



Welcome to the brighter side of luxury living

[www.Zricks.com](http://www.Zricks.com)



Wake up in a better mood, every day!

They say that there are two sides to every story.  
At Prestige Sunnyside Elm, every side is the better,  
and brighter, one.

A home as bright as your smile



Located off the Sarjapur Marthahalli Ring Road, this development presents an exquisitely luxurious address that has few equals in Bangalore.

Spread over 3.8 acres it offers you a choice of two and three bedroom apartments in two towers of ten levels each.





## The sheer luxury of being able to walk to work

Superb aesthetics, fine attention to detail, exemplary use of space and superlative quality of finish...you will find everything you insist upon in your home at Prestige Sunnyside Elm.

And, what's more, situated just off the city's IT corridor it is just a hop away from work as well.

THE BRIGHTER SIDE OF LUXURY

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Every side is  
the right side  
at Prestige Sunnyside

Take these together with all the luxury amenities  
that are a natural part of your lifestyle and you  
will realise why we describe Prestige Sunnyside

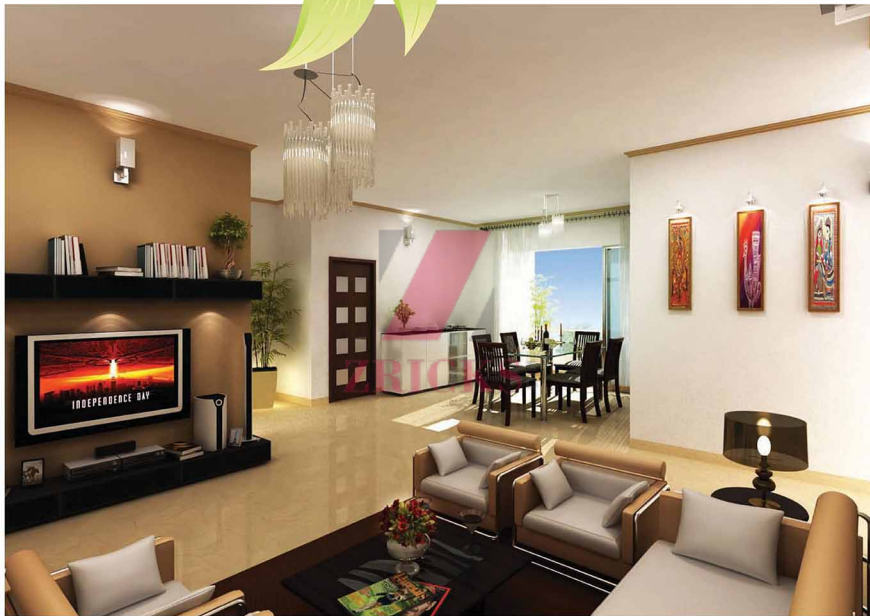
Elm as the brighter side of luxury living.

