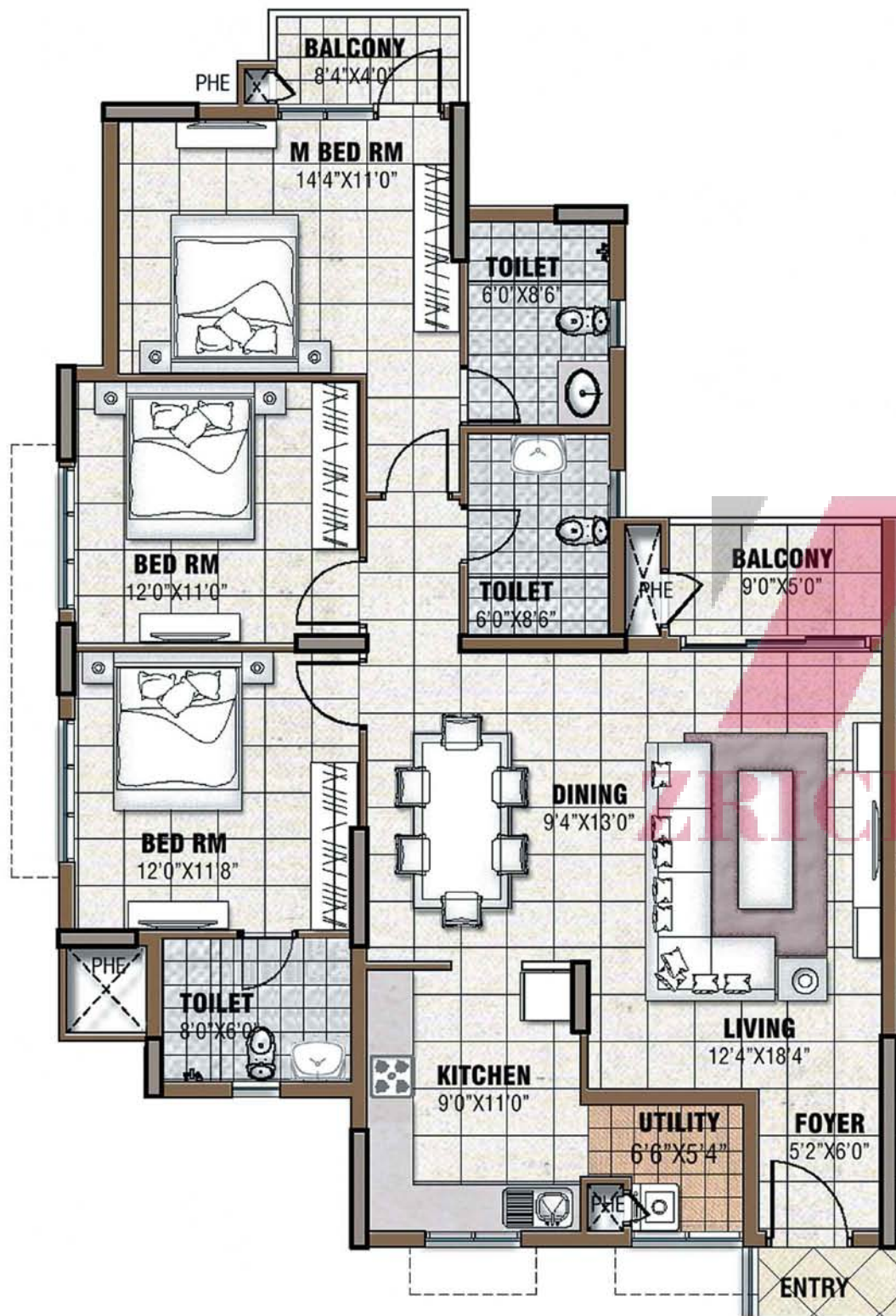


KEY PLAN



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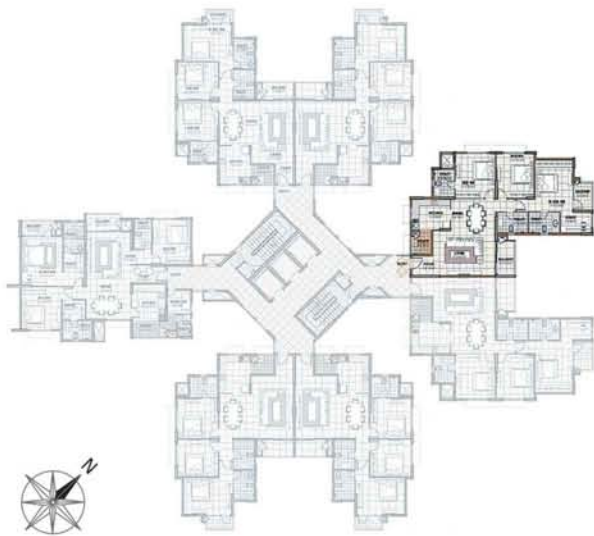
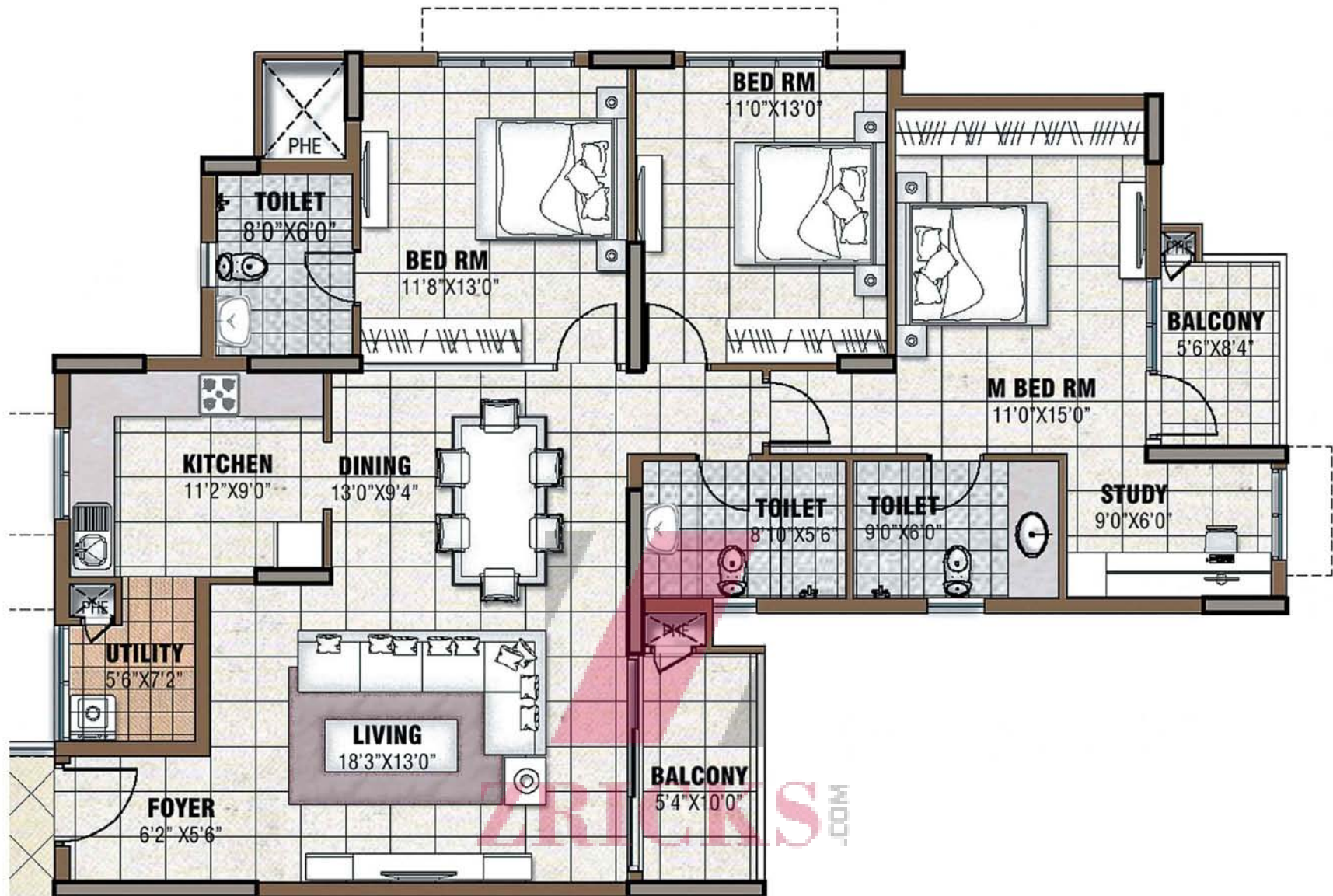
TYPE G1 - 3 BED | AREA - 1632 SFT | TOWER - 1,2,3,4,5,13,14,15,16 & 17* | 1ST & 2ND LEVEL
 TYPE G - 3 BED | AREA - 1636 SFT | TOWER - 1,2,3,4,5,13,14,15,16 & 17* | 3RD - 19TH LEVEL



