
PRESTIGE
ELYSIAN

PARADISE FEELS LIKE HOME
BANNERGHATTA ROAD



Paradise Feels Like Home

Nestled in the manicured greens and replete with all modern amenities, homes at Prestige Elysian offer you a blissful life. The 6.27 acres land parcel of the project, is located on the bustling Bannerghatta Main Road. It houses 4 free-standing high rise towers with panoramic views of Meenakshi Temple on one side and Educational Institutions on the other side.

Prestige Elysian offers thoughtfully laid out 2 Bed, 3 Bed and 3 Bed with maid quarters which provide ample sunlight and ventilation to all its residents. To keep you and your family fit and active are amenities such as gymnasium, swimming pool and other sports facilities such as Squash Court, Badminton Court, Multipurpose Court, etc. The Club also houses a Mini Theatre, Billiards Room, Indoor Games, Party Hall and more to keep you and your dear ones entertained.

We welcome you to your own piece of paradise, at Prestige Elysian.

RERA No : PRMKARERA1251310PR190722002709

SITE PLAN

Legend





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|-----------------------|----------------------------|-----------------------------|
| 1. Entry/Exit | 6. landscaped Area | 11. Services |
| 2. Visitors car parks | 7. Drop off | 12. Space for Road Widening |
| 3. Club house | 8. Ramp | |
| 4. Swimming Pool | 9. Space for Civic Amenity | |
| 5. Kids Pool | 10. Park & Open Spaces | |

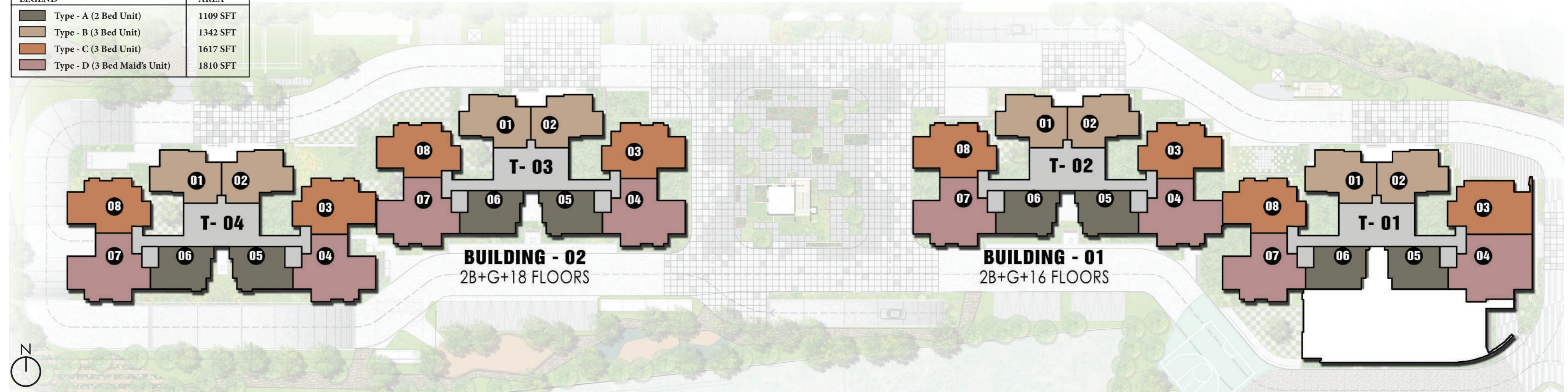


ENTRANCE VIEW



NUMBERED MASTER PLAN

LEGEND	AREA
 Type - A (2 Bed Unit)	1109 SFT
 Type - B (3 Bed Unit)	1342 SFT
 Type - C (3 Bed Unit)	1617 SFT
 Type - D (3 Bed Maid's Unit)	1810 SFT



EXTERIOR VIEW



GROUND FLOOR PLAN | TOWER 01



Legend

- 01- Entrance Lobby / Reception
- 02- Services
- 03- Landscape Court
- 04- Club House Lobby/ Reception
- 05- Convenience Store
- 06- Party Hall
- 07- Squash Court
- 08- Badminton Court
- 09- Gents Change room
- 10- Ladies Change room
- 11- Pantry
- 12- Wash
- 13- Indoor Games
- 14- Gents Rest Room
- 15- Ladies Rest Room
- 16- Swimming Pool
- 17- Kids Pool