THE BRIGHTER SIDE OF LUXURY

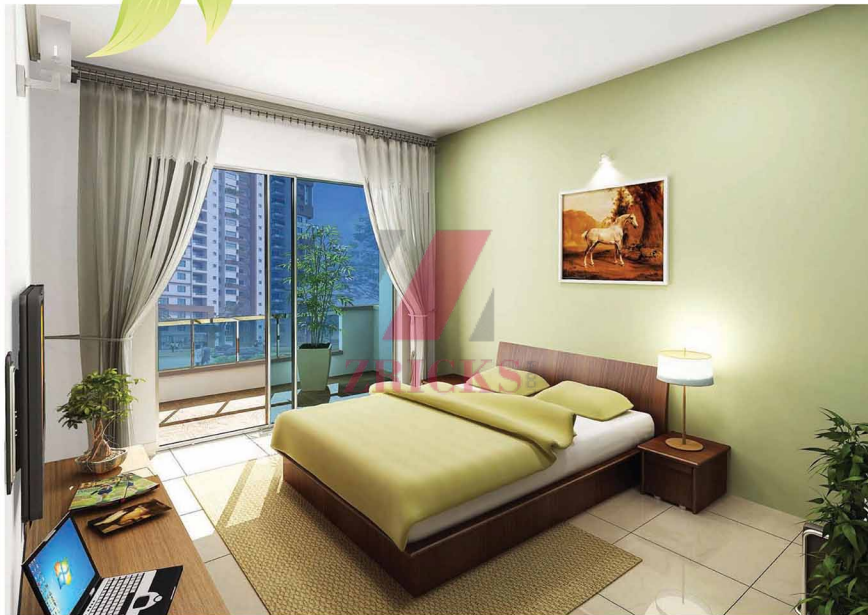


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### LEGEND

- 01 TOWER - 1
- 02 TOWER - 2
- 03 MAIN ENTRY
- 04 FUTURE ENTRY/EXIT
- 05 SWIMMING POOL
- 06 CLUB ENTRY
- 07 CLUBHOUSE
- 08 SERVICES
- 09 CHILDREN'S PLAY AREA
- 10 EXIT

# NUMBERING MASTER PLAN



**Tower - 1**

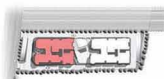
Colour	Unit Type	Unit Area
	I	1844
	F	1218
	J, J1	1809, 1877
	G	1274
	H	1252
	K	1913

**Tower - 2**

Colour	Unit Type	Unit Area
	I, I1	1844, 1776
	F	1218
	J, J2	1809, 1798
	G	1274
	H	1252
	K	1913

# GROUND FLOOR PLAN

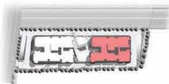
TOWER - 1





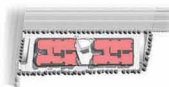
## GROUND FLOOR PLAN

TOWER - 2



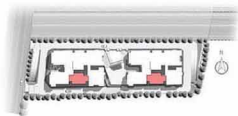
# TYPICAL FLOOR PLAN

TOWER - 1, 2



# UNIT PLAN

Type - F | Unit Area - 1218 sft | No of Units - 20 | Tower - 1, 2

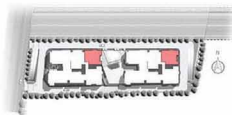






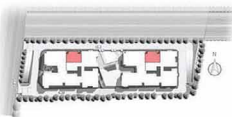
## UNIT PLAN

Type – G | Unit Area – 1274 sft | No of Units – 20 | Tower – 1, 2



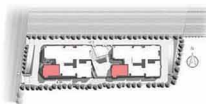
# UNIT PLAN

Type - H | Unit Area - 1252 sft | No of Units - 18 | Tower - 1, 2



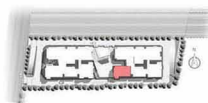
# UNIT PLAN

Type - 1 | Unit Area - 1844 sft | No of Units - 16 | Tower - 1, 2



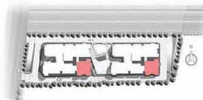
# UNIT PLAN

Type – I1 (GF & FF) | Unit Area – 1776 sqft | No of Units – 2 | Tower – 2



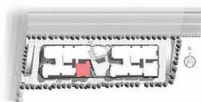
# UNIT PLAN

Type - J | Unit Area - 1899 sft | No of Units - 16 | Tower - 1, 2



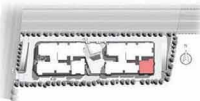
# UNIT PLAN

Type - J1 (GF & FF) | Unit Area - 1877 sq ft | No of Units - 2 | Tower - 1



# UNIT PLAN

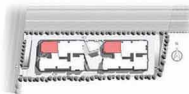
Type - J2 (GF & FF) | Unit Area - 1798 sft | No of Units - 2 | Tower - 2





# UNIT PLAN

Type – K | Unit Area – 1913 sft | No of Units – 20 | Tower – 1, 2



## STRUCTURE

- RCC framed structure.
- Cement blocks for all walls.

## LOBBY

- Elegant ground floor lobby flooring and cladding in granite/marble.
- Upper floors lobby flooring in vitrified tiles and lift cladding in marble/granite.
- All lobby walls in texture paint and ceilings in OBD.
- Service staircase and service lobby in kota with OBD paint on walls.

## LIFTS

- Lifts of suitable capacity in every block.

## APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors and 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.
- Vitrified tiled flooring and ceramic dado in the utility.
- Ceramic tiled flooring and dado for the maid's room and toilet.

## TOILETS

- Anti skid ceramic tiles for flooring.
- Ceramic tiles on walls up to false ceiling.
- Granite counter with ceramic wash basin in the master toilet and pedestal wash basins in the other toilets.
- EWCs and chrome plated fittings.
- Single lever tap and shower mixer.
- Geysers in all toilets except the maid's toilet.
- Grid false ceiling.

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### INTERNAL DOORS

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

### EXTERNAL DOORS AND WINDOWS

- UPVC frames and sliding shutters for all external doors.
- 3 track 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.
- OBD on internal walls and ceilings.
- Enamel paint on all railings.

### ELECTRICAL

- All electrical wiring is concealed and uses PVC isolated copper wires with modular switches.
- Sufficient power outlets and light points provided.
- 5 KVA power will be provided for 2 BHK.
- 8 KVA power will be provided for 3BHK.
- 10 KVA power will be provide for 4 BHK.
- TV and telephone points provided in the living area and all bedrooms.
- Provision to install split AC in living area, dining area and in all bedrooms.
- ELCB and individual meters will be provided for all apartments.

### SECURITY SYSTEM

- Security Cabinets at all entrances and exits, with CCTV coverage.

### DG POWER

- Generator will be provided for all common services, internal DG Power at extra cost.

### CLUBHOUSE AND AMENITIES

- Gymnasium, Health Club, Party Hall, Swimming Pool, Table Tennis, Billiards and Children's play area.

1. Where and what is Prestige Sunnyside Oak & Elm?

Prestige Sunnyside is located off the Marathahalli – Sarjapur Outer Ring Road, Bangalore behind Cessna Business Park. This is a residential development spread over approximately 5 acres of land with 5 residential towers housed in 2 wings – Oak and Elm respectively. There are 395 apartments in all. There is an independent clubhouse for each wing.

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

The distance is 15 Kms.

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

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

### Prestige Sunnyside Elm

Type	BR	Area in sft
F	2	1218
G	2	1274
H	2	1252
I	3	1845
I1	3	1775
J	3	1899
J1	3	1876
J2	3	1798
K	3	1913

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

Yes. There is differential pricing for apartments. For every level there is an increase of Rs.15/- per sft.

5. Is there a clubhouse and what are the facilities?

Prestige Sunnyside Oak: Gymnasium, Health Club, Party hall, Tennis Court, Squash Court, Badminton Court, Swimming Pool, Billiards, Table Tennis and Children's Play Area.

Prestige Sunnyside Elm: Gymnasium, Health Club, Party Hall, Swimming Pool, Table Tennis, Billiards and Children's Play Area.

All owners get complimentary membership, however usage fee will be applicable.

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

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

The booking amount is:

- 2 BR – Rs. 5,00,000/-
- 3 BR – Rs. 7,50,000/-
- 4 BR – Rs. 10,00,000/-





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 30 days against which a formal letter of allotment will be issued. Agreements will follow in 60 days after completion of the allotment process.

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?

Yes. Please check with the Prestige marketing department for details.

10. 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 dishonoured the booking stands cancelled.

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

Prices are subject to change from time to time.

12. 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, 1% of the sale value will be forfeited as cancellation fee and the balance will be

returned without interest.

13. When does the development start and when can I expect to move into my new home?

Marketing will commence from 14th Sept 2011. Construction will commence by January 2012 and your new home will welcome you by December 2014.

14. Are modifications permitted in the apartment?

The specifications and designs have been carefully worked out. Considering the number of apartments and the delivery date, customisation will not be possible in the collective interest of the purchasers.

15. What about car parking space?

We can provide one car parking space for every apartment. Additional car parking requests will be taken up towards project completion.

16. Is the title of the property clear?

Of course; you are dealing with Prestige. The land is freehold, marketable and free from all encumbrances.

17. Has BBMP/BDA sanctioned the plans?

The development plan has been sanctioned by BBMP/BDA.

18. What are the agreements that need to be signed?

The following agreements need to be signed: Agreement to Sell and Agreement to Build, followed with a Sale Deed.