T-1,2,3,4,5

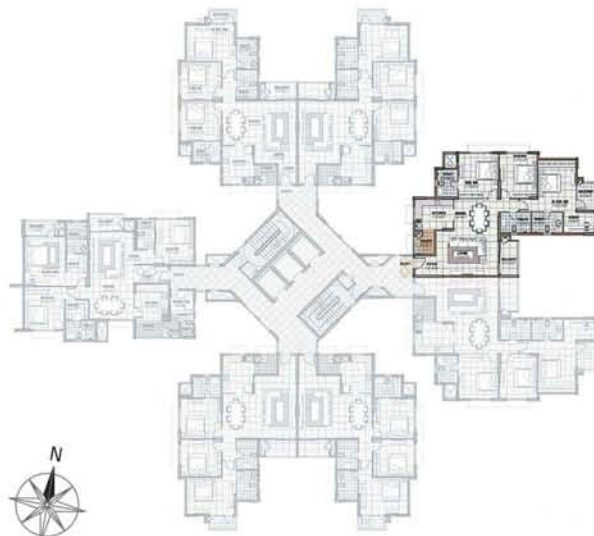
T-13,14,15,16

*Tower 17 has 27 levels



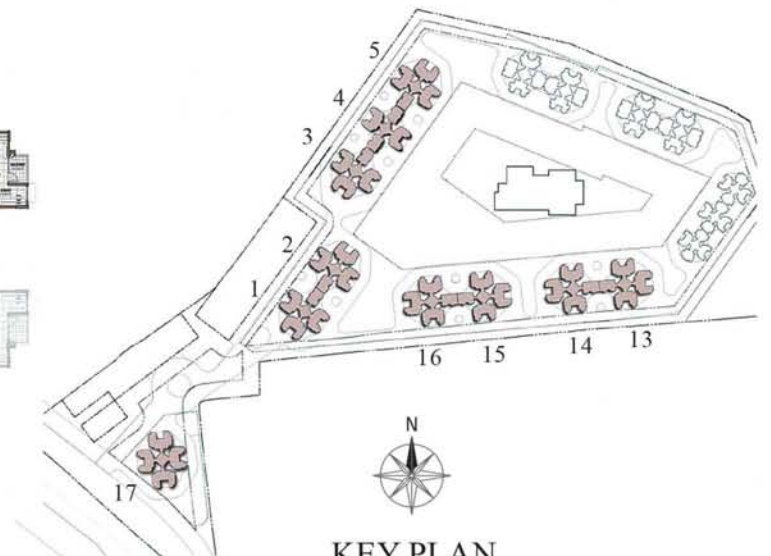
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T-1,2,3,4,5



