

PRESTIGE

Silver Oak

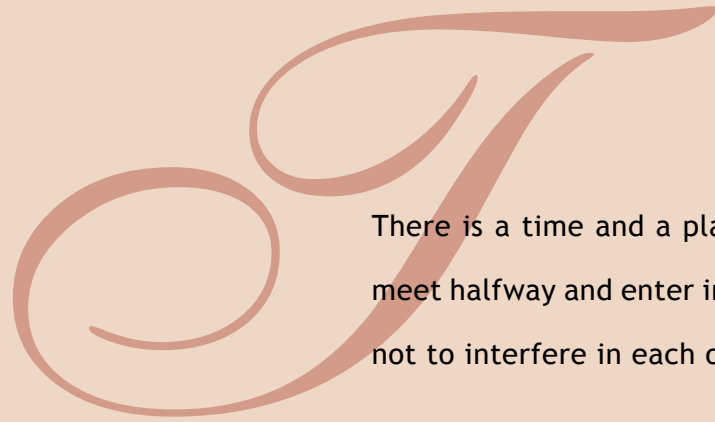
WHITEFIELD



...easy living

Where the good old days shake hands with the new





There is a time and a place for the old and the new to meet halfway and enter into a “gentlemen’s agreement” not to interfere in each other’s lives.

The time is now.

The place is Prestige Silver Oak. Where Bangalore’s generation gap is bridged forever.

Not far from ITPB, one of the most recognized icons of Bangalore’s silicon city label, if you strike out into the hinterland off Whitefield Road, you will come upon a quiet residential enclave whose sylvan tranquility is almost amazing.

Here in an elegantly designed villa, ensconced in its own private garden, you can come home to the quiet life. The way it used to be in the good old days. Leisurely, relaxed and in no hurry to reach anywhere.



What’s more, Prestige Silver Oak’s 148 villas come in 8 different designs. You can choose the one that suits you best to make sure that your home is indeed your kingdom.

Alternatively, if you prefer the sociability of an apartment to the privacy of a villa, you have just 32 of them on offer. Spread across four floors and rubbing shoulders with the trees, as it used to be in Bangalore’s pre silicon city days.

Naturally, at Prestige Silver Oak, you are served by all the good things of life, like a swimming pool, a fully equipped clubhouse and more.

So if you are a person whose zest for the fast life is balanced by a partiality for old world charm, Prestige Silver Oak is the address you ought to make your own.



Aerial View



Master Plan



LEGEND VILLAS

TYPES	COLOR CODE	SB AREA (Sft)	NOS
TYPE A		3606	29
TYPE A1		3660	19
TYPE A2		3714	02
TYPE A3		3940	03
TYPE B		4144	68
TYPE B1		4176	23
TYPE C		5059	01
TYPE C1		5091	01