19. What is the process of registration and when does registration take 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.

20. 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.

21. 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.

22. Has Prestige Sunnyside been approved by banks / housing finance institutions (HFI) for loans?

Yes. Leading HFIs have approved the development and will extend loans to customers based on their specified criteria.

23. 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.

24. Who will take care of the maintenance of Prestige Sunnyside?

The maintenance will be taken care of by Prestige Property Management & Services. Now you can rest assured that Prestige Sunnyside will be cared for by professionals.

25. 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.

26. What happens if I have any more questions/clarifications?

Please email us at: [properties@vsnl.com](mailto:properties@vsnl.com) or meet us at:  
Prestige Estates Projects Ltd.  
'The Falcon House'  
No:1, Main Guard Cross Roads, Bangalore – 560001.







**Prestige Estates Projects Limited**

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

Ph: +91-80-25591080, +91-80-25597550. Fax: +91-80-25591945.

E-mail: [properties@vsnl.com](mailto:properties@vsnl.com) [www.prestigeconstructions.com](http://www.prestigeconstructions.com)



This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

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They say that there are two sides to every story. At  
Prestige Sunnyside Oak, every side is the better, and  
brighter, one.

A home as bright as your smile



Located off the Sarjapur Marthahalli Ring Road, this development presents an exquisitely luxurious address that has few equals in Bangalore.

Spread over 3.8 acres it offers you a choice of two, three and four bedroom apartments in three towers, one of eighteen and two of nineteen levels.

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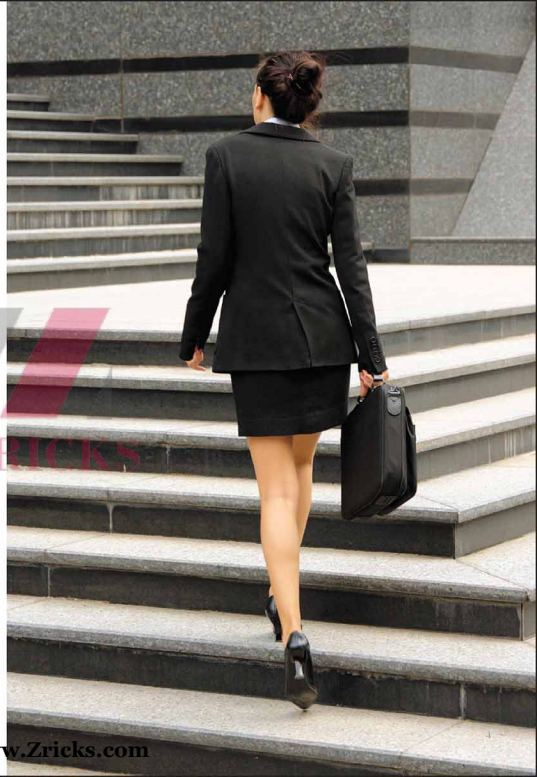


## The sheer luxury of being able to walk to work

Superb aesthetics, fine attention to detail, exemplary use of space and superlative quality of finish...you will find everything you insist upon in your home at Prestige Sunnyside Oak.

And, what's more, situated just off the city's IT corridor it is just a hop away from work as well.

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Every side  
is the right side  
at Prestige Sunnyside

