



PRESTIGE LAKE RIDGE

WHERE HOME IS NOT A PLACE. IT'S A FEELING



Aerial View

Artist's Impression

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In the fast developing suburb of Subramanyapura, off Kanakapura Road, Prestige brings you contemporary dwellings that resonate perfectly with your needs.

1119 intelligently planned and luxuriously laid out high rise homes
set in 12 towers of 18 and 19 floors.

Presenting a spectrum of sizes and configurations, so that you can choose the home that suits you the most. From One-Bed apartments all the way up to Three-Bed homes with a separate Maid's room. Every home a spacious and airy abode that overflows with natural light and ventilation.

Conveniently located to provide you ready access via arterial roads, and within easy reach of well reputed schools, hospitals, shopping areas and entertainment hubs.

With extensive, open, lung spaces, landscaped in the signature Prestige style, that calm the mind and pamper the senses.

And a plush, well equipped clubhouse that has plentiful ways to keep your leisure hours meaningfully occupied, including badminton and squash courts, party halls, a billiards and TT room, an aerobics and yoga area, a cards room, indoor games facilities, and a health club. There is also a large swimming pool, a jogging track and a play area for children.

Read on and discover a residential community where you 'feel at home' in every sense of the phrase.





Master Plan

- MAIN ENTRANCE
- PALM AVENUE
- POOL AREA
- DRIVEWAY
- STEPPED COURTYARD
- OPEN SEATING LOUNGE
- PLAZA
- PARTY LAWN
- KID'S PLAY AREA
- SEATING AREA
- TENNIS COURT
- PLANTING BED
- JOGGER'S TRACK
- SERVICES

Tower	No. of Floors
Towers 01,02 & 03	G+17
Tower 04	G+18
Towers 05,06 & 07	G+17
Towers 08,09 & 10	G+18
Towers 11 & 12	G+17



Artist's Impression

Tower View 01, 02, 03





Master Plan
(Numbering Plan)

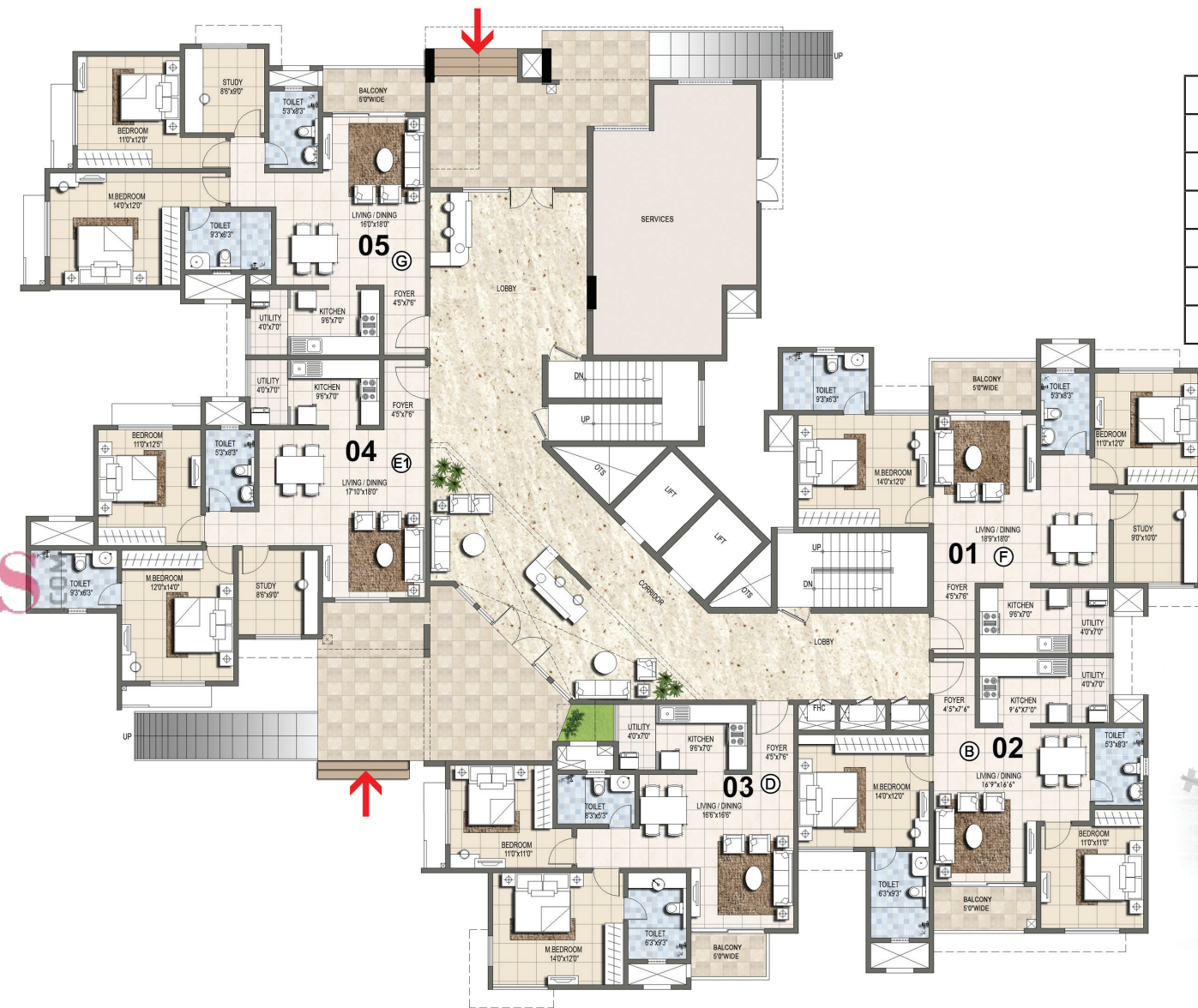
	UNIT TYPE	AREA (sft)	NO OF UNITS
	A	661	146
	B	1137	90
	C	1137	85
	D	1159	90
	E	1345	90
	F	1358	90
	G	1367	90
	H	1571	105
	J	1571	111
	K	1745	111
	L	1750	111



Grand Entrance
View



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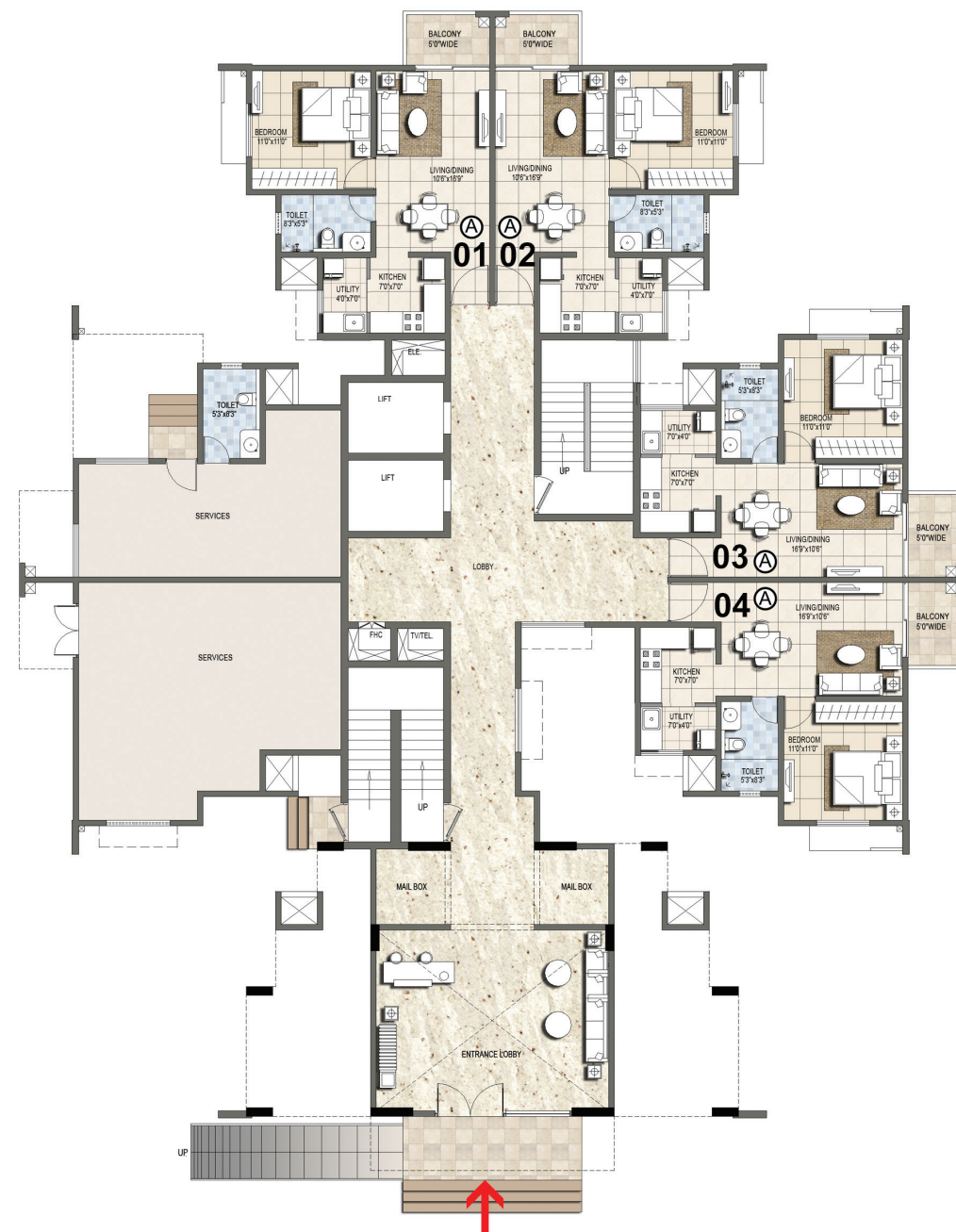
Cluster Plan