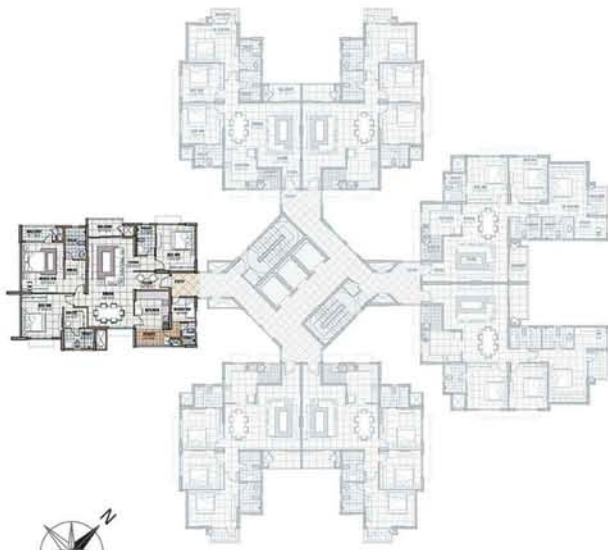
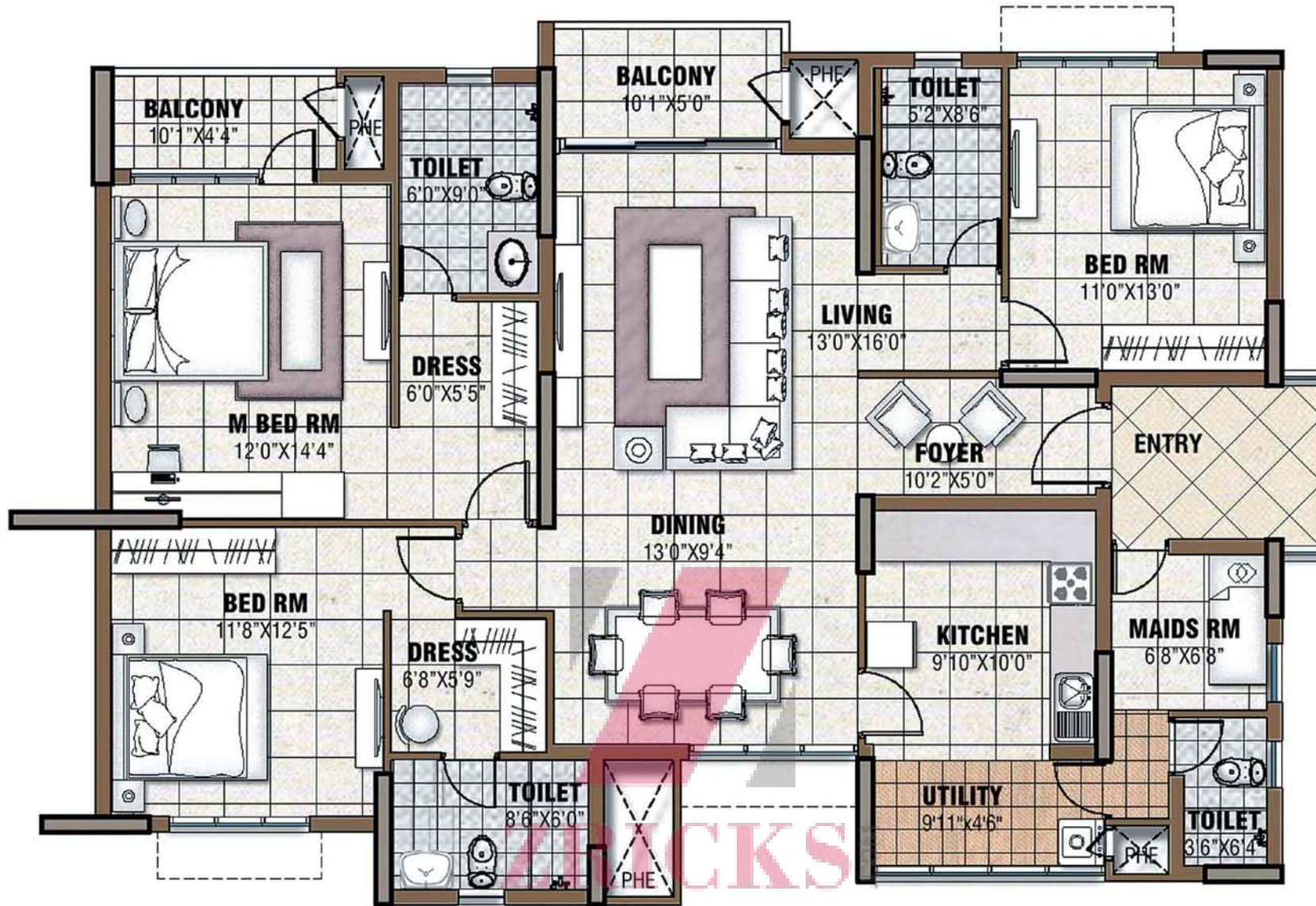
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T-13,14,15,16