APARTMENTS

TYPES	COLOR CODE	SB AREA (Sft)	NOS
TYPE D		1851	02
TYPE E		2411	30



Villa View - Type A



Villa - Type A Ground Floor Plan



Villa - Type A First Floor Plan

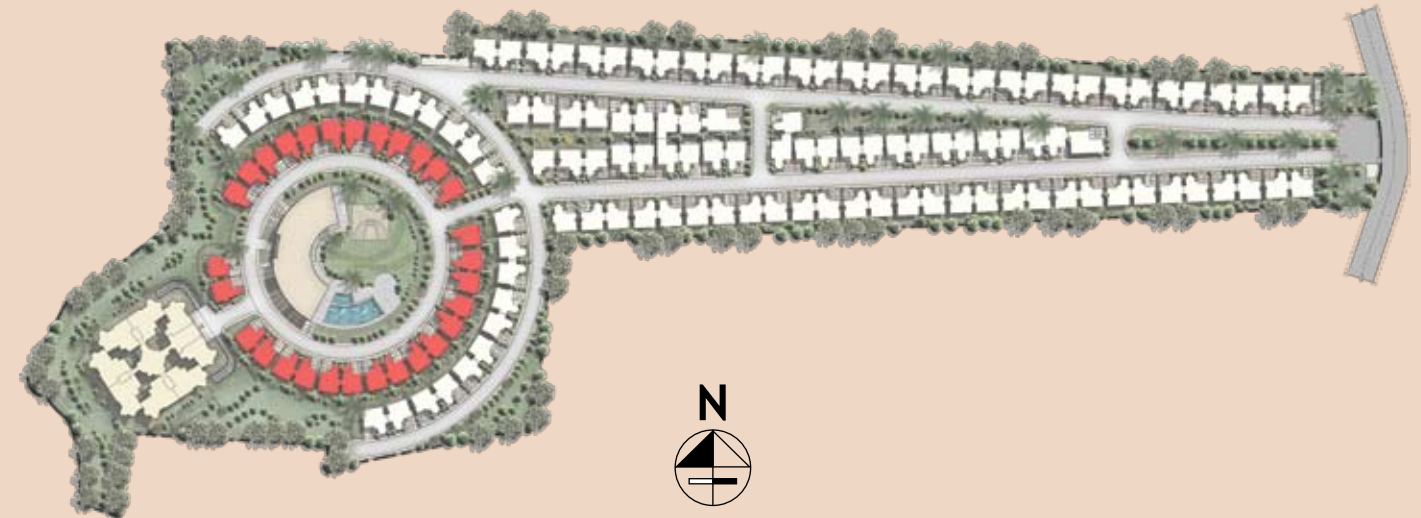


Villa - Type A Second Floor Plan



Villa - Type A - Key Plan

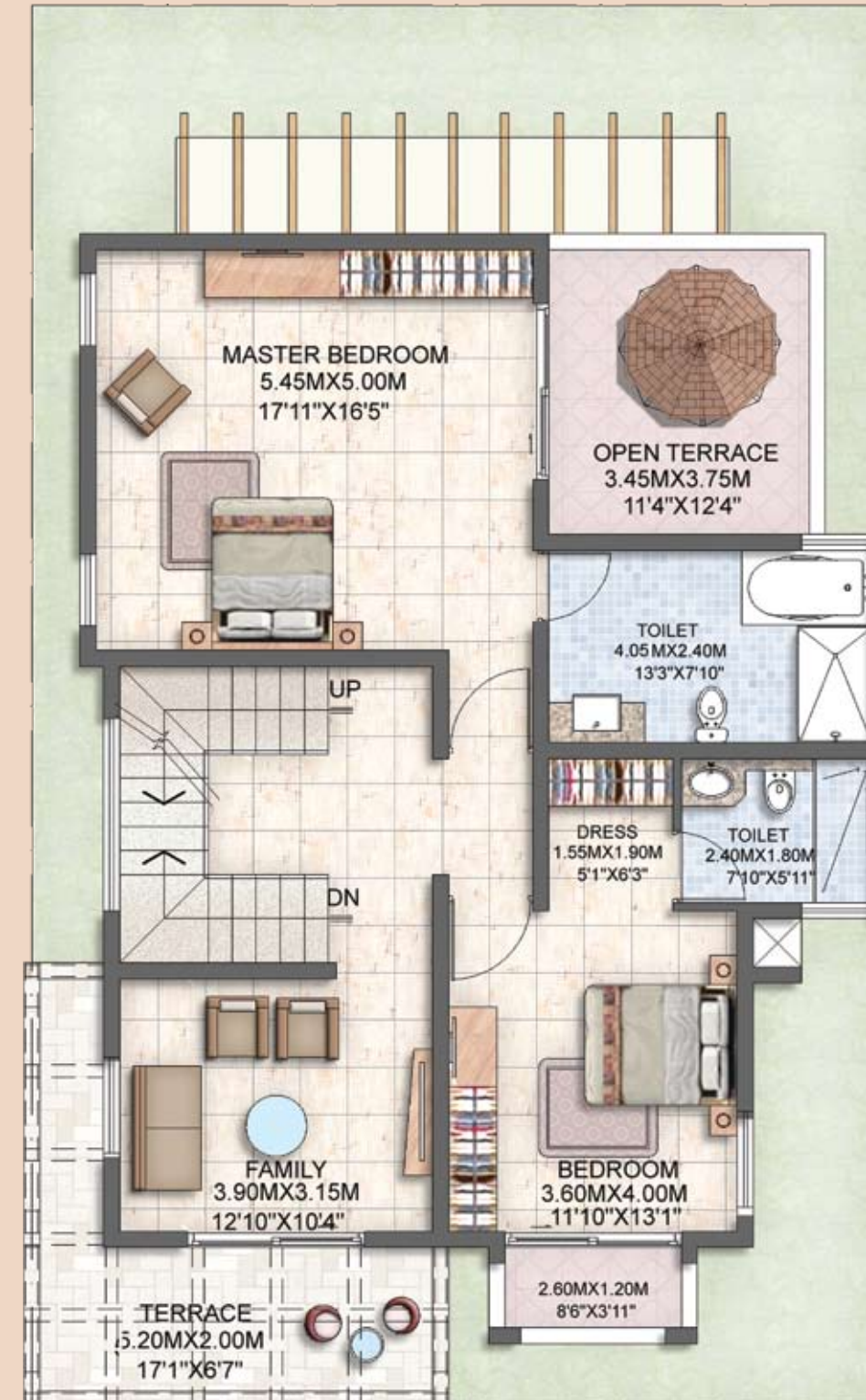
TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
A	3606 Sft	29 Nos. Unit Nos. 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 & 69.	4



