

A large, light gray decorative flourish on the left side of the page, featuring a large, elegant scroll that curves upwards and then downwards into a smaller, tighter scroll.

PRESTIGE  
SILVER  
ZIRCKS  
CREST  
ELEGANCE PERSONIFIED

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

The Perfect Place for some  
Quality "Me" Time



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POOL VIEW





A home close to work means more time to spend with the most important people in your life. And that is exactly what Prestige Silver Crest promises you. A wonderfully designed residence, just off the Sarjapur Marthahalli Outer Ring Road at Bangalore. Close to major IT / ITES establishments, in the vicinity of all the social infrastructure that makes life enjoyable and yet secluded in a tranquil universe of its own.

122 meticulously planned homes of two and three bedrooms. Complete with the full complement of lifestyle amenities including a clubhouse, swimming pool, indoor games, gymnasium, children's play area and refreshing landscape features.

In fact, everything that makes a home worth living in. Read on and choose yours.

ENTRANCE VIEW



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FRONT VIEW



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Every Day is Family Day





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SITE PLAN





NUMBERED PLAN

| Colors  | Unit Type | Unit area   |
|---|-----------|-------------|
|  | Type - A  | 1175.00 SFT |
|  | Type - B  | 1194.00 SFT |
|  | Type - C  | 1176.00 SFT |
|  | Type - D  | 1231.00 SFT |
|  | Type - E  | 1248.00 SFT |
|  | Type - F  | 1260.00 SFT |
|  | Type - G  | 1680.00 SFT |
|  | Type - H  | 1788.00 SFT |
|  | Type - I  | 1808.00 SFT |
|  | Type - J  | 1831.00 SFT |



GROUND FLOOR PLAN

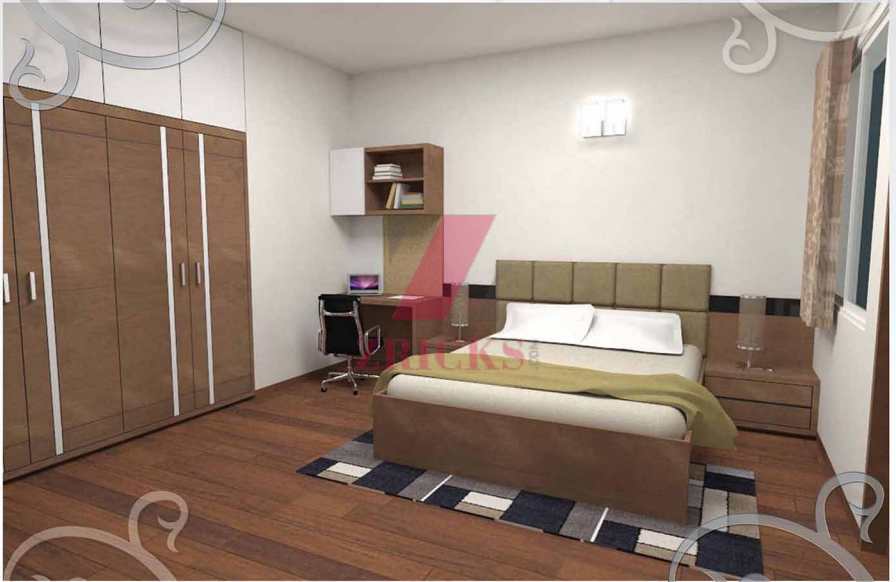


Get High on Happiness!



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BEDROOM



LIVING & DINING AREA

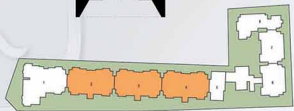
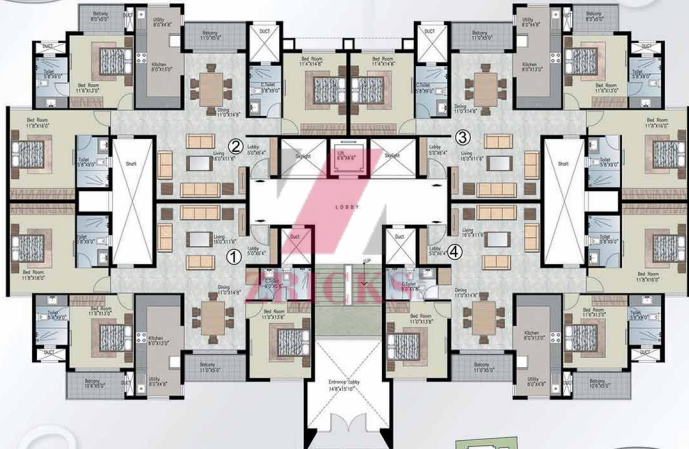