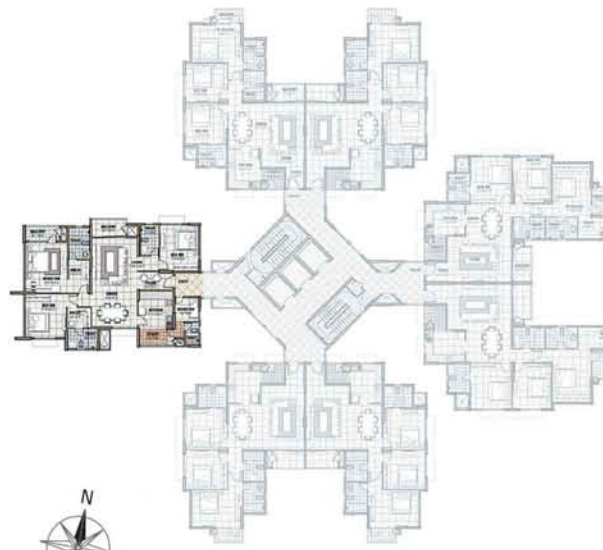
KEY PLAN

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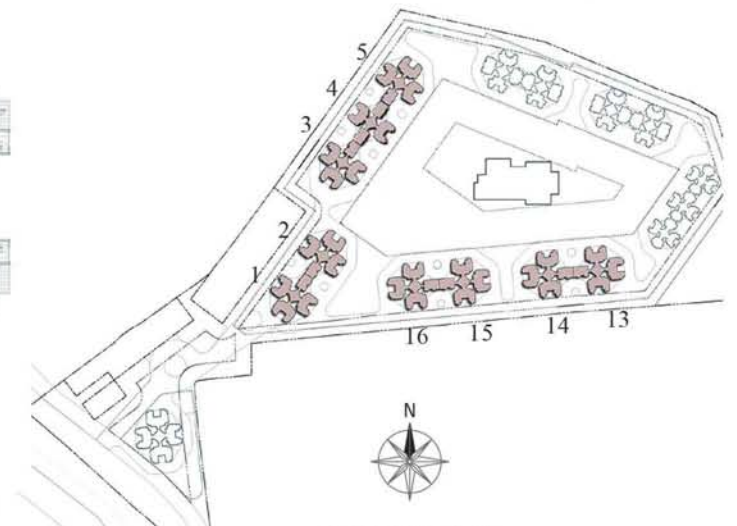
KEY PLAN

T-1,2,3,4,5



KEY PLAN

T-13,14,15&16



KEY PLAN

Structure

RCC framed structure

Cement blocks for all walls

Lobby

Ground floor lobby flooring and wall cladding in granite / marble, upper floors' lobby flooring in vitrified tiles. All lobby walls in texture paint and ceilings in distemper. Service staircase and service lobby in Kota.

Lifts

Lifts of suitable capacity in every block

Apartment flooring

Vitrified tiles in the foyer, living room, dining area, corridors, family room and in all bedrooms. Anti skid ceramic tiles in balconies.

Kitchen

Vitrified tiled flooring, ceramic tile dado for 2 feet over a granite counter, single bowl single drain steel sink with single lever tap, ceramic tiled flooring and dado for the utility.

Toilets

Anti skid ceramic tiles for flooring, ceramic tiles on walls. Pedestal wash basins in all toilets. EWCs, chrome plated fittings, geysers in all toilets. Suspended pipelines in toilets concealed within the grid false ceiling.

Internal doors

Main door - 8 feet high opening with pre moulded flushed shutter and frame in wood, polished on both sides. Other internal doors - 7 feet high with wooden frames and flush shutters.

External doors and windows

Aluminum/ UPVC frames and sliding shutters for all external doors. Aluminum/ UPVC framed windows with clear glass and provision for mosquito mesh shutters. MS designer grill, enamel painted, for ground floor apartments only

Painting

Cement paint on external walls. Internal walls and ceilings in distemper. All railings in enamel paint.