Villa - Type A1 Ground Floor Plan



Villa - Type A1 First Floor Plan

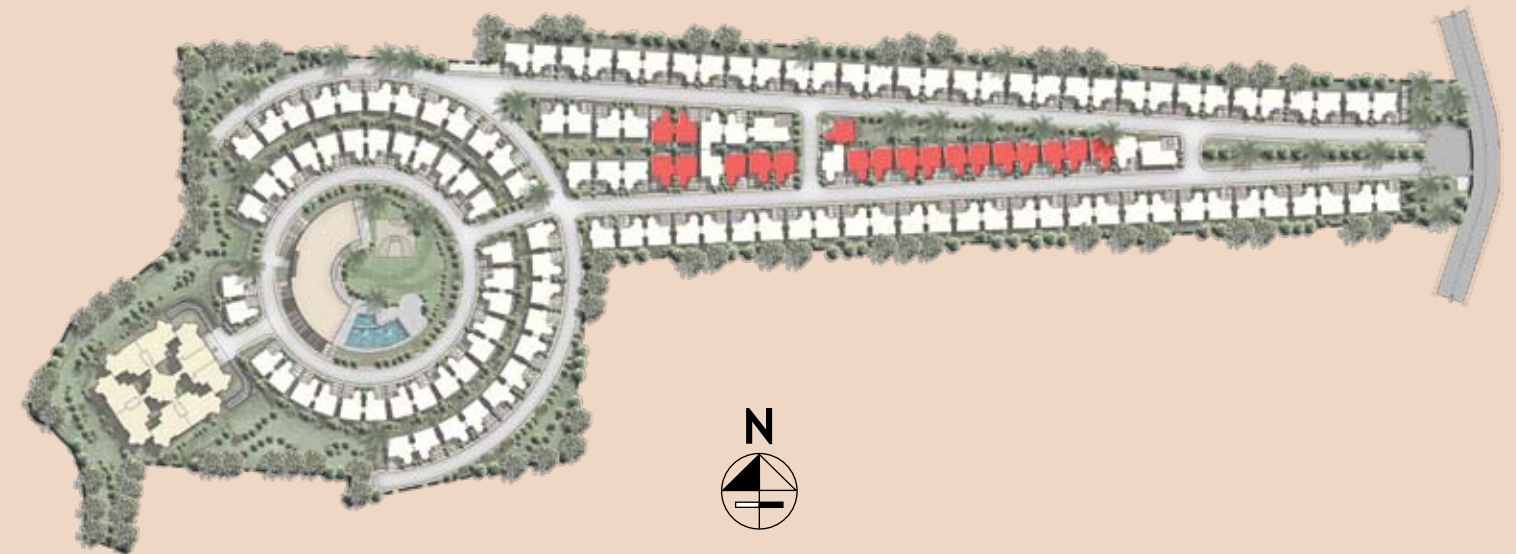


Villa - Type A1 Second Floor Plan



Villa - Type A1 - Key Plan