Ground Floor

Tower - 01, 02, 03, 11 & 12

UNIT NO	UNIT TYPE	AREA (sft)
01	F	1358
02	B	1137
03	D	1159
04	E1	1274
05	G	1367
06	LOBBY	-





Cluster Plan
Ground Floor
Tower - 04

UNIT NO	UNIT TYPE	AREA (sft)
01	A	661
02	A	661
03	A	661
04	A	661



KEY PLAN

Entrance View
Tower 5



Artist's Impression

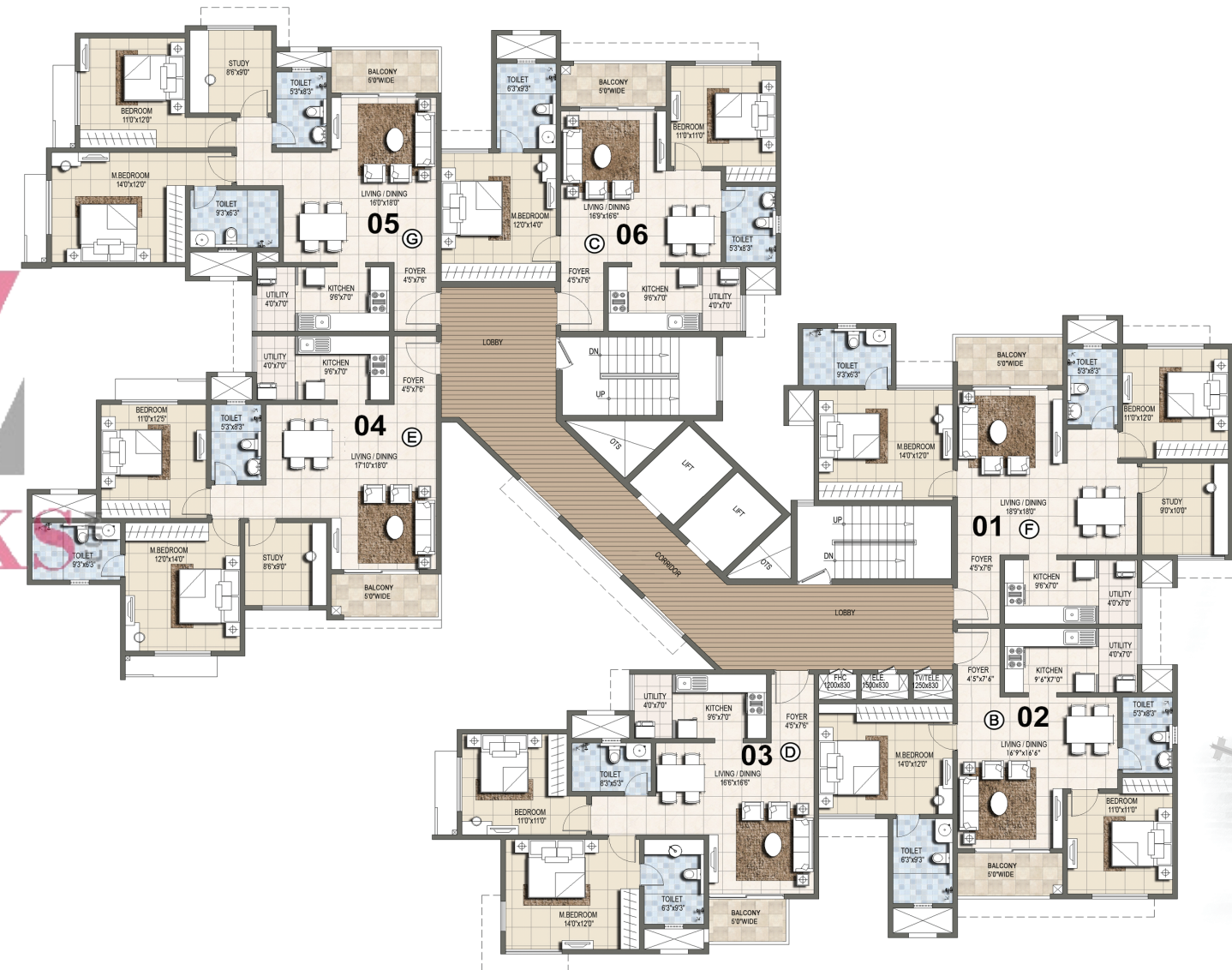


Cluster Plan
Ground Floor
Tower - 05, 06, 07, 08, 09 & 10

UNIT NO	UNIT TYPE	AREA (sft)
01	L	1750
02	K	1745
03	LOBBY	-
04	J	1571



KEY PLAN

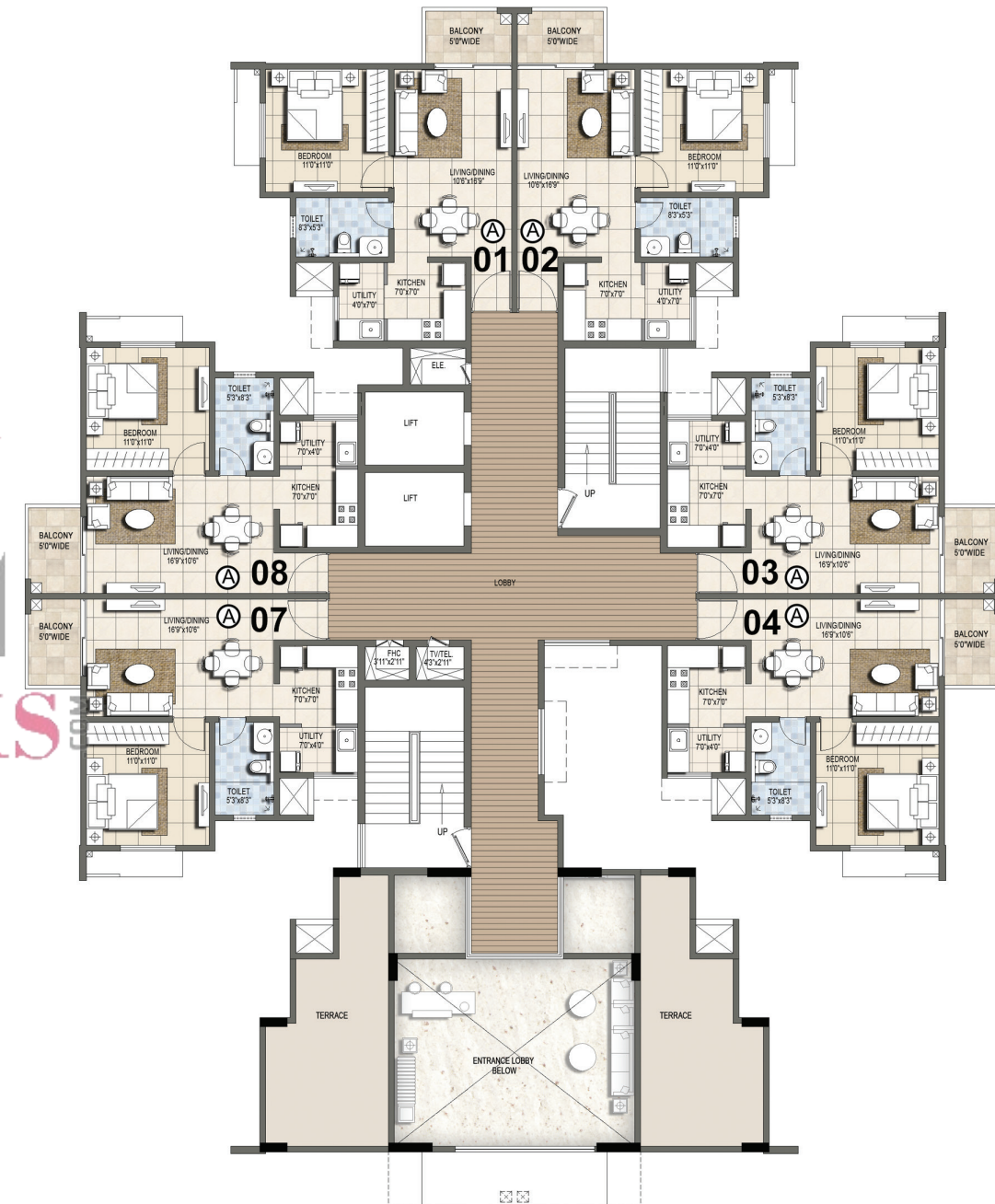


Cluster Plan
1st to 18th Floor
Tower - 01, 02, 03, 11 & 12

UNIT NO	UNIT TYPE	AREA (sft)
01	F	1358