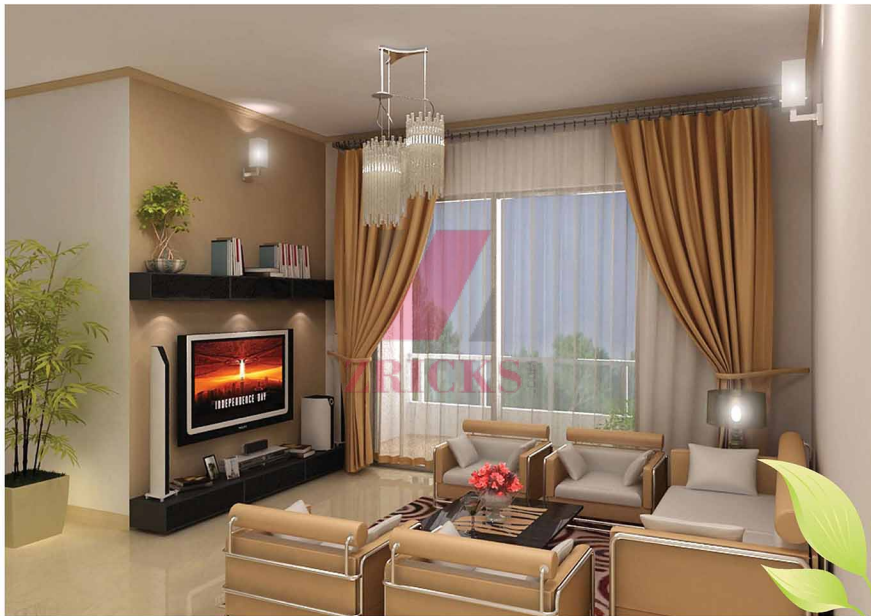
Take these together with all the luxury amenities  
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Oak as the brighter side of luxury living.

THE BRIGHTER SIDE OF LUXURY

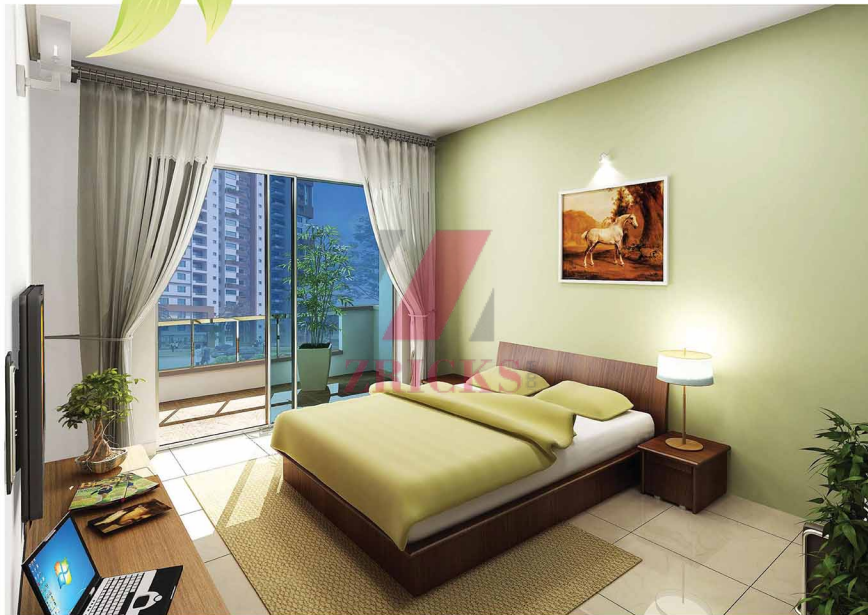


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## LEGEND

- |                  |                         |
|------------------|-------------------------|
| 01 TOWER - 1     | 07 TENNIS COURT         |
| 02 TOWER - 2     | 08 SERVICES             |
| 03 TOWER - 3     | 09 PARKING              |
| 04 CLUB HOUSE    | 10 CHILDREN'S PLAY AREA |
| 05 SWIMMING POOL | 11 ENTRY / EXIT         |
| 06 PARK          | 12 ENTRANCE PLAZA       |
|                  | 13 FUTURE ENTRY / EXIT  |





**Tower - 1, 2, 3**

Colour	Unit Type	Unit Area
Red	C	1875
Orange	A	1294
Yellow	B	1700
Light Yellow	E	2439
Light Green	D	2124