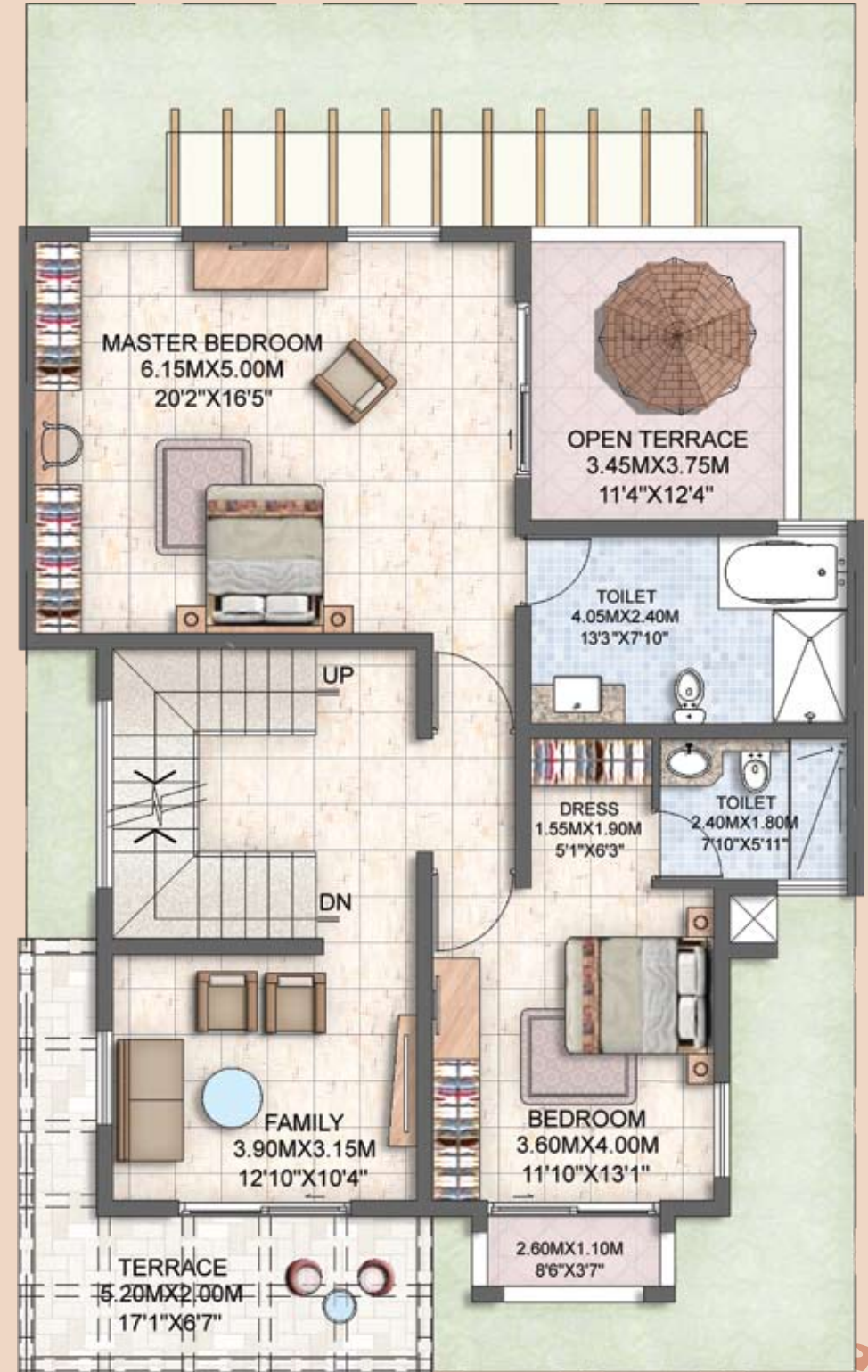
TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
A1	3660 Sft	19 Nos. Unit Nos. 86, 87, 91, 92, 93, 95, 96, 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 & 112.	4