02	B	1137
03	D	1159
04	E	1345
05	G	1367
06	C	1137



KEY PLAN



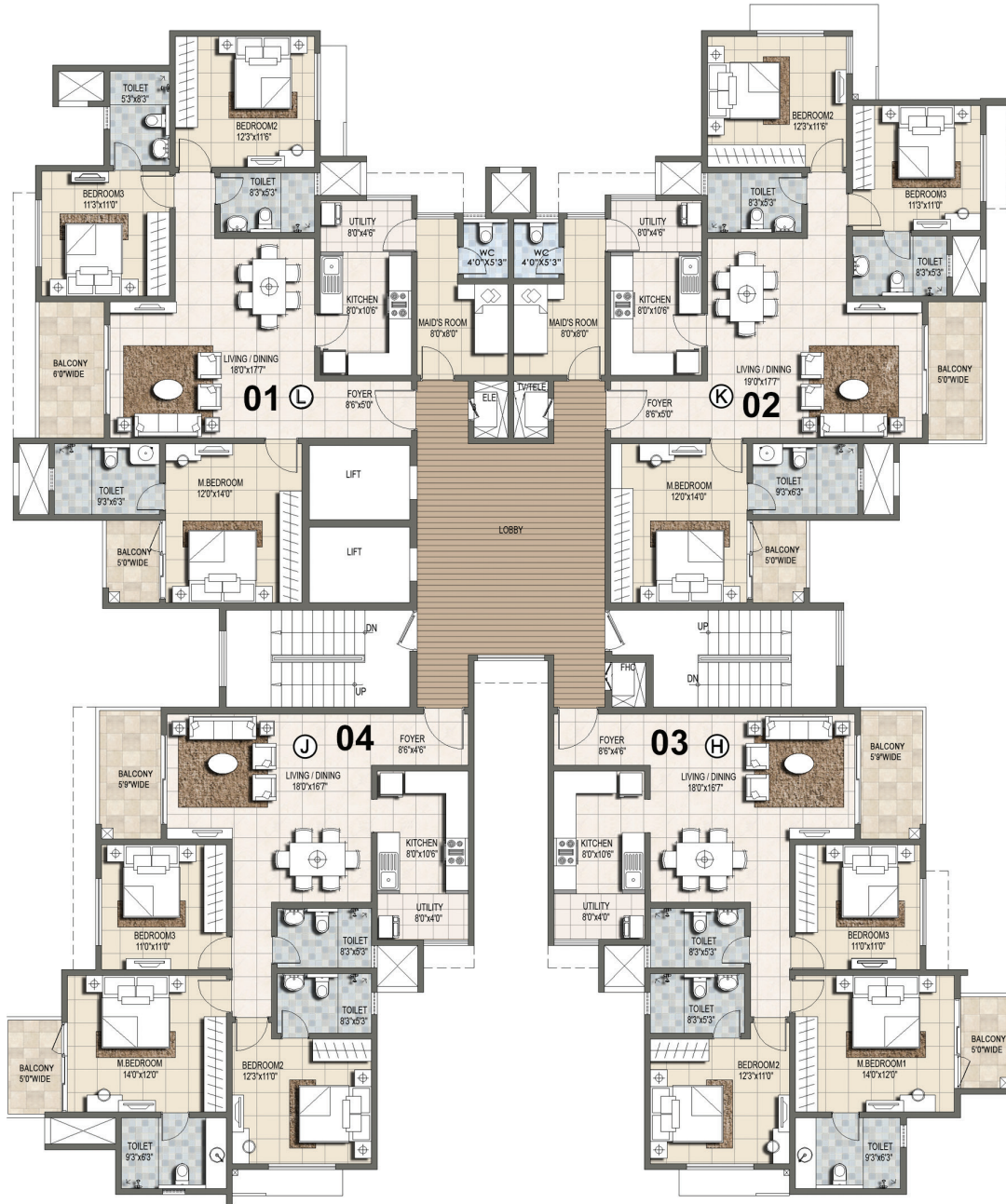
Cluster Plan

1st Floor
Tower - 04

UNIT NO	UNIT TYPE	AREA (sft)
01	A	661
02	A	661
03	A	661
04	A	661
05	LOBBY BELOW	-
06	LOBBY BELOW	-
07	A	661
08	A	661



KEY PLAN



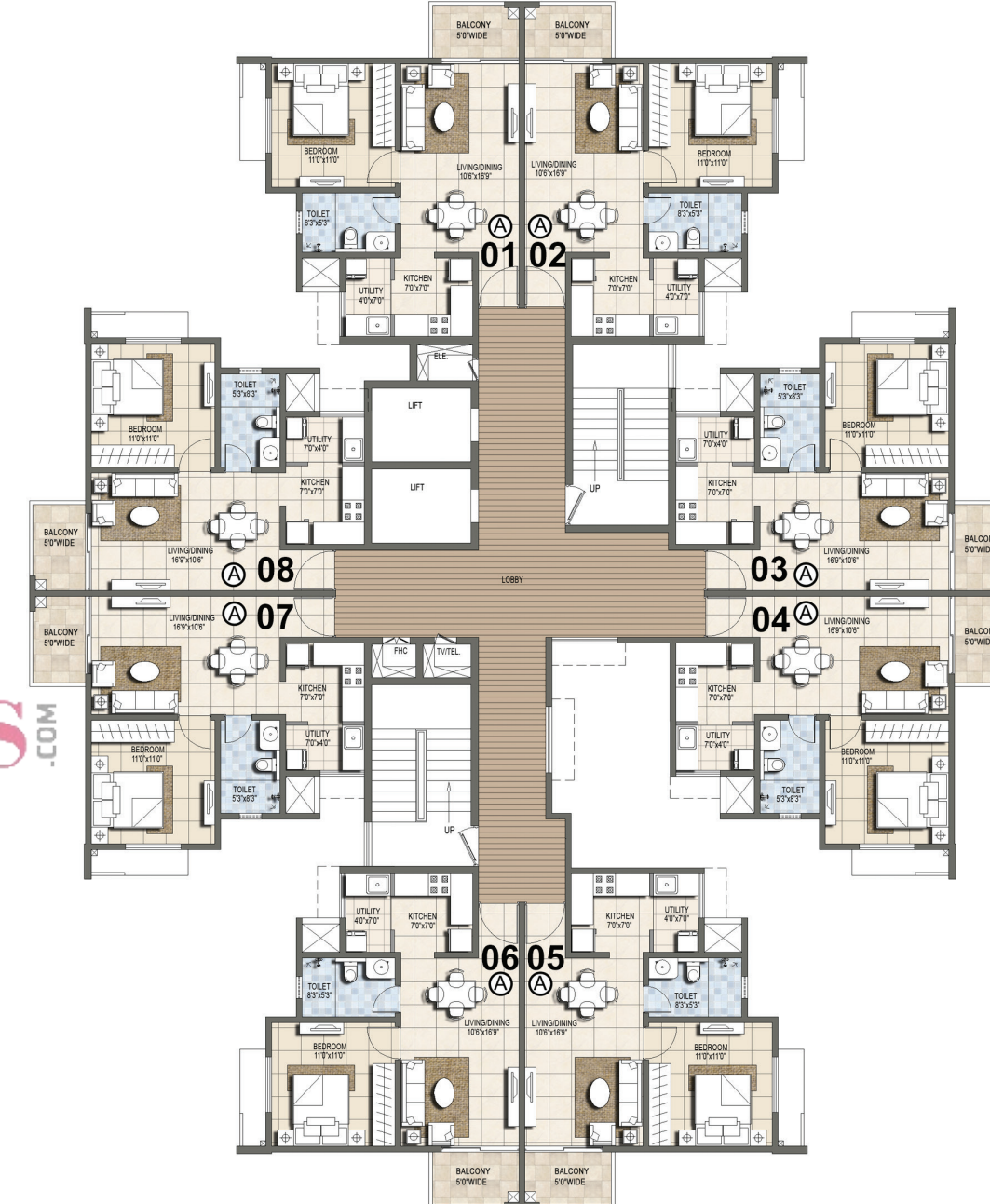
Cluster Plan

1st to 18th Floor
Tower - 05, 06 & 07
1st to 19th Floor
Tower - 08, 09 & 10

UNIT NO	UNIT TYPE	AREA (sft)
01	L	1750
02	K	1745
03	H	1571
04	J	1571



KEY PLAN



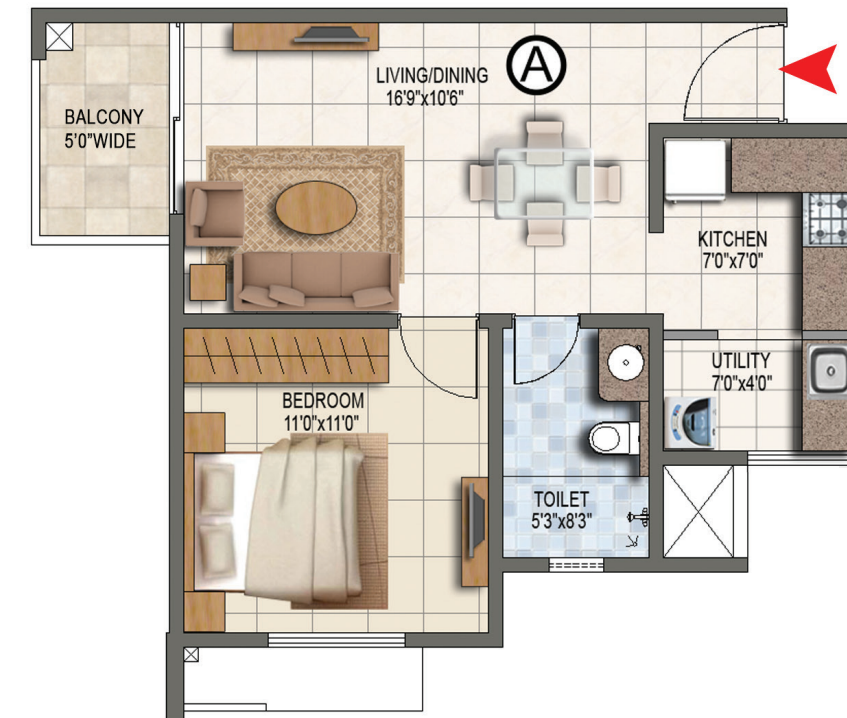
Cluster Plan

2nd to 19th Floor
Tower - 04

UNIT NO	UNIT TYPE	AREA (sft)
01	A	661
02	A	661
03	A	661
04	A	661