COLOUR	UNIT TYPE	UNIT AREA
(Light Brown)	A	1109 SFT
(Medium Brown)	B	1342 SFT
(Dark Brown)	C	1617 SFT
(Purple)	D	1810 SFT



FIRST FLOOR PLAN | TOWER 01



Legend

- 01-Entrance Lobby / Reception (Below)
- 02-Services Room (Below)
- 03-Billiards
- 04-Indoor Gymnasium
- 05-Squash Court (Below)
- 06-Badminton Court (Below)
- 07-Ladies Health SPA
- 08-Gents Health SPA
- 09-Open Terrace
- 10-Store
- 11-Mini Theatre

COLOUR	UNIT TYPE	UNIT AREA
	A	1109 SFT
	B	1342 SFT
	C	1617 SFT
	D	1810 SFT



EXTERIOR VIEW



EXTERIOR VIEW



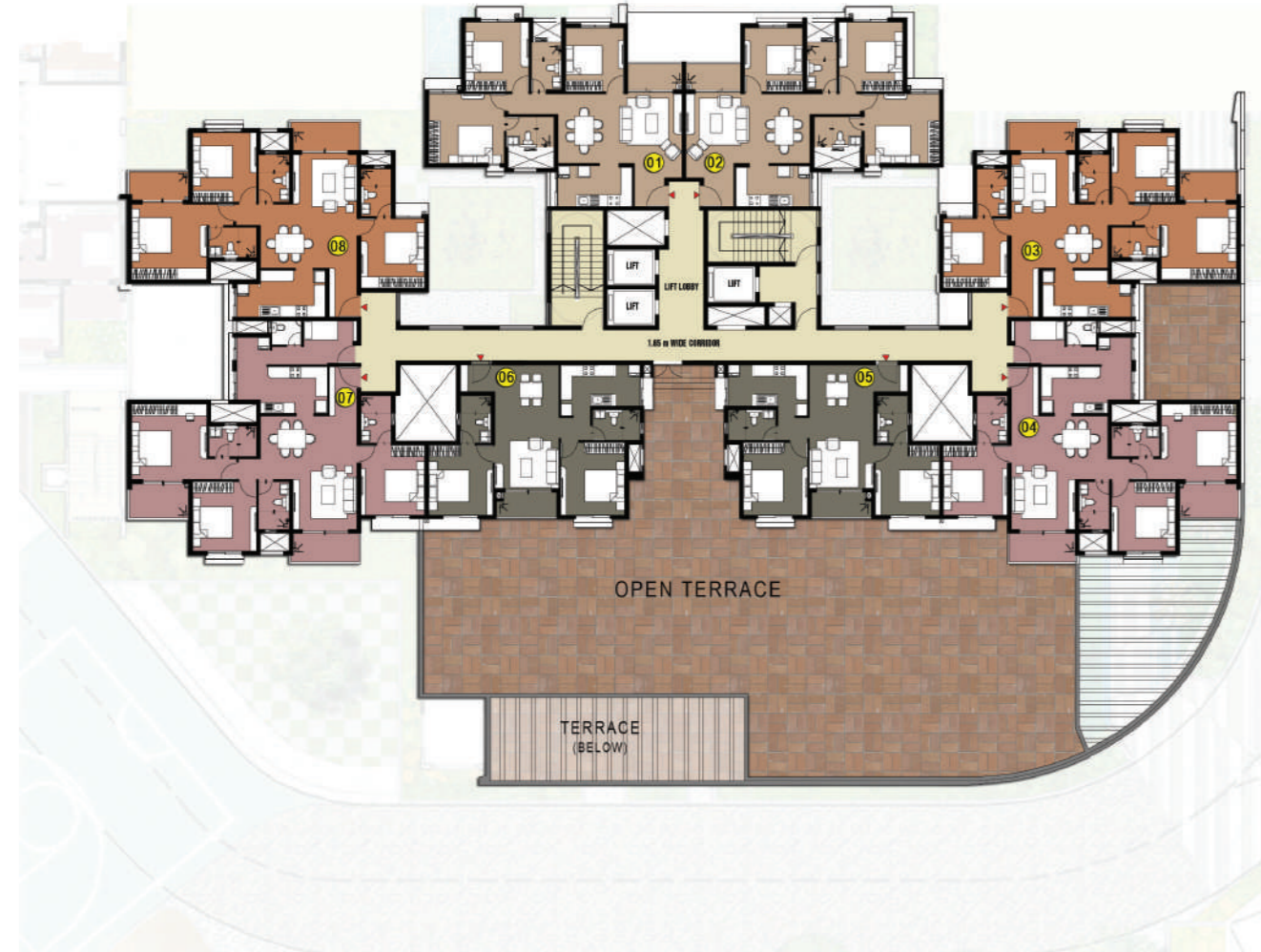
SECOND FLOOR PLAN | TOWER 01



COLOUR	UNIT TYPE	UNIT AREA
(Dark Grey)	A	1109 SFT
(Light Brown)	B	1342 SFT
(Orange)	C	1617 SFT