Security system

Security cabins at all entrances and exits with CCTV coverage.

DG power

Generator will be provided for all common services.

Clubhouse and amenities:

Gymnasium, party halls, badminton courts, squash court, basketball court, tennis courts, health club, table tennis, cards room, yoga terrace, swimming pool and children's play area. ATM and space provision for a super market.

Electrical

All electrical wiring is concealed with PVC insulated copper wires with modular switches.

Sufficient power outlets and light points will be provided.

3 KVA power will be provided for a single bed apartment, 5 KVA power will be provided for a double bed apartment, 8 KVA power will be provided for a three bed apartment.

TV and telephone points provided in the living room and in all bedrooms. Split AC provision in the living room, dining area and in all bedrooms. ELCB and individual meters will be provided for all apartments.

Features provided at an additional cost

DG power

100% back up power for apartments

1. Where and what is Prestige Tranquility?

Prestige Tranquility is located at Budigere, off Old Madras Road, at Bangalore.

It is a residential development spread over approximately 38 acres of land with 17 residential towers of 14 and 19 levels and one signature tower of 27 levels. There are 2321 apartments in all.

There is an independent clubhouse block.

2. What is the distance from M.G Road?

The distance is 18 Kms.

3. What are the different types and sizes of apartments?

There are apartments to fit every family size and every budget.

Type	No. of Bedrooms	Area in Sft
A	1	664
B	1	722
C	2	1087
D	2	1135
D1	2	1139
E	2	1149
E1	2	1153
F	2	1162
G	3	1632
G1	3	1636
H	3	1820
J	3	1991

4. Is there differential pricing based on the floors or orientation of apartments?

Yes. There is a differential pricing for apartments. For every level there is an increase of Rs.15/- per sft. In addition to the floor premium, select apartments will also attract a premium of Rs.75/- per sft. Please refer to the price list for details.

5. Is there a club house and what are the facilities?

Prestige Tranquility will be feature rich: Gymnasium, party halls, badminton courts, squash court, basketball court, tennis courts, health club, table tennis, cards room, yoga terrace, swimming pool and children's play area. Space will also be provided for a supermarket. All owners get free membership; however usage fee will be applicable.

6. How do I book my home at Prestige Tranquility?

- Identify your apartment
- Fill the booking application form.
- Pay by cheque/ DD

The booking amount is:

- 1 BR – Rs.2,00,000/-
- 2 BR – Rs.3,00,000/-
- 3 BR – Rs.4,00,000/-

7. What happens thereafter?

You will be required to pay the balance towards 15% of the sale value and provide post dated cheques (PDCs) for the remaining amount within 15 days against which a formal letter of allotment will be issued. Agreements will follow in 30- 40 days of allotment.

8. When do I get a confirmed allotment?

On payment of 15% of the sale value and submission of post dated cheques for the remaining amount.

9. Can I make 100% down payment? What will be my benefit?

Yes. You can pay 97.5% of the unit value against which you can avail of a discount of 10% of the unit price. The balance 2.5% will be payable on possession. This scheme is valid for payments made on or before September 15th, 2011. If you are taking a loan then it will be your responsibility to ensure that the bank / housing finance institution disburses this amount to Prestige by the said date. If the payment is not made within the specified date, it will be deemed that you are opting for the installment scheme. However, you will be required to pay 15% of the sale value as stipulated to get the allotment confirmed.

9. How are installments to be paid and is it time bound?

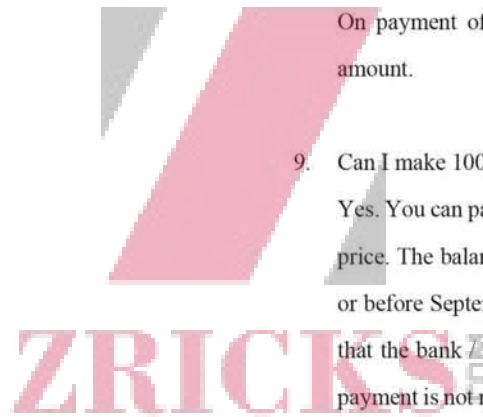
Installments are to be paid by way of post dated cheques which is a pre-condition of the allotment. The schedule of payment is mentioned in the cost sheet. The payment is on a time bound basis as mentioned in the payment schedule. If cheques are dishonored the booking stands cancelled.