05	A	661
06	A	661
07	A	661
08	A	661

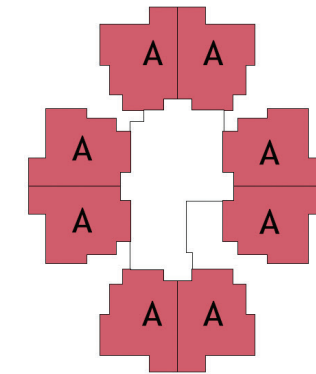


KEY PLAN



Unit Type - A - 661 (sft)
Tower - 04
Ground - 19 th Floor

Unit Type - A



TYPICAL FLOOR KEY PLAN

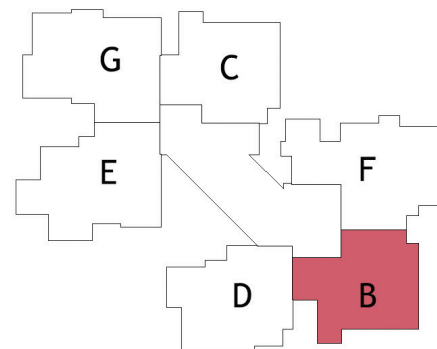


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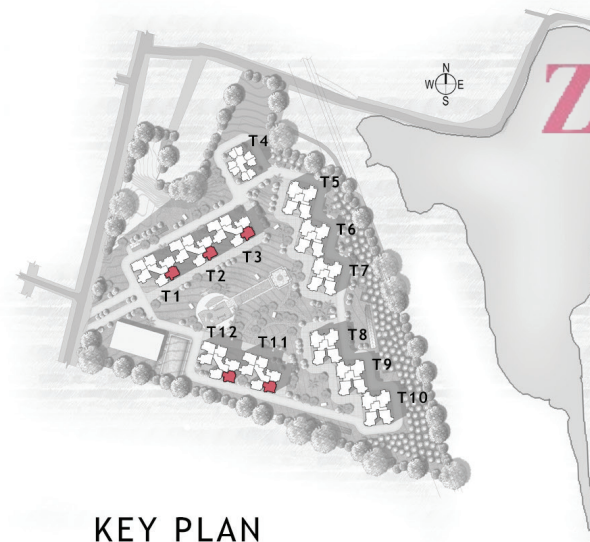


Unit Type - B - 1137 (sft)
Tower - 01, 02, 03, 11 & 12
Ground - 18 th Floor

Unit Type - B

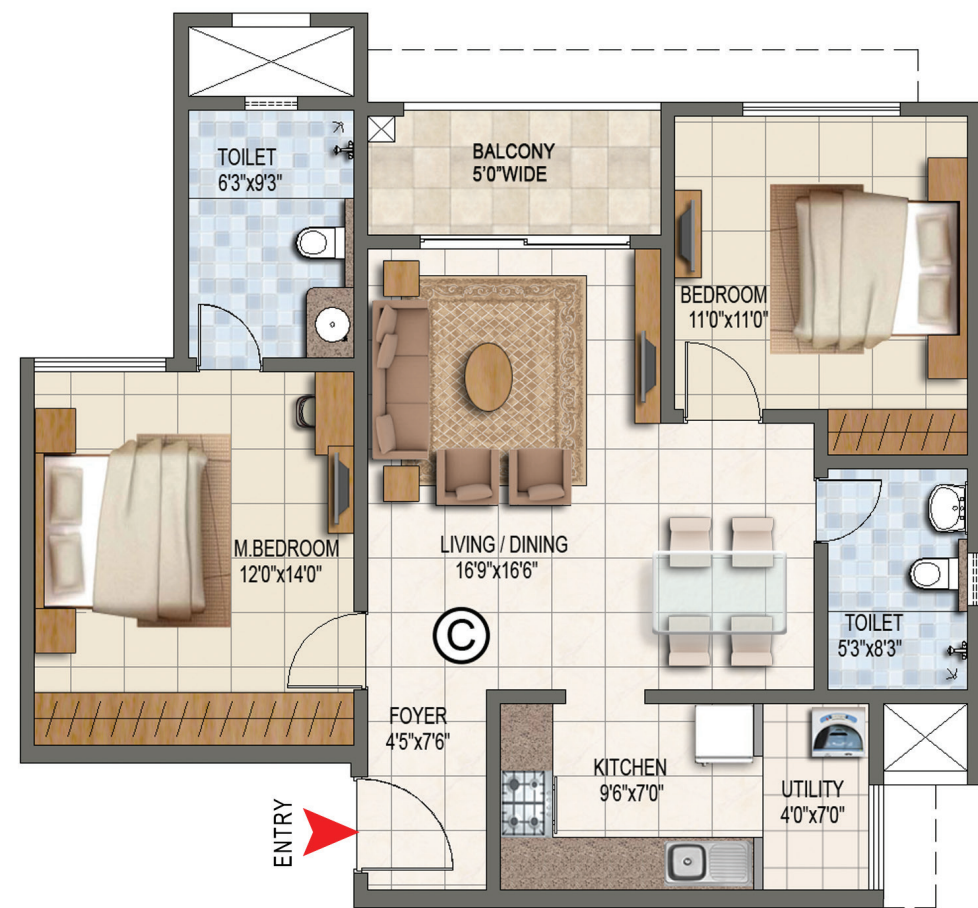


TYPICAL FLOOR KEY PLAN

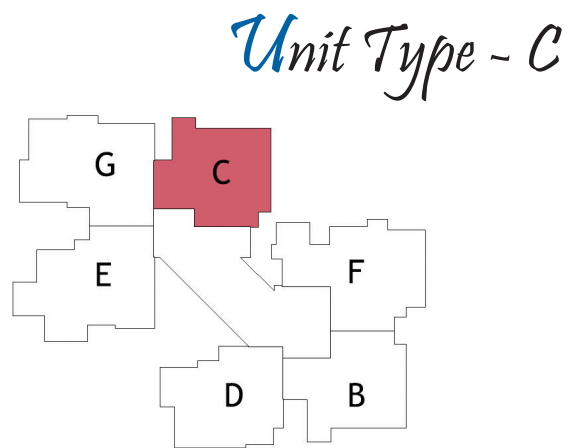


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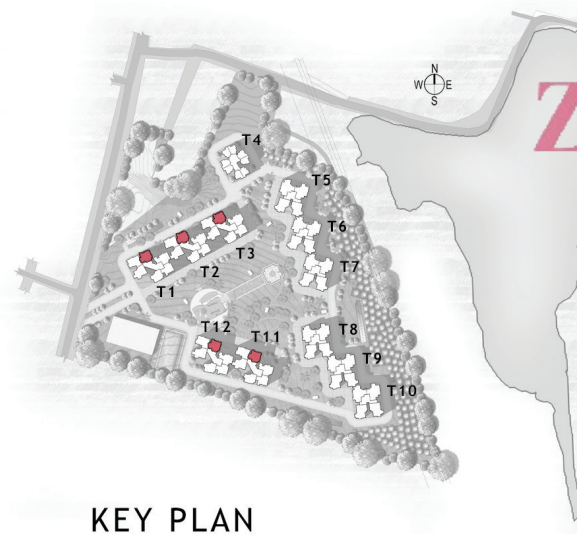