# GROUND FLOOR PLAN

TOWER - 1



# GROUND FLOOR PLAN

TOWER - 2, 3





# TYPICAL FLOOR PLAN

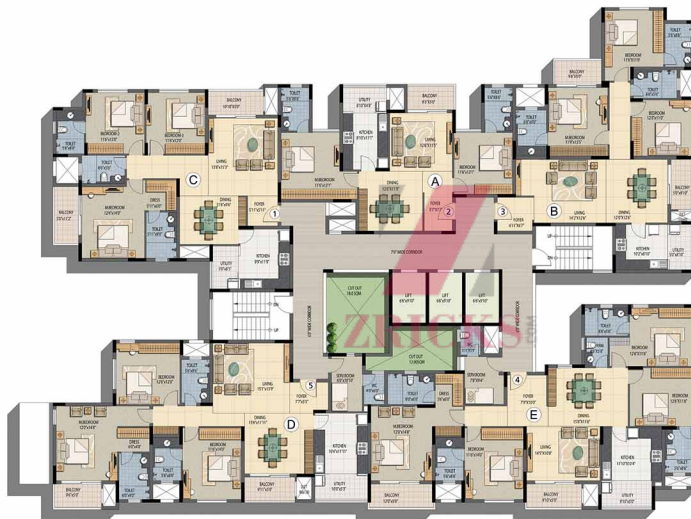
TOWER - 1





# TYPICAL FLOOR PLAN

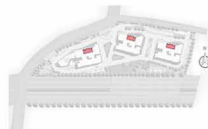
TOWER - 2, 3





## UNIT PLAN

TYPE - A | Unit Area - 1294 sft | No of Units - 56 | Tower - 1, 2, 3



# UNIT PLAN

TYPE - B | Unit Area - 1760 sft | No of Units - 56 | Tower - 1, 2, 3



# UNIT PLAN

TYPE - C | Unit Area - 1875 sft | No of Units - 53 | Tower - 1, 2, 3



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# UNIT PLAN

TYPE - D | Unit Area - 2124 sft | No of Units - 56 | Tower - 1, 2, 3



TYPE – E | Unit Area – 2439 sq ft | No of Units – 56 | Tower – 1, 2, 3





## STRUCTURE

- RCC framed structure.
- Cement blocks for all walls.

## LOBBY

- Elegant ground floor lobby flooring and cladding in granite/marble.
- Upper floors lobby flooring in vitrified tiles and lift cladding in marble/granite.
- All lobby walls in textured paint and ceilings in OBD.
- Service staircase and service lobby in kota with OBD paint on walls.

## LIFTS

- Lifts of suitable capacity in every block.

## APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors and 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.
- Vitrified tiled flooring and ceramic dado in the utility.
- Ceramic tiled flooring and dado for the maid's room and toilet.

## TOILETS

- Anti skid ceramic tiles for flooring.
- Ceramic tiles on walls up to false ceiling.
- Granite counter with ceramic wash basin in the master toilet and pedestal wash basins in the other toilets.
- EWCs and chrome plated fittings.
- Single lever tap and shower mixer.
- Geysers in all toilets except the maid's toilet.
- Grid false ceiling.

### INTERNAL DOORS

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

### EXTERNAL DOORS AND WINDOWS

- UPVC frames and sliding shutters for all external doors.
- 3 track 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.
- OBD on internal walls and ceilings.
- Enamel paint on all railings.

### ELECTRICAL

- All electrical wiring is concealed and uses PVC isolated copper wires with modular switches.
- Sufficient power outlets and light points provided.
- 5 KVA power will be provided for 2 BHK.
- 8 KVA power will be provided for 3BHK.
- 10 KVA power will be provide for 4 BHK.
- TV and telephone points provided in the living area and all bedrooms
- Provision to install split AC in living area, dining area and in all bedrooms.
- ELCB and individual meters will be provided for all apartments.

### SECURITY SYSTEM

- Security Cabinets at all entrances and exits, with CCTV coverage.

### DG POWER

- Generator will be provided for all common services, internal DG Power at extra cost.

### CLUB HOUSE AND AMENITIES

- Gymnasium, Health Club, Party hall, Tennis court, Squash Court, Badminton Court, Swimming Pool, Billiards, Table Tennis and Children's Play Area.



1. Where and what is Prestige Sunnyside Oak & Elm?

Prestige Sunnyside is located off the Marathahalli – Sarjapur Outer Ring Road, Bangalore behind Cessna Business Park. This is a residential development spread over approximately 5 acres of land with 5 residential towers housed in 2 wings – Oak and Elm respectively. There are 395 apartments in all. There is an independent clubhouse for each wing.