CORE-1

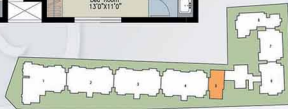


CORE - 2, 3 & 4





CORE - 5



CORE - 6 & 7



CORE - 8



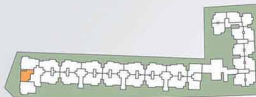
My Inspiration to Keep Fit:  
My Home!



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**TYPE A**

2 BEDROOM ■ S8A - 1175.00 SFT ■ FLOOR - GF,1ST, 2ND & 3RD ■ CORE 1



**TYPE B**

2 BEDROOM ■ S8A - 1184.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 8



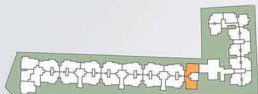
**TYPE B1**

**2 BEDROOM ■ SBA - 1899.00 SFT ■ FLOOR - GF ■ CORE 8**



**TYPE C**

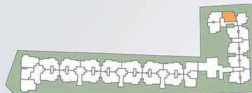
2 BEDROOM ■ S8A - 1176.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 5





**TYPE D**

2 BEDROOM ■ SBA - 1231.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 8



**TYPE D1**

**2 BEDROOM ■ SBA - 1506.00 SFT ■ FLOOR - GF ■ CORE 8**



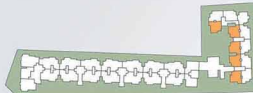
# Why Go Out when it's Such Fun being Home?