Unit Type - C - 1137 (sft)
Tower - 01, 02, 03, 11 & 12
1 st - 18 th Floor

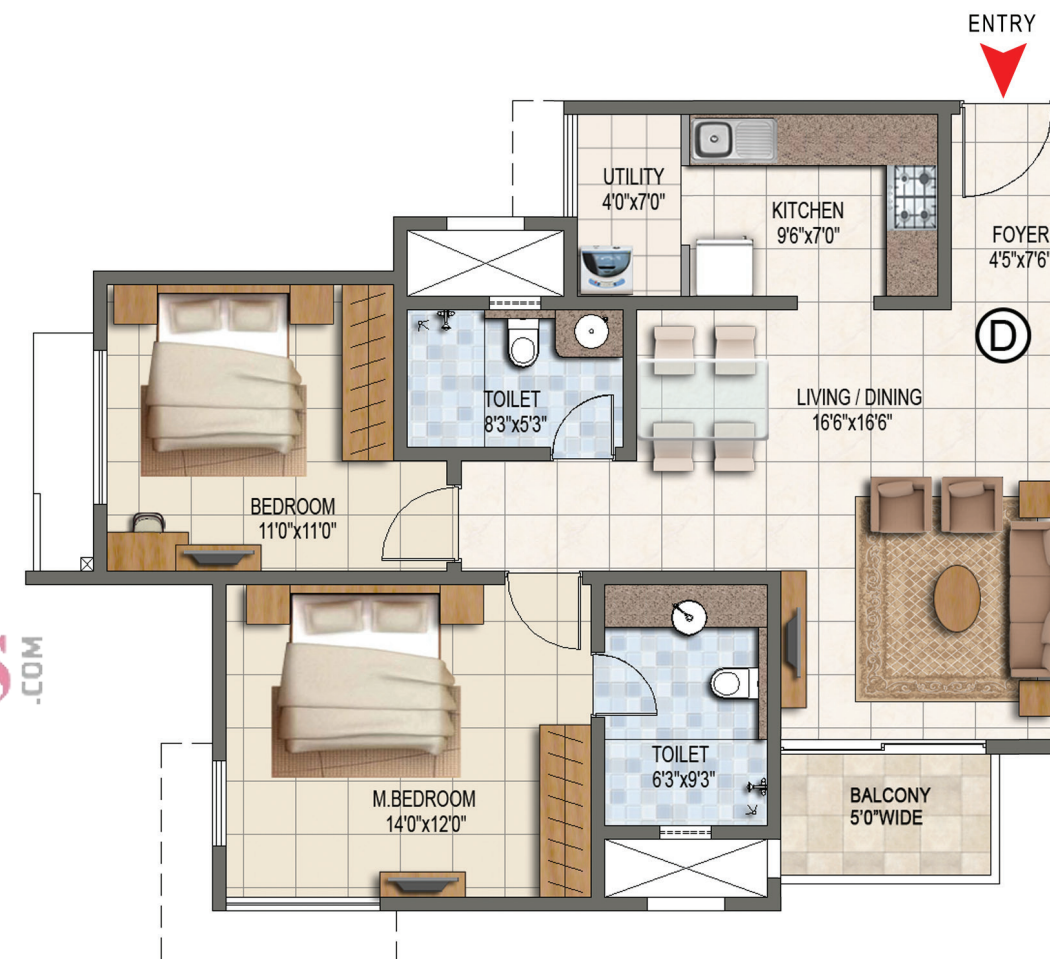


TYPICAL FLOOR KEY PLAN

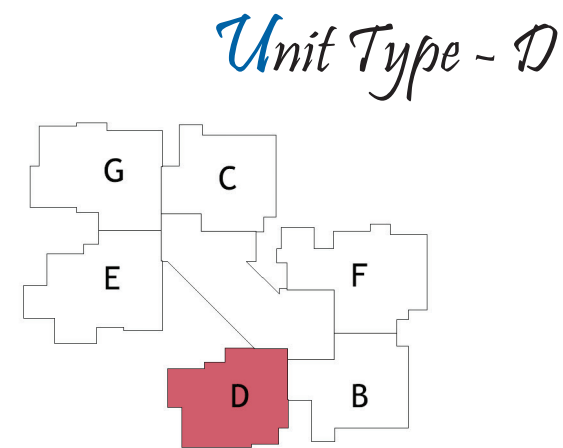


KEY PLAN

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Unit Type - D - 1159 (sft)
Tower - 01, 02, 03, 11 & 12
Ground - 18 th Floor

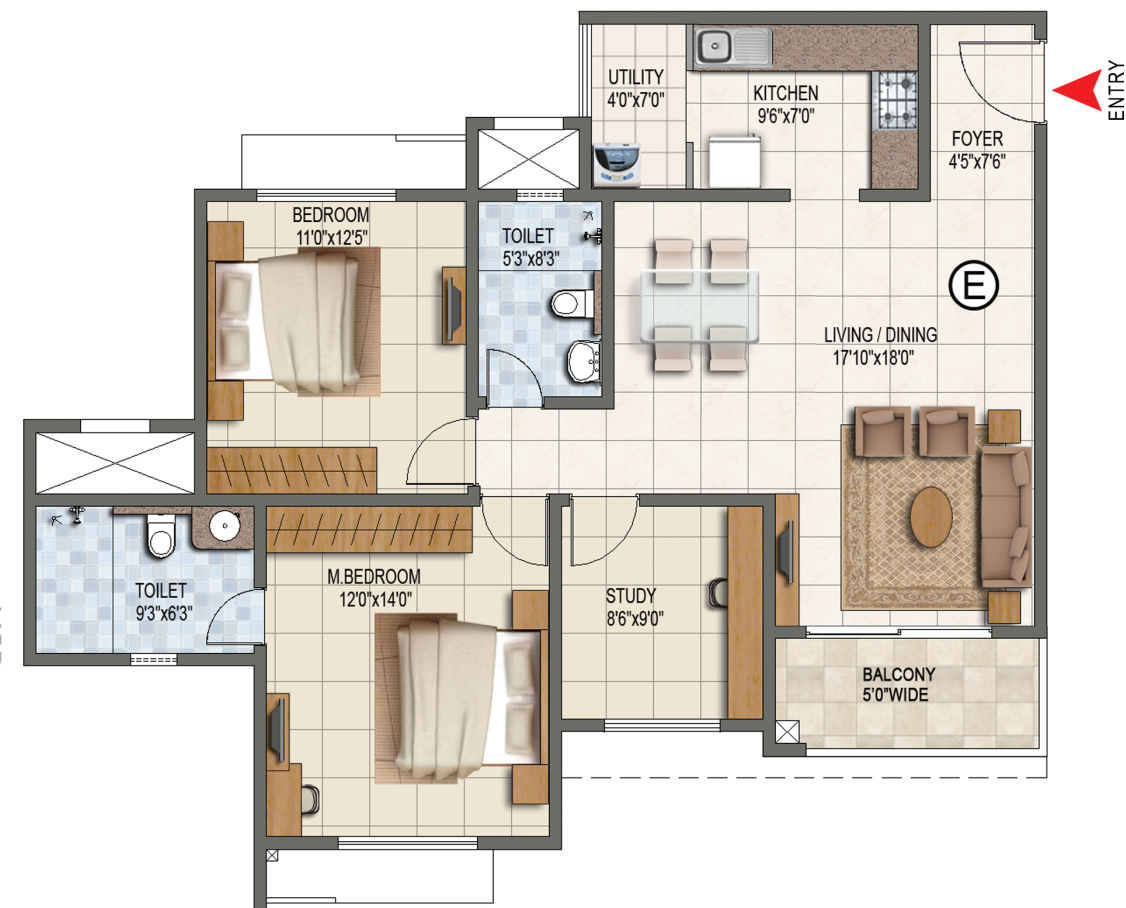


TYPICAL FLOOR KEY PLAN



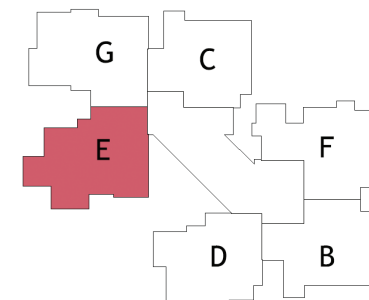
KEY PLAN





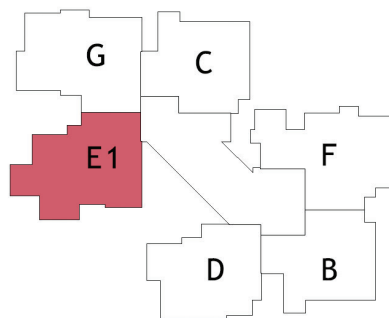
Unit Type - E - 1345 (sft)
Tower - 01, 02, 03, 11 & 12
1 st - 18 th Floor