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

The distance is 15 Kms.

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

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

### Prestige Sunnyside Oak

Type	BR	Area in sft
A	2	1294
B	3	1760
C	3	1875
D	3	2124
E	4	2439

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

Yes. There is differential pricing for apartments. For every level there is an increase of Rs.15/- per sft.

5. Is there a clubhouse and what are the facilities?

Prestige Sunnyside Oak: Gymnasium, Health Club, Party hall, Tennis court, Squash Court, Badminton Court, Swimming Pool, Billiards, Table Tennis and Children's Play Area.

Prestige Sunnyside Elm: Gymnasium, Health Club, Party Hall, Swimming Pool, Table Tennis, Billiards and Children's Play Area.

All owners get complimentary membership, however usage fee will be applicable.

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

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

The booking amount is:

- 2 BR – Rs. 5,00,000/-
- 3 BR – Rs. 7,50,000/-
- 4 BR – Rs. 10,00,000/-

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 30 days against which a formal letter of allotment will be issued. Agreements will follow in 60 days after completion of the allotment process.
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?  
Yes. Please check with the Prestige marketing department for details.
10. 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 dishonoured the booking stands cancelled.
11. Will there be a validity period for the Price List?  
Prices are subject to change from time to time.
12. 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, 1% of the sale value will be forfeited as cancellation fee and the balance will be returned without interest.
13. When does the development start and when can I expect to move into my new home?  
Marketing will commence from 14th Sept 2011. Construction will commence by January 2012 and your new home will welcome you by December 2014.
14. Are modifications permitted in the apartment?  
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.
15. What about car parking space?  
We can provide one car parking space for every apartment. Additional car parking requests will be taken up towards project completion.
16. Is the title of the property clear?  
Of course; you are dealing with Prestige. The land is freehold, marketable and free from all encumbrances.
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The development plan has been sanctioned by BBMP/BDA.
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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.

20. 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.

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BESCOM & BWSSB charges, VAT, Service tax, Sinking fund, Advance maintenance charges, Generator charges, Khata assessment charges, Registration charges and any other charges as applicable.

22. Has Prestige Sunnyside been approved by banks / housing finance institutions (HFI) for loans?

Yes. Leading HFIs have approved the development and will extend loans to customers based on their specified criteria.

23. 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.

24. Who will take care of the maintenance of Prestige Sunnyside?

The maintenance will be taken care of by Prestige Property Management & Services. Now you can rest assured that Prestige Sunnyside will be cared for by professionals.

25. What is the scheme for maintenance?

The scheme for maintenance is as under:

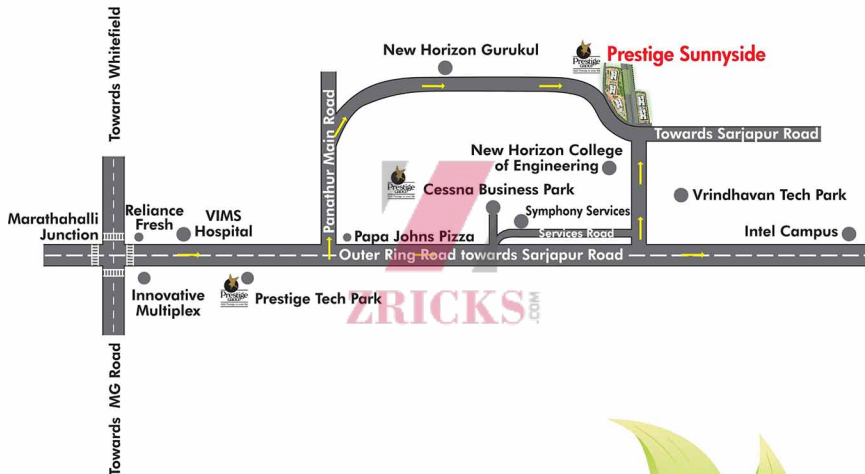
- A sum of Rs.42/- per sft will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of your account. From the second year onwards, maintenance charges will be levied on a quarterly basis payable in advance. All future payments are to be made favoring 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.

26. What happens if I have any more questions/clarifications?

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