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**TYPE E**

2 BEDROOM ■ S8A - 1248.00 SFT ■ FLOOR - GF,1ST, 2ND & 3RD ■ CORE 6,7&8



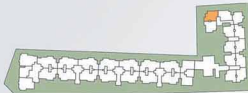
**TYPE F**

2 BEDROOM ■ S8A - 1260.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 6,7&8



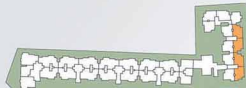
**TYPE F1**

**2 BEDROOM ■ S8A - 1443.00 SFT ■ FLOOR - GF ■ CORE 8**



**TYPE F2**

2 BEDROOM ■ SBA - 1532.00 SFT ■ FLOOR - GF ■ CORE 6&7



**TYPE G**

3 BEDROOM ■ S8A - 1680.00 SFT ■ FLOOR - GF,1ST, 2ND & 3RD ■ CORE 1





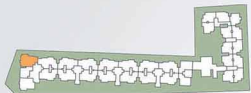
**TYPE H**

2.5 BEDROOM ■ SBA - 1638.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 1



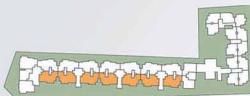
**TYPE H1**

2.5 BEDROOM ■ SBA - 1878.00 SFT ■ FLOOR - GF ■ CORE 1



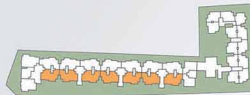
**TYPE I**

3 BEDROOM ■ SBA - 1808.00 SFT ■ FLOOR - GF,1ST & 2ND ■ CORE 1,2,3&4



**TYPE 11**

3 BEDROOM ■ S8A - 1839.00 SFT ■ FLOOR - 3RD ■ CORE 1,2,3&4



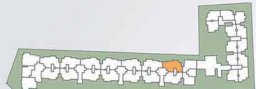
**TYPE J**

3 BEDROOM ■ S8A - 1831.00 SFT ■ FLOOR - 1ST, 2ND & 3RD ■ CORE 1,2,3&4



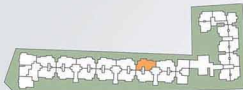
**TYPE J1**

**3 BEDROOM ■ SBA - 2256.00 SFT ■ FLOOR - GF ■ CORE 4**



**TYPE J2**

**3 BEDROOM ■ SBA - 2263.00 SFT ■ FLOOR - GF ■ CORE 4**



**TYPE J3**

3 BEDROOM ■ SBA - 2265.00 SFT ■ FLOOR - GF ■ CORE 3





**TYPE J4**

**3 BEDROOM ■ SBA - 2269.00 SFT ■ FLOOR - GF ■ CORE 1,2&3**



## SPECIFICATIONS

### 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

Lift 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

### 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  
Suspended pipelines in toilets concealed within the 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 to fix 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 for  
5 KVA power will be provided for 2 BHK & 2.5 BHK  
8 KVA power will be provided for 3BHK  
TV and telephone points provided in the living area and all bedrooms  
Provision to install split AC in living area, dining area and all bedrooms  
ELCB and individual meters will be provided for all apartments

### Security system

Security Cabins at all entrances and exits, with CCTV coverage

### DG power

Generator provided for all common services  
Internal DG power at extra cost

### Clubhouse and amenities

Gymnasium, Health Club, Party Hall, Swimming Pool, Table Tennis and Children's Play Area.

## FAQs

### 1. Where and what is Prestige Silver Crest?

Prestige Silver Crest is located off Marathahalli – Sarjapur Outer Ring Road, Bangalore opposite Cessna Business Park.

This is a residential development spread over approximately 2 acres of land with 8 blocks. There are 122 apartments in all.

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

The distance is 14 Kms.

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

There are 2BHK, 2.5BHK and 3BHK apartments. Besides these, there are 2BHKs, 2.5BHKs and 3BHKs with private gardens on the ground floor as well.

#### Prestige Silver Crest

| Type | BR                       | Area in Sft |
|------|--------------------------|-------------|
| A    | 2                        | 1175        |
| B    | 2                        | 1184        |
| B1   | 2(with private garden)   | 1899        |
| C    | 2                        | 1176        |
| D    | 2                        | 1231        |
| D1   | 2(with private garden)   | 1506        |
| E    | 2                        | 1248        |
| F    | 2                        | 1260        |
| F1   | 2(with private garden)   | 1443        |
| F2   | 2(with private garden)   | 1532        |
| G    | 3                        | 1680        |
| H    | 2.5                      | 1638        |
| H1   | 2.5(with private garden) | 1878        |
| I    | 3                        | 1808        |
| I1   | 3                        | 1839        |
| J    | 3                        | 1831        |
| J1   | 3(with private garden)   | 2256        |
| J2   | 3(with private garden)   | 2263        |
| J3   | 3(with private garden)   | 2265        |
| J4   | 3(with private garden)   | 2269        |

### 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.

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

Yes there is a Clubhouse with facilities like a Gymnasium, Party Hall, Swimming Pool, Table Tennis 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 Silver Crest?

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

The booking amount is 15% of sale value at the time of booking.

### 7. What happens thereafter?

You will be required to issue 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 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 Prestige's marketing department for the 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 a strategically located and meticulously designed project? However, if you do wish to cancel after booking, a cancellation fee will be applicable. The fee is 1% of the sale value for cancellations made before signing of agreements and 15% of the sale value for cancellations made after signing of agreements. The balance, if any, will be returned without interest.

## FAQs

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

Construction will commence by end of August 2012 and your new home will welcome you by end 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.

### 17. Has BBMP sanctioned the plans?

The development plan has been sanctioned by BBMP.

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

The following agreements need to be signed: Agreement to Sell and Construction Agreement. These are followed by 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 Silver Crest 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.

### 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 Silver Crest?

The maintenance will be taken care of by Prestige Property Management & Services. Now you can be rest assured that Prestige Silver Crest 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 Road, Bangalore – 560001.

LOCATION MAP



Map not to scale

Every Day is a **New Celebration**



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**Prestige**  
GROUP

Add Prestige to your life

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**CREDAI**  
BENGALURU

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