Unit Type - E

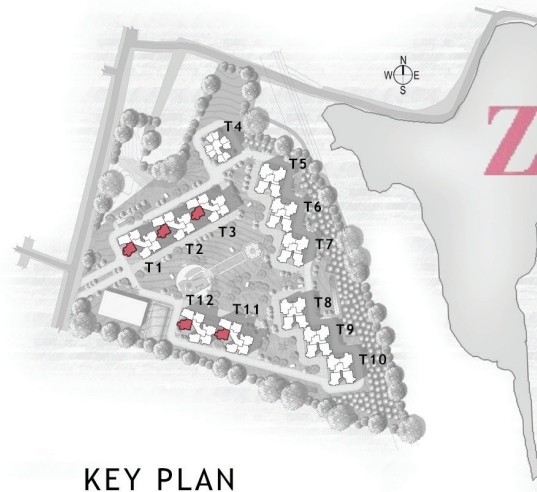




Unit Type - E1



TYPICAL FLOOR KEY PLAN



KEY PLAN

Balcony View

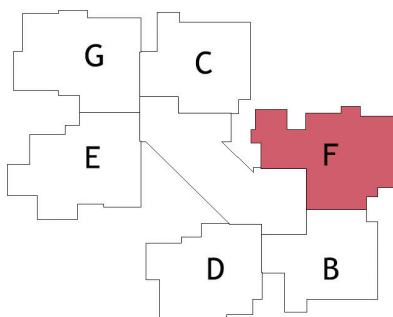


Artist's Impression

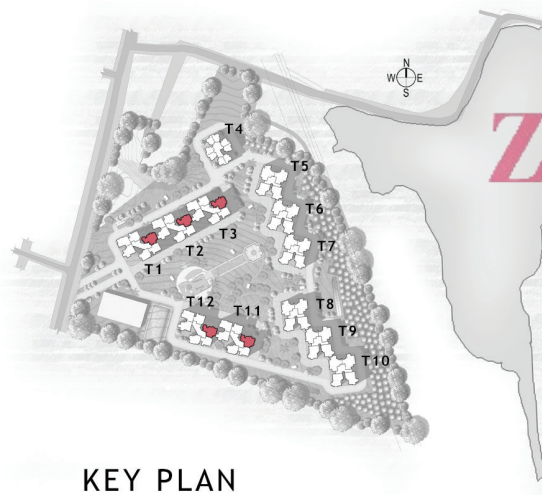


Unit Type - F - 1358 (sft)
Tower - 01, 02, 03, 11 & 12
Ground - 18 th Floor

Unit Type - F



TYPICAL FLOOR KEY PLAN

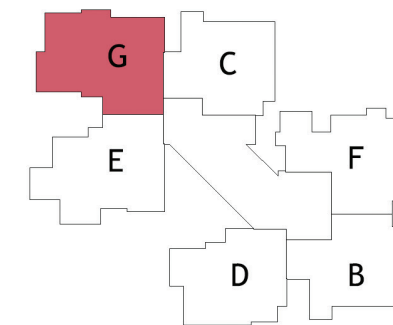


KEY PLAN



Unit Type - G - 1367 (sft)
Tower - 01, 02, 03, 11 & 12
Ground - 18 th Floor

Unit Type - G



TYPICAL FLOOR KEY PLAN



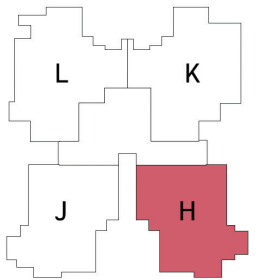
KEY PLAN



Unit Type - H - 1571 (sft)
Tower - 05, 06, 07
1 st -18 th Floor
Tower - 08, 09 & 10
1 st -19 th Floor



Unit Type - H

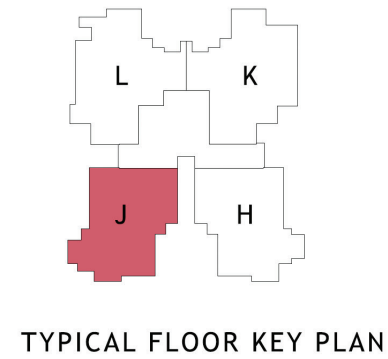


TYPICAL FLOOR KEY PLAN



KEY PLAN

Unit Type - J



Unit Type - J - 1571 (sft)

Tower - 05, 06, 07

Ground - 18th Floor

Tower - 08, 09 & 10

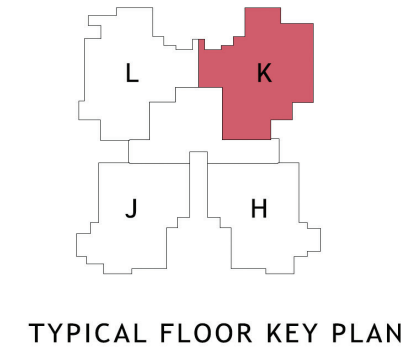
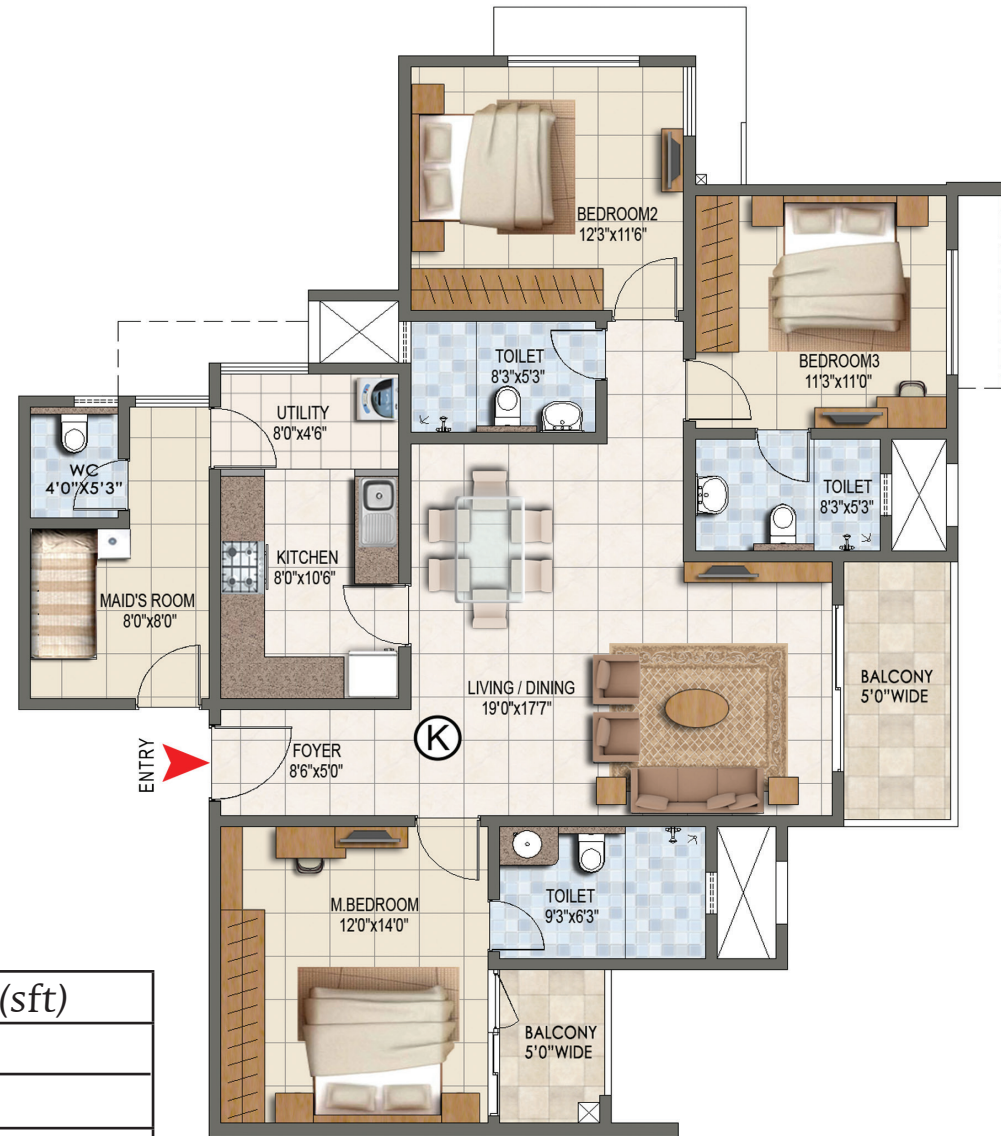
Ground - 19th Floor