(Purple)	D	1810 SFT



THIRD FLOOR PLAN | TOWER 01



COLOUR	UNIT TYPE	UNIT AREA
Light Brown	A	1109 SFT
Medium Brown	B	1342 SFT
Dark Brown	C	1617 SFT
Reddish-Brown	D	1810 SFT



EXTERIOR VIEW



Artist's Impression

ENTRANCE LOBBY



GROUND FLOOR PLAN | TOWER 02,03 & 04

LEGEND	AREA
Type -A(2Bed Unit)	1109 SFT
Type -B(3Bed 2 Toilt Unit)	1342 SFT
Type -C(3Bed Unit)	1617 SFT
Type -D(3Bed Maid's Unit)	1810 SFT



FIRST FLOOR PLAN | TOWER 02,03 & 04

LEGEND	AREA
Type -A(2Bed Unit)	1109 SFT
Type -B(3Bed 2 Toilt Unit)	1342 SFT
Type -C(3Bed Unit)	1617 SFT
Type -D(3Bed Maid's Unit)	1810 SFT



KITCHEN



LIVING ROOM



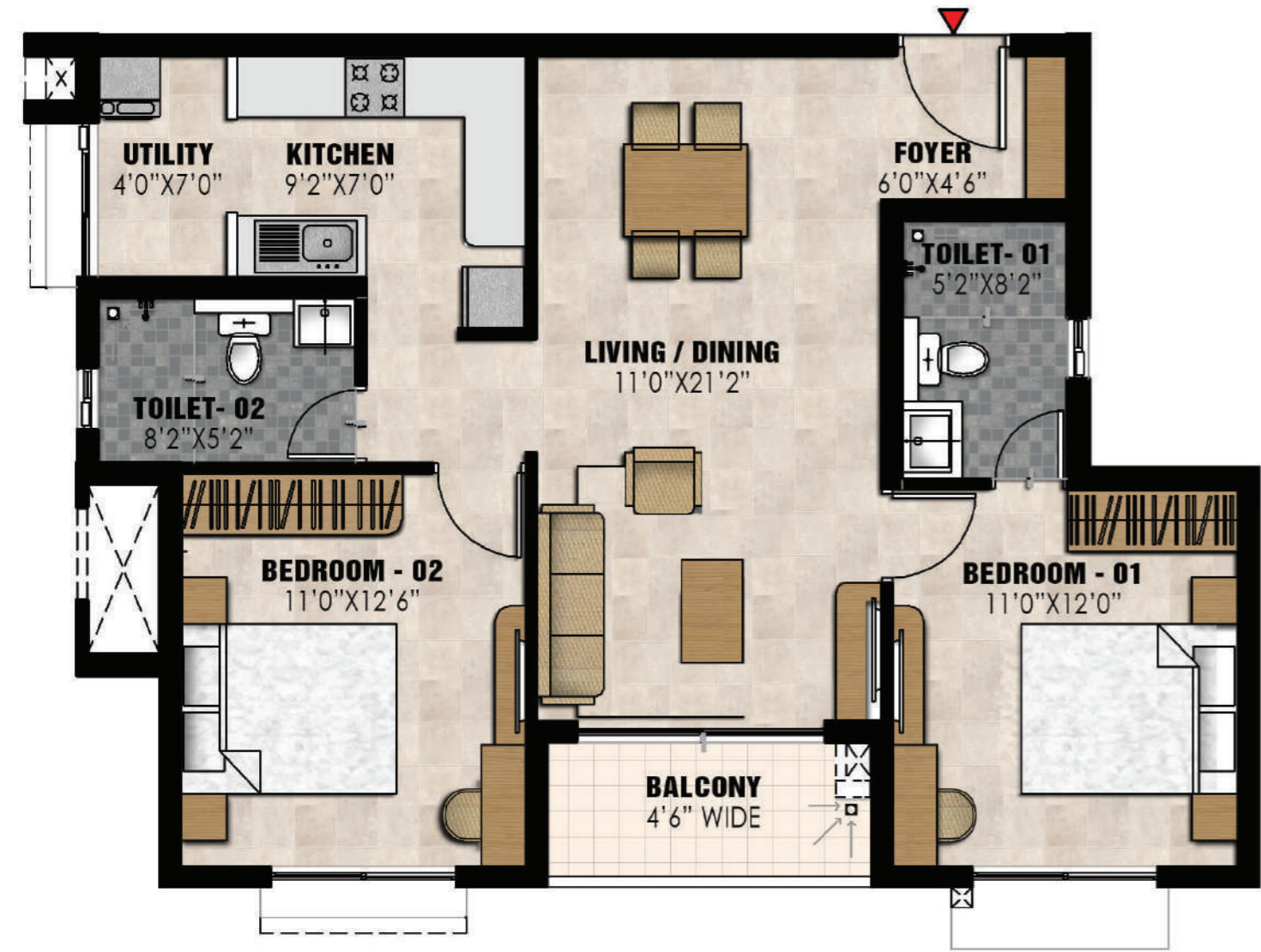
TYPICAL FLOOR PLAN | TOWER 01, 02, 03 & 04