Villa - Type A2 Ground Floor Plan



Villa - Type A2 First Floor Plan

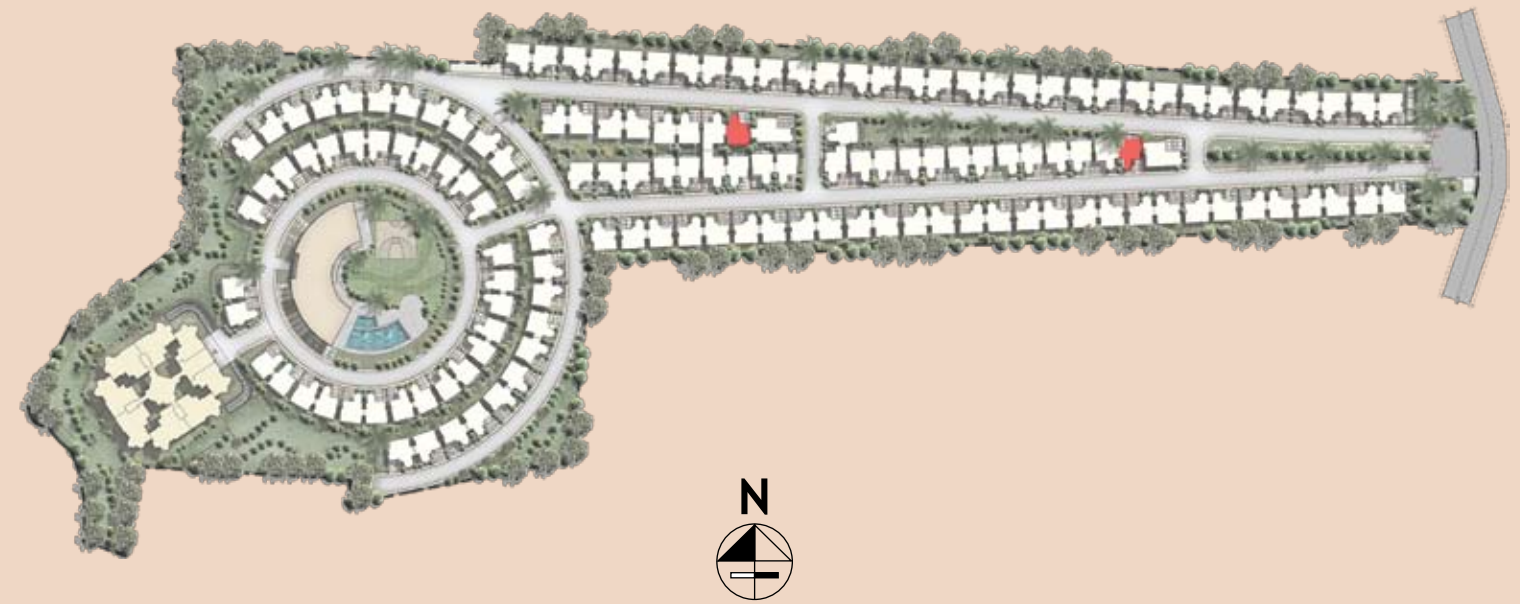


Villa - Type A2 Second Floor Plan



Villa - Type A2 - Key Plan

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
A2	3714 Sft	02 Nos. Unit Nos. 89 & 113	4



Villa - Type A3 Ground Floor Plan



Villa - Type A3 First Floor Plan

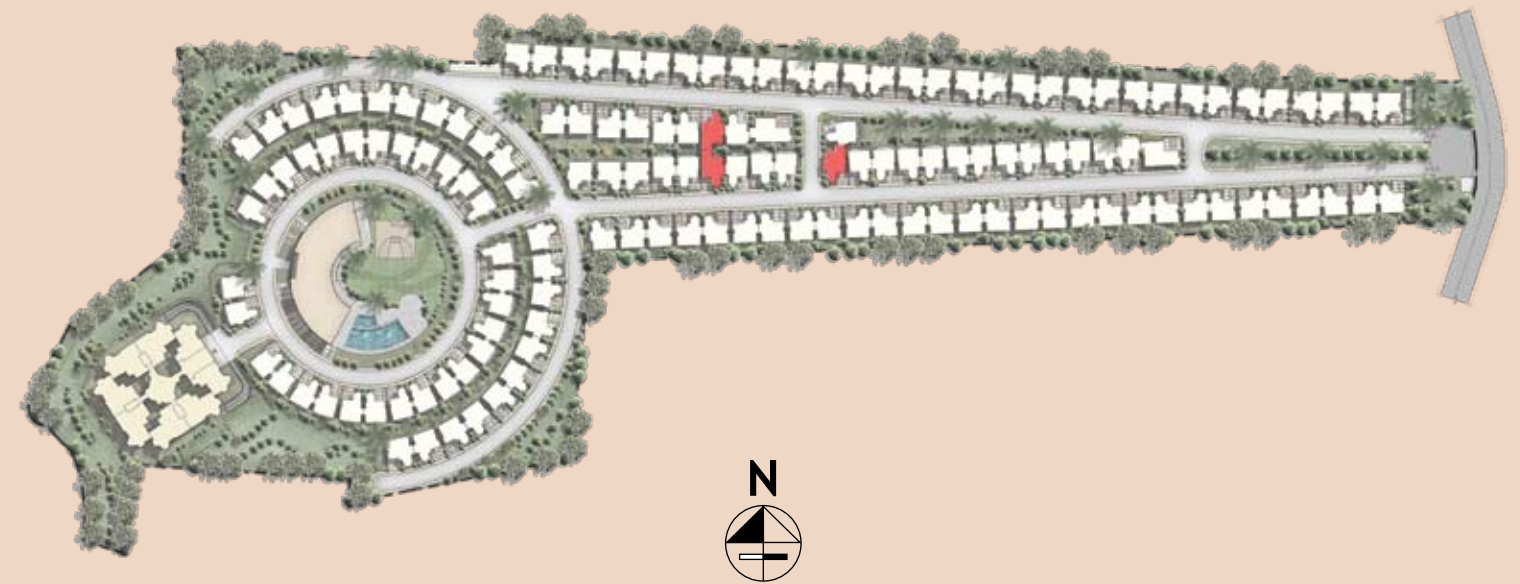


Villa - Type A3 Second Floor Plan



Villa - Type A3 - Key Plan

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
A3	3940 Sft	03 Nos. Unit Nos. 88, 94 & 101	4