Clubhouse View





Unit Type - K



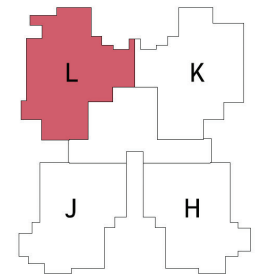
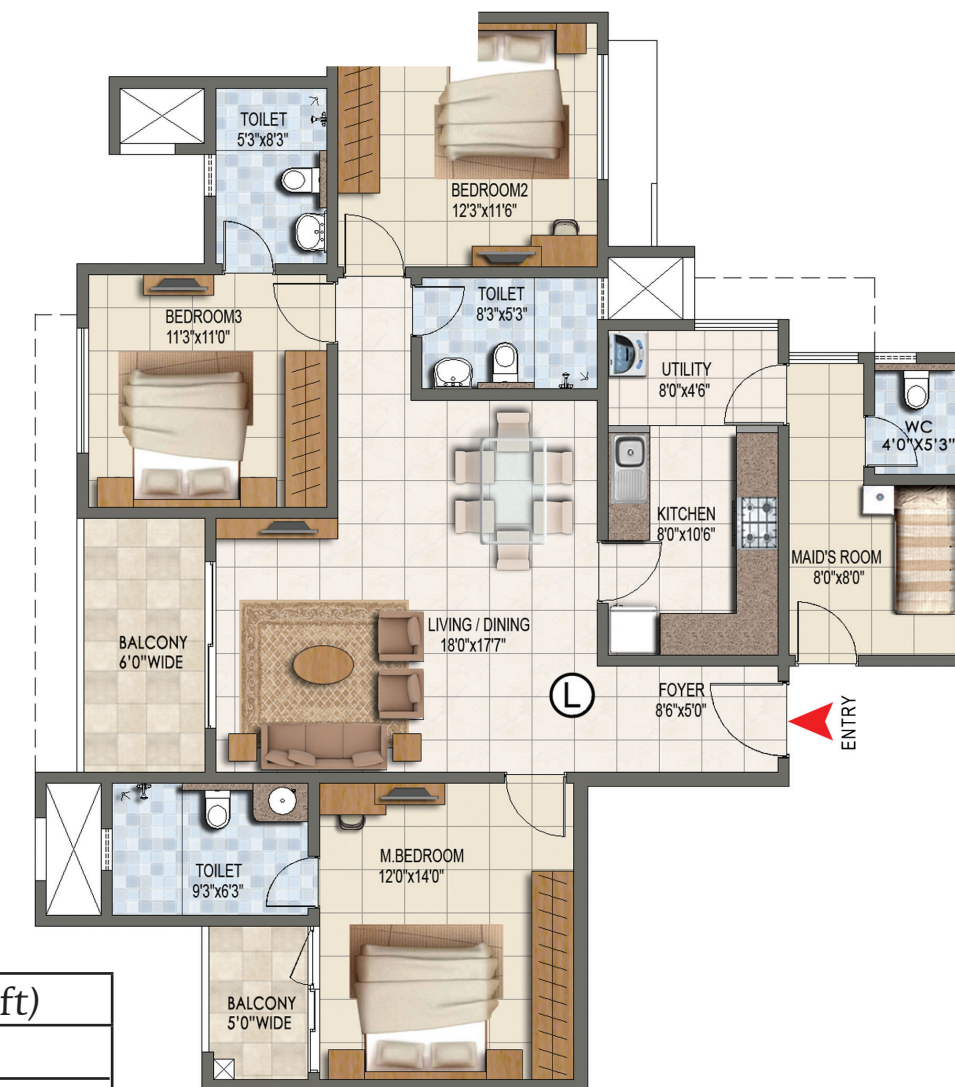
TYPICAL FLOOR KEY PLAN



KEY PLAN

Unit Type - K - 1745 (sft)
Tower - 05, 06, 07
Ground -18 th Floor
Tower - 08, 09 & 10
Ground -19 th Floor

Unit Type - L



TYPICAL FLOOR KEY PLAN



KEY PLAN

Unit Type - L - 1750 (sft)
Tower - 05, 06, 07
Ground -18 th Floor
Tower - 08, 09 & 10
Ground -19 th Floor





SPECIFICATIONS

Structure

- RCC structure with cement blocks for walls where needed.

LOBBY

- Elegant ground floor lobby with flooring and wall cladding in granite/marble.
- On upper floors lobby flooring in vitrified tiles and lift cladding in marble/granite.
- Textured paint on all lobby walls and distemper on ceilings.
- Service lobby and service staircase in Kota with textured paint on walls.

Lift

- Lifts in all blocks of suitable size and capacity.

APARTMENT FLOORING

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

KITCHEN

- Ceramic/Vitrified tile flooring and 2 feet ceramic tile dado over the granite counter.
- Single bowl, single drain steel sink with chrome plated tap.
- Ceramic/Vitrified tiled flooring and ceramic dado for the utility.
- Ceramic/Vitrified tiled flooring for the maid's room.

TOILETS AND FITTINGS

- 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 chrome plated shower mixer.
- Geysers in all toilets inside grid false ceiling, except maids toilet.
- Suspended pipelines in toilets concealed within the grid false ceiling.

PAINTING

- Cement/Texture paint for the external walls.
- Internal walls & ceilings in distemper.
- Enamel paint on all railings.

DOORS AND WINDOWS

- Entrance 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 Door-Aluminium/UPVC frames and sliding openable shutters.
- Windows - 3 track Aluminium/UPVC framed windows with clear glass and provision to fix mosquito mesh shutters.
- MS designer grill, enamel painted, for ground floor apartments only.

ELECTRICALS

- Concealed wiring with PVC insulated copper wires and modular switches.
- Sufficient power outlets and light points provided.
- Power- 6 KW for 3 bedroom unit, 4 KW for 2 & 2.5 bedroom unit, 2.5 KW for 1 bedroom unit.
- Provision for installation of split AC in the living area and all bedrooms.
- TV and telephone points provided in the living area and all bedrooms.
- ELCB and individual meters will be provided for all apartments.

SECURITY SYSTEM

- Security cabins at all entry/exit points with peripheral CCTV coverage.

DG BACK UP

- Generator backup will be provided for all common services. 100% power back up for apartments will be provided at additional cost.





FAQ'S

1.

Where and what is Prestige Lake Ridge?
Prestige Lake Ridge is located in Yadalam Nagar, Uttarahalli, Bengaluru. This is a premium residential development set in over 15.37 acres of land. It consists of 1119 apartments spread across 12 towers having 18 & 19 floors.
2.

How far is the location from M.G Road?
It is about 15 kms from MG Road and 3.6 kms from Konankunte Cross off Kanakapura main Road.
3.

Who are the Architects/Master Planners of Prestige Lake Ridge?
Venkataramanan Associates are the key designers for Prestige Lake Ridge.
4.

What are the different types and sizes of apartments?
Apartment Configuration:
- | | | | | | | |
|-----------|-----|------|------|------|-------|-------|
| Type | A | B | C | D | E | F |
| BEDROOM | 1BR | 2BR | 2BR | 2BR | 2.5BR | 2.5BR |
| Area(sft) | 661 | 1137 | 1137 | 1159 | 1345 | 1358 |

Type	G	H	J	K	L
BEDROOM	2.5BR	3BR	3BR	3BR	3BR
Area(sft)	1367	1571	1571	1745	1750
5.

Is there a club house and what are the facilities provided?
Prestige Lake Ridge has an elaborate Clubhouse located near the entrance of the property, with Indoor Badminton Court, Squash Court, Gymnasium, Swimming Pool, Childrens Pool, 2 Party Halls, Mini Theatre, Table Tennis, Spa/Health Club, Yoga and Aerobics, Indoor Games, Children’s Play area, Billiards room, Cards room, Open Terrace Party area, Reading room, Laundrette and spaces for ATM, Convenience store and Creche.
6.

Is this a phased development and what are the time lines for completion?
The entire development will be taken up in one phase and is expected to be ready for possession March-2020 onwards.
7.

Is there any differential price based on the floor and orientation of the apartments?
Yes, there is a differential pricing for apartments. For every floor rise there is an increase of Rs.15/- per sft and PLC will be additional at Rs.75/ per sft.