TYPICAL FLOOR PLAN
TOWER 01, 02, 03 & 04

LEGEND	AREA
Type -A(2Bed Unit)	1109 SFT
Type -B(3Bed 2 Toilt Unit)	1342 SFT
Type -C(3Bed Unit)	1617 SFT
Type -D(3Bed Maid's Unit)	1810 SFT



TYPE - A | 2 BED UNIT



UNIT TYPE - A		
	Sft	Sqm
Super Built-up area	1109	103.00
Carpet Area	772	72.00

TOWER - 01,02, 03 & 4	
Level	All Floors



BEDROOM

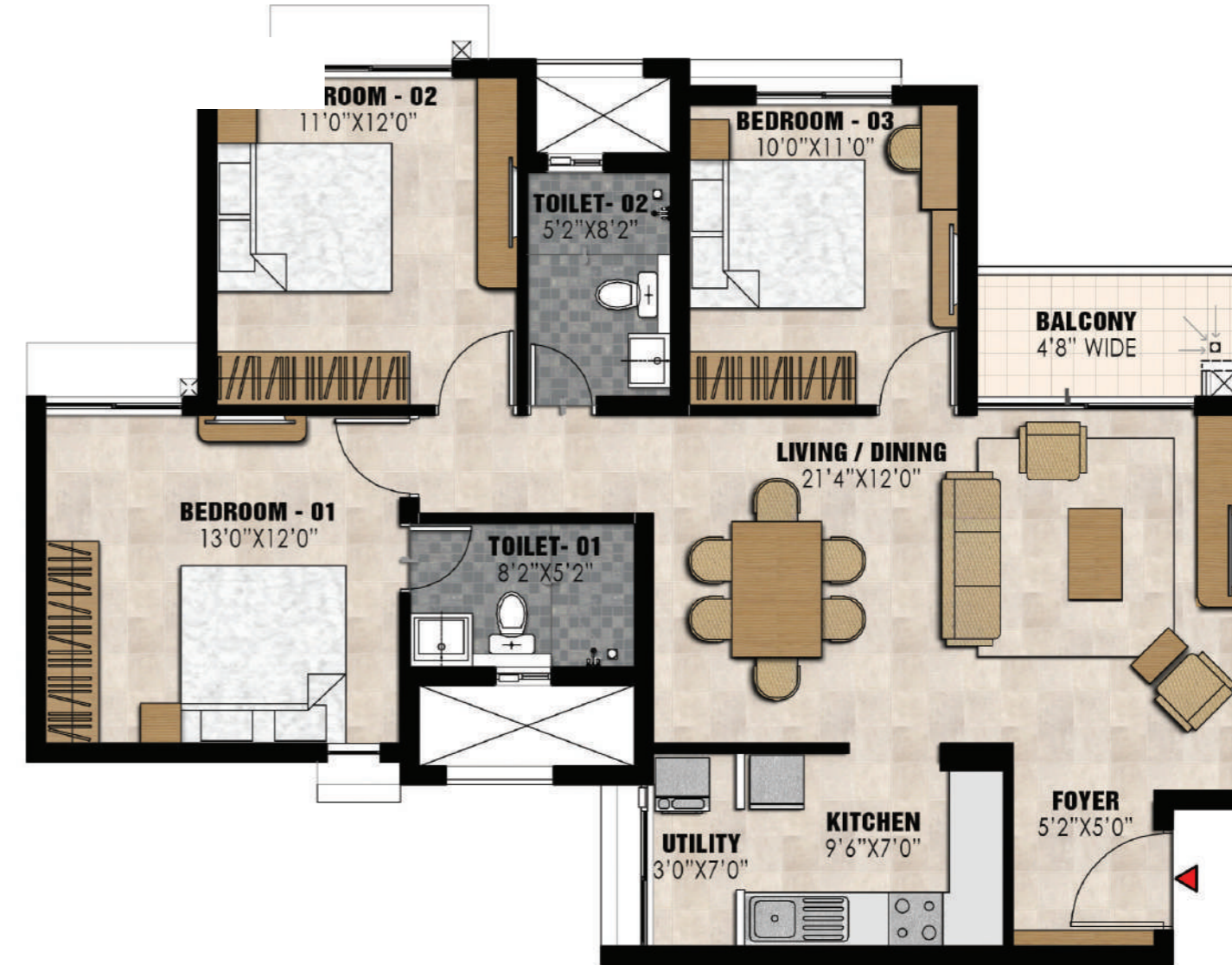


Artist's Impression

LIVING ROOM



TYPE - B | 3 BED 2 TOILET UNIT

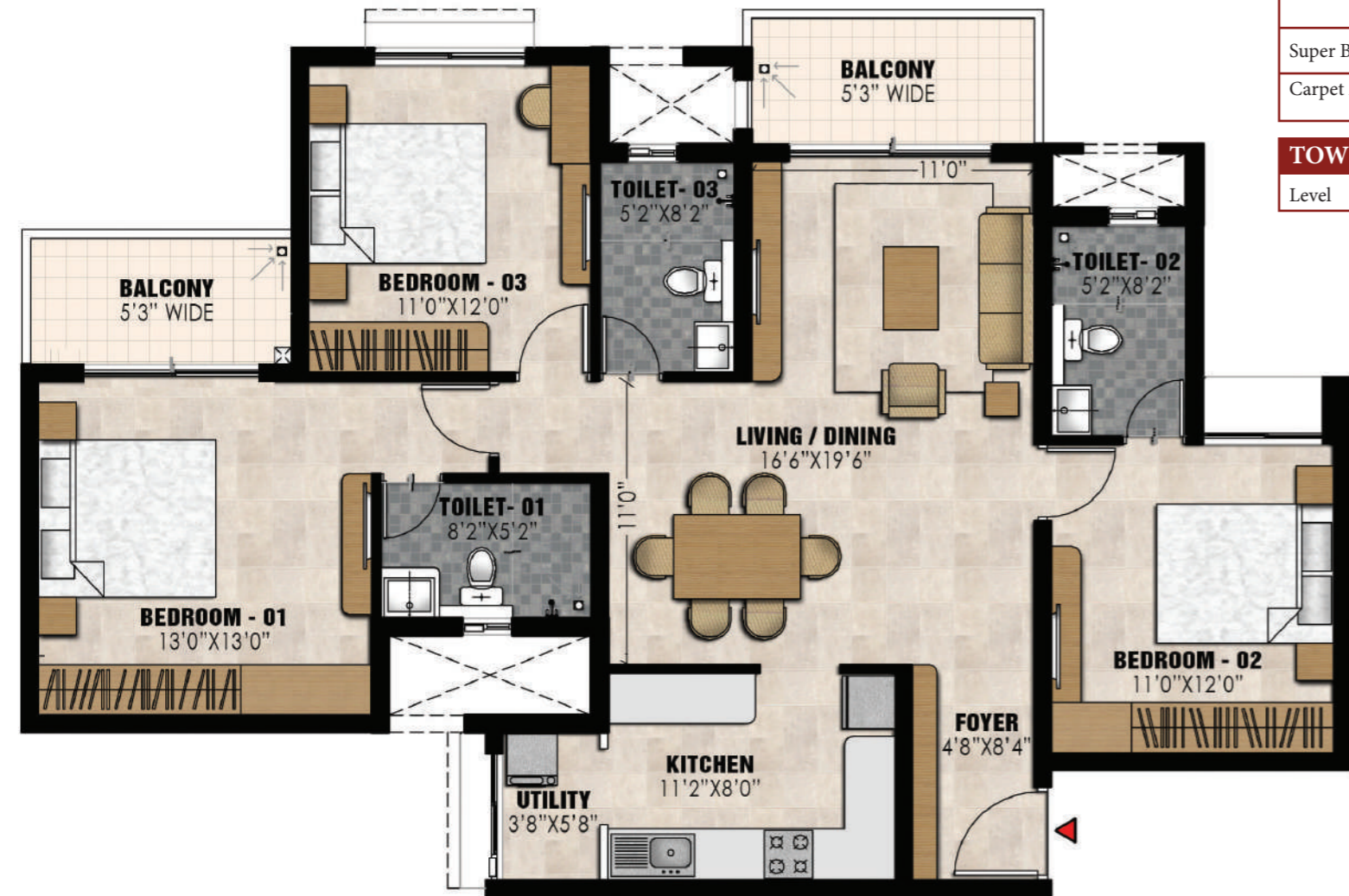


UNIT TYPE - B		
	Sft	Sqm
Super Built-up area	1342	127.00
Carpet Area	939.00	87.00

TOWER - 01, 02, 03 & 4	
Level	All Floors



TYPE - C | 3 BED UNIT



UNIT TYPE - C

	Sft	Sqm
Super Built-up area	1617	150.00
Carpet Area	1069.00	99.00

TOWER - 01,02, 03 & 4

Level	All Floors
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ENTRANCE VIEW



Artist's Impression

TYPE - D | 3 BED + MAID'S UNIT



UNIT TYPE - D

	Sft	Sqm
Super Built-up area	1810	168.00
Carpet Area	1216.00	113

TOWER - 01,02, 03 & 4

Level	All Floors
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ENTRANCE VIEW



Specifications...

Structure

- RCC structure