10. Will there be a validity period for the Price List?

Prices are subject to change from time to time.

11. What happens if I cancel my booking?

Why would you want to miss out on such an unprecedented product offering? However, if you do wish to cancel after booking, then 1% of the sale value will be forfeited as a cancellation fee and the balance will be returned within 4 weeks without interest.



12. When does the development start and when can I expect to move into my new home?
Marketing will commence on 25th July 2011. Construction will commence by November 2011 and your new home will welcome you in by December 2014.

13. Are modifications permitted in the apartments?
The specifications and designs have been carefully worked out. Considering the number of apartments and the delivery date, customization will not be possible in the collective interest of the purchasers.

14. What about car parking space?
We can provide one car parking space for every apartment. Additional car parking request will be taken up towards project completion.

15. Is the title of the property clear?
Of course; you are dealing with Prestige. The land is freehold, marketable and free from all encumbrances.

16. Has BMRDA sanctioned the plans?
The development plan has been sanctioned by BMRDA.

17. What are the agreements that need to be signed?
The following agreements need to be signed:

Agreement to Sell, Agreement to Build, followed with a Sale Deed.

18. What is the process of registration and when does registration takes place?
Registration will be done only on completion of the development and on payment of the entire sale consideration including the additional amounts. Registration will be facilitated by us through an advocate appointed by Prestige.

19. What is the process of assignment?
Assignment can be done only after the Agreements have been signed, PDCs given and the new party complying with the terms and conditions of the principal agreement. Transfer fee as applicable will be required to be paid. If you have availed of a loan then you have to also retrieve and hand over to Prestige all letters and documents issued by Prestige to the bank / housing finance institution. Requests for assignments will be accepted only after 15% of the sale value and 3 installment payments are paid as per the payment schedule.

20. What are the additional amounts to be paid?
BESCOM & BWSSB charges, VAT, Service tax, Sinking fund, Advance maintenance charges, Generator charges, Khata assessment charges, Registration charges and any other charges as applicable.

21. Has Prestige Tranquility been approved by banks / housing finance institutions (HFIs) for loans?
Yes. Leading HFIs have approved the development and will extend loans to customers based on their specified criteria.

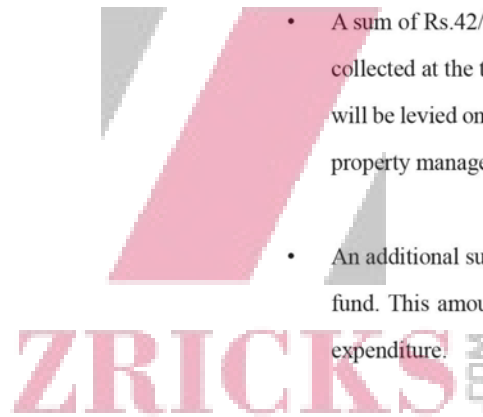
22. What is my responsibility for disbursement of installments through HFIs?
It is your responsibility to ensure timely disbursement of installments from HFIs and no demand will be made by us to the HFIs for the same. To facilitate smooth payments, customers are required to issue a consent letter. Post dated cheques handed over for the installments will be returned on receipt of the payment from the HFI.

23. Who will take care of the maintenance of Prestige Tranquility?
The maintenance will be taken care of by Prestige Property Management & Services. Now you can rest assured Prestige Tranquility will be cared for by professionals.