8.

How do I book my home at Prestige Lake Ridge?
 - Please identify your Apartment from available options.
 - Fill in the booking application form.
 - Pay the initial booking amount by way of cheque/DD favouring “ PRESTIGE ESTATES PROJECTS LIMITED ” along with required supporting documents.
 - Pay the balance of 20% of the sale value by way of a PDC dated within 30 days from the date of booking.
9.

What happens thereafter?
On realization of the initial payment of 20% of the Sale value + Tax you will be required to issue post-dated cheques (PDCs) for the future instalments within 15 days, against which a formal letter of allotment will be issued. Agreements will follow after completion of allotment process.
10.

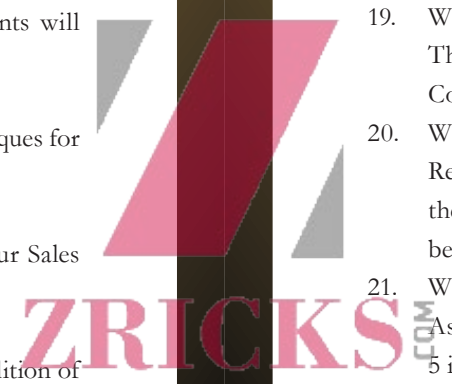
When do I get a confirmed allotment?
On payment of 20% of the sale value + tax and submission of post-dated cheques for the remaining amount, the allotment will be confirmed.
11.

Can I make 100% down payment?
Yes. This offer is applicable for a limited period only. Please check with our Sales Team for more details.
12.

How are instalments to be paid and is it time bound?
Instalments are to be paid by way of post-dated cheques which is a pre-condition of the allotment. This schedule of payment is on a time bound basis as mentioned in the payment schedule.
13.

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, 2% of the sale value will be forfeited as cancellation fees if you cancel before the Agreements are executed and 15% of the sale value will be forfeited as cancellation fees if you cancel the after Agreements are executed, and the balance will be returned (subject to statutory deductions if any) without interest.
14.

When does the development start and when can I expect to move into my new home?
Construction will commence by Sep 2016 tentatively and your new home will welcome you March 2020 onwards.



15.

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.
16.

What about car parking spaces?
We can provide one car parking space for every apartment. Additional car parking requests will be taken up towards project completion, subject to availability.
17.

Is the title of the property clear?
Of course! Legal due diligence has been done by M/S.Kusuma Advocates. The land is freehold, marketable and free from all encumbrances.
18.

Has BBMP sanctioned the plans?
Yes, the development plans have been submitted for BBMP approval.
19.

What are the Agreements that need to be signed?
The Agreements that need to be signed are Agreement to Sell & Agreement to Construct, followed by a Sale Deed upon completion of the development.
20.

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 taxes and additional charges. Registration will be facilitated by us through an advocate appointed by Prestige.
21.

What is the process of Assignment?
Assignment can be done only after the Agreements have been signed, PDCs given, 5 instalments paid and the new party complies 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 will be required to retrieve and hand over all letters and documents issued by Prestige to the bank / housing finance institution along with their NOC.
22.

What if Prestige delays the construction and possession?
Our endeavour is to complete and hand over the development as per committed time lines. However if there is a delay, Prestige will pay 9%* per annum on the amount collected which will be clearly brought out in the agreements. (* Conditions apply).
23.

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 statutory charges and duties as applicable.
VAT & Service Tax will be applicable on all amounts demanded.
24.

Has Prestige Lake Ridge been approved by banks/Housing finance institutions (HFI) for loans?
We will be seeking approvals from all the Leading Banks/HFI) who will extend loans to customers based on their eligibility criteria.
25.

What is my responsibility for disbursement of instalments through HFI) ?
It is the purchaser’s responsibility to ensure timely disbursement of instalments from HFI) and no demand will be made by us to the HFI) for the same. To facilitate smooth payments, customers are required to issue a consent letter. Post-dated cheques (PDCs) handed over for the instalments will be returned on receipt of the payment from the HFI).
26.

Who will take care of the maintenance of Prestige Lake Ridge?
The maintenance will be taken care of by Prestige Property Management & Services. You can rest assured that Prestige lake ridge will be cared for by professionals.
27.

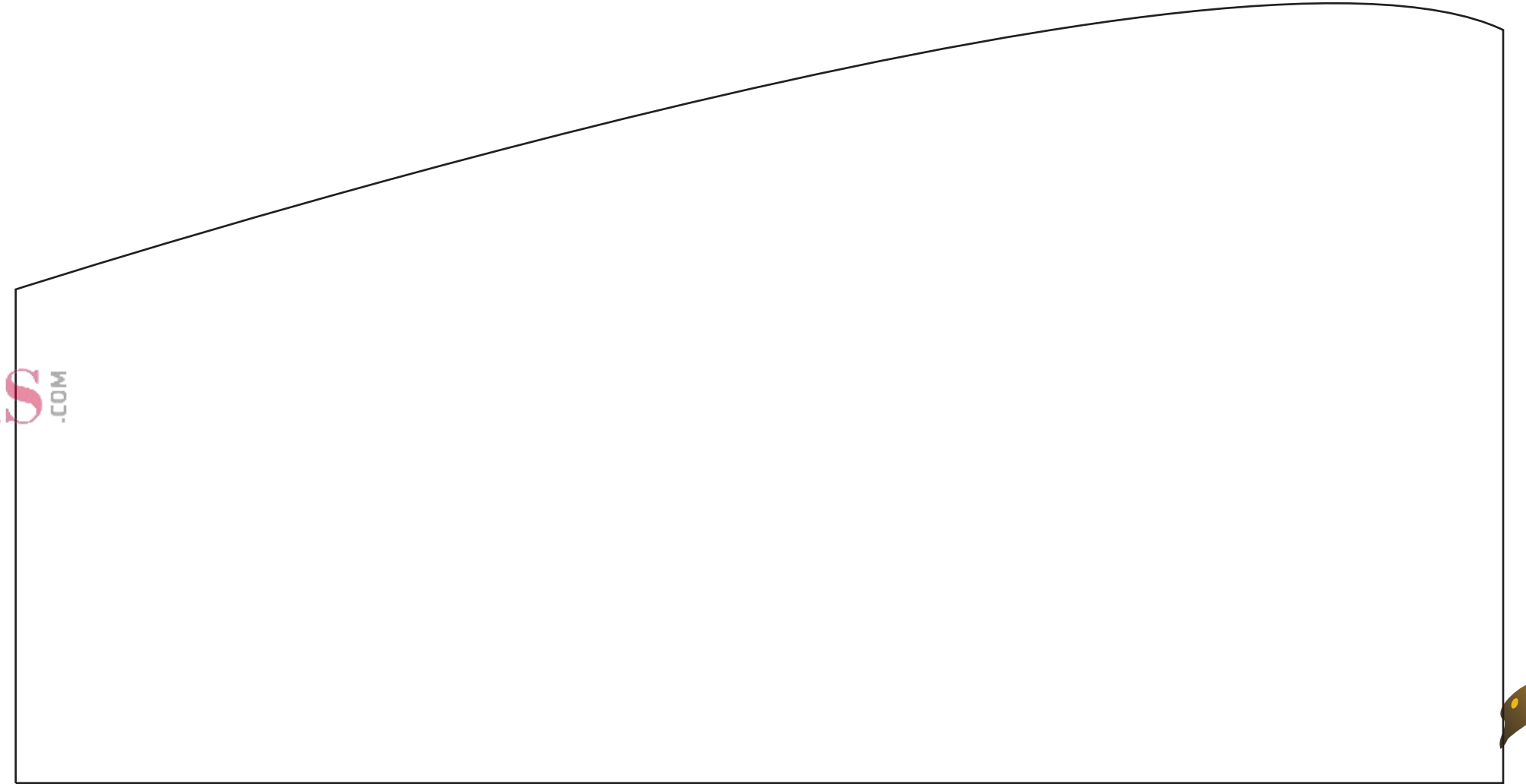
What is the scheme for maintenance?
The scheme for maintenance is as under:
 - A sum of Rs. 50 per sft will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of your account. From the second year onwards, maintenance charges will be levied as decided by the Association/ Prestige Property Management & Services. All future payments are to be made favouring the property management company.
 - An additional sum of Rs. 50 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.
28.

What happens if I have any more questions/clarifications?
Please email us at: projectinfo@prestigeconstructions.com.
OR
Contact us on Toll Free: 1800-313-0080/ Corporate Office Land line 080-2559 1080.
OR
Meet us at: Prestige Estates Projects Ltd., ‘The Falcon House’ No 1, Main Guard Cross Road, Bangalore – 560001.





Location Map





Prestige Estates Projects Ltd.

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

Ph: 080 - 25591080, Fax: 080 - 25591945

E-mail: properties@vsnl.com www.prestigeconstructions.com.



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