- Cement blocks for walls wherever needed

Lobby

- Elegant lobby flooring in Ground Floor
- Basement and upper floor lobby flooring in vitrified tiles
- Lift cladding in marble/ granite as per architect's design
- Service staircase and service lobby in kota stone
- All lobby walls will be finished with texture paint and ceilings in distemper

Lifts

- Lifts of suitable size and capacity will be provided in all towers

Apartment Flooring

- Vitrified tiles in the foyer, living, dining, corridors, all bedrooms and kitchen/ utility
- Ceramic tiles in the balconies

Kitchen

- Granite counter with chrome plated tap with single bowl single drain stainless steel sink
- Ceramic tile dado for 2 feet over the granite counter
- Provision for exhaust fan

Maids Room

Vitrified/ Ceramic tile flooring and dado in the maid's room and toilet

Toilets

- Ceramic tiles for flooring, with Ceramic tiles on walls up to the false ceiling
- Master toilet with granite counter and counter top ceramic wash basin
- Other toilets with pedestal wash basin
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer

- Geysers in all toilets, except the maids toilet
- All toilets of the last two floors will have solar water provision along with a geyser in the Master Toilet
- Suspended pipelines in all toilets concealed within a false ceiling
- Provision for exhaust fan

Internal Doors

- Main door – 8 feet high
- Other internal doors – 7 feet high with wooden frames and laminated flush shutters

External Doors & Windows

- UPVC/ Aluminum frames and sliding shutters for all external doors
- UPVC / Aluminum framed windows with clear glass
- Enamel painted MS grills across all ground floor apartments only

Painting

- Premium Exterior Emulsion on Exterior walls
- Internal walls and ceilings in OBD
- All railings in enamel paint

Electrical

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided for
- TV and telephone points provided in the living and all bedrooms
- ELCB and individual meters will be provided for all apartments

Security System

- Security cabins at all entrances and exits having CCTV coverage

DG Power

- Generator will be provided for all common areas

At additional cost

- DG Power – 100% back up for all apartments at additional cost

Faq's...

1. Where and what is Prestige Elysian?

Prestige Elysian is located on Bannerghatta Main Road, opp. Meenakshi Mall. This is a premium residential development set in over 6 acres of land. The development consists of 4 Towers, identified as

- Tower 1 – G+16 Floors
- Tower 2 – G+16 Floors
- Tower 3 – G+18 Floors
- Tower 4 – G+18 Floors

with 548 residential apartments of different types and a club house.

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

Apartment Configuration:

A Type	2 BR Standard	1109 sq. ft.
B Type	3 BR + 2 T	1342 sq. ft.
C Type	3 BR +3 T	1617 sq. ft.
D Type	3 BR +3 T + Maid's Room	1810 sq. ft.

3. Is there a Club House and what are the facilities?

The project will have a Club House with space for Convenience Store, Party Hall, Squash Court, Badminton Court, Swimming Pool, Kids Pool, Indoor Games, Billiards, Gymnasium, Health Spa, Mini Theatre, etc.

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

Construction will commence by May 2019 and your new home will welcome you by December 2022.

5. Are modifications permitted in the apartment?

Prestige Elysian has been master planned with a theme and design, the specifications, external and internal designs have been carefully chosen. Considering the number of apartments and the delivery date, customization will not be possible. Thus we are unable to accept changes/modifications.

6. What about car parking spaces?

We can provide one car parking space for every apartment. Additional car parking request will be taken up towards project completion. This would be available at an additional cost and subject to availability.

7. Is the title of the property clear?

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

8. Has the BDA/BBMP sanctioned the plans?

All relevant NOC's from various departments have been obtained (including the fire NOC). The BDA/BBMP approval has been received.

9. How do I book my Home at Prestige Elysian?

- Identify your apartment
- Fill the Booking Application Form
- Pay the booking amount by Cheque/DD favoring 'PRESTIGE NOTTINGHILL INVESTMENTS A/C ELYSIAN.' together with the required supporting documents – A passport size photograph, pan card and address proof of all applicants.

10. What happens thereafter?

You will be required to issue Post Dated Cheques (PDCs) for the remaining instalments within 30 days of booking against which a formal letter of allotment will be issued. Agreements will follow after completion of the allotment process.

11. When do I get a confirmed allotment?

The allotment will be confirmed on payment of 20% of the sale value and submission of Post Dated Cheques for the remaining 80% of sale value.

12. Can I make a 100% down payment?

Yes. This offer is applicable for a limited period only. Please check with the Sales Team for more details.

13. 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.

14. What are the other additional amounts to be paid?

BESCOM & BWSSB Charges, Contribution to the Sinking Fund, Advance Maintenance Charges, Generator Charges, Khata Assessment Charges, Registration Charges, GST and any other taxes will be required to be paid as per the prevailing guidelines at the time of possession.

15. 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 + GST, will be forfeited before agreements are executed and 15% of the sale value+ GST, will be forfeited post agreements as Cancellation Fee. The balance will be returned (subject to statutory deductions if any) without interest. GST billed will not be refunded.

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

The agreements that need to be signed are Agreement to Sell followed by a Sale Deed at the time of possession.

17. 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 charges. Registration will be facilitated by us through an advocate appointed by Prestige.

18. What is the process of assignment?

- Assignment can be done only after the Agreements have been signed, PDCs given and the new party agrees to comply with the terms and conditions of the principal agreement.
- The Transfer Fees of Rs. 150/Sft will have 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 20% of the Sale Value and 5 instalment payments are realized as per the payment schedule.

19. Has Prestige Elysian 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.

20. What is my responsibility for disbursement of instalments through HFIs?

It is your responsibility to ensure timely disbursement of instalments 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 instalments will be returned on receipt of the payment from the HFI.

21. Who will take care of the maintenance of the property?

The maintenance will be taken care of by Prestige Property Management & Services. You can now rest assured that Prestige Elysian will be cared for by professionals.

22. What is the scheme for maintenance?

- The scheme for maintenance is as under:
- A sum of Rs. 60/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 favoring the Property Management Company.
- An additional sum of Rs. 60/Sft corresponding to the super built-up 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.

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

Please email us at: properties@vsnl.com or come down to our office at: Prestige Estates Projects Ltd 'The Falcon House', No 1, Main Guard Cross Road, Bangalore – 560001. Karnataka, India

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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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 or specifications. All Apartment interior views do not depict the standard wall, color & ceiling finishes which are not part of the offering.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.