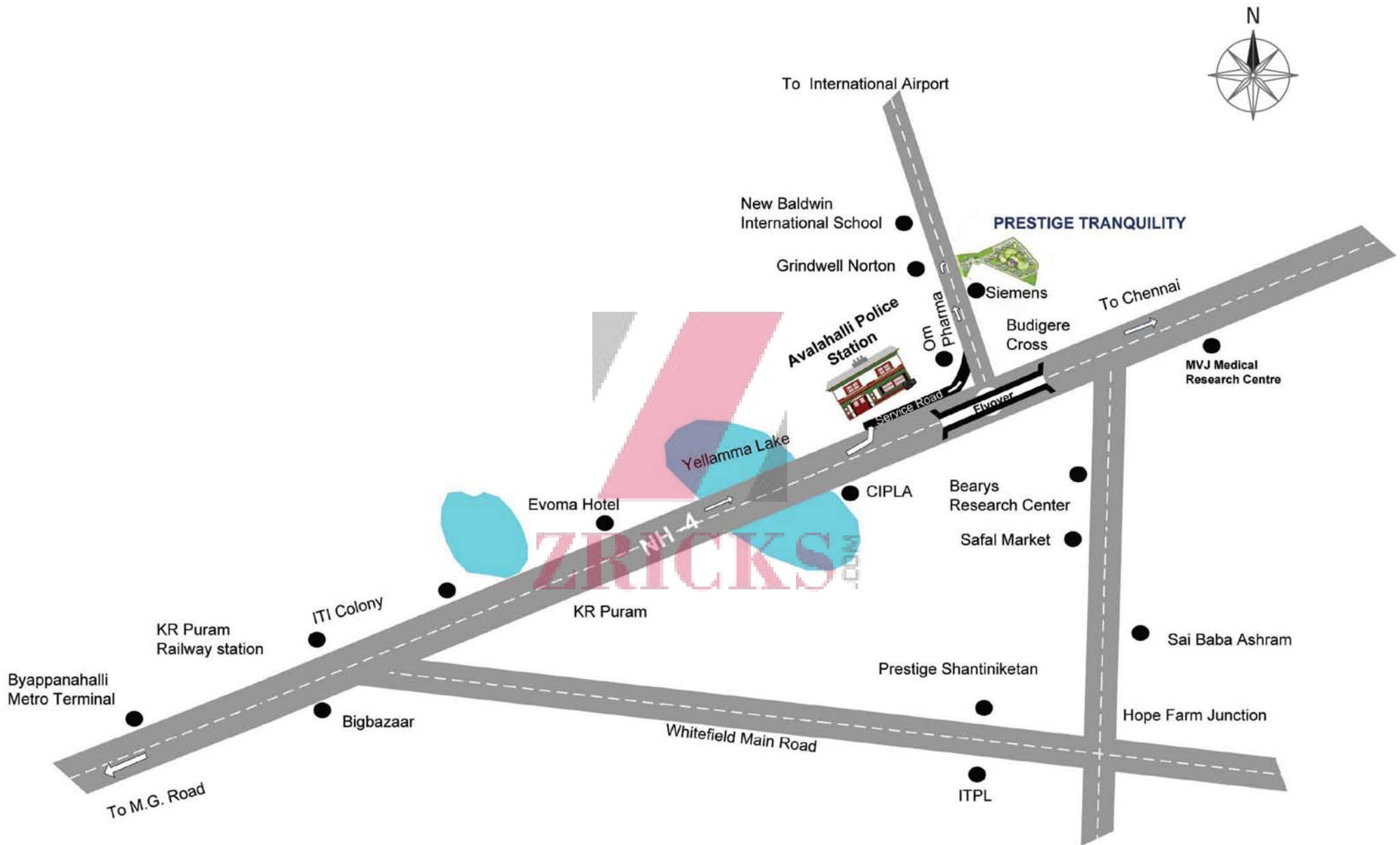
24. What is the scheme for maintenance?
The scheme for maintenance is as under:
• A sum of Rs.42/- per sft will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of your account. From the second year onwards, maintenance charges will be levied on a quarterly basis payable in advance. All future payments are to be made favoring the property management company.

• An additional sum of Rs.42/- per sft corresponding to the super built area will be collected as sinking fund. This amount will be deposited in an Escrow account and the accruals will be used for major expenditure.

25. What happens if I have any more questions/clarifications?
Please email us at: properties@vsnl.com or meet us at: Prestige Estates Projects Ltd. 'The Falcon House' No:1, Main Guard Cross Road, Bangalore – 560001.



LOCATION MAP





Prestige Estates Projects Limited

“The Falcon House”, No.1, Main Guard Cross Road, Bangalore-560 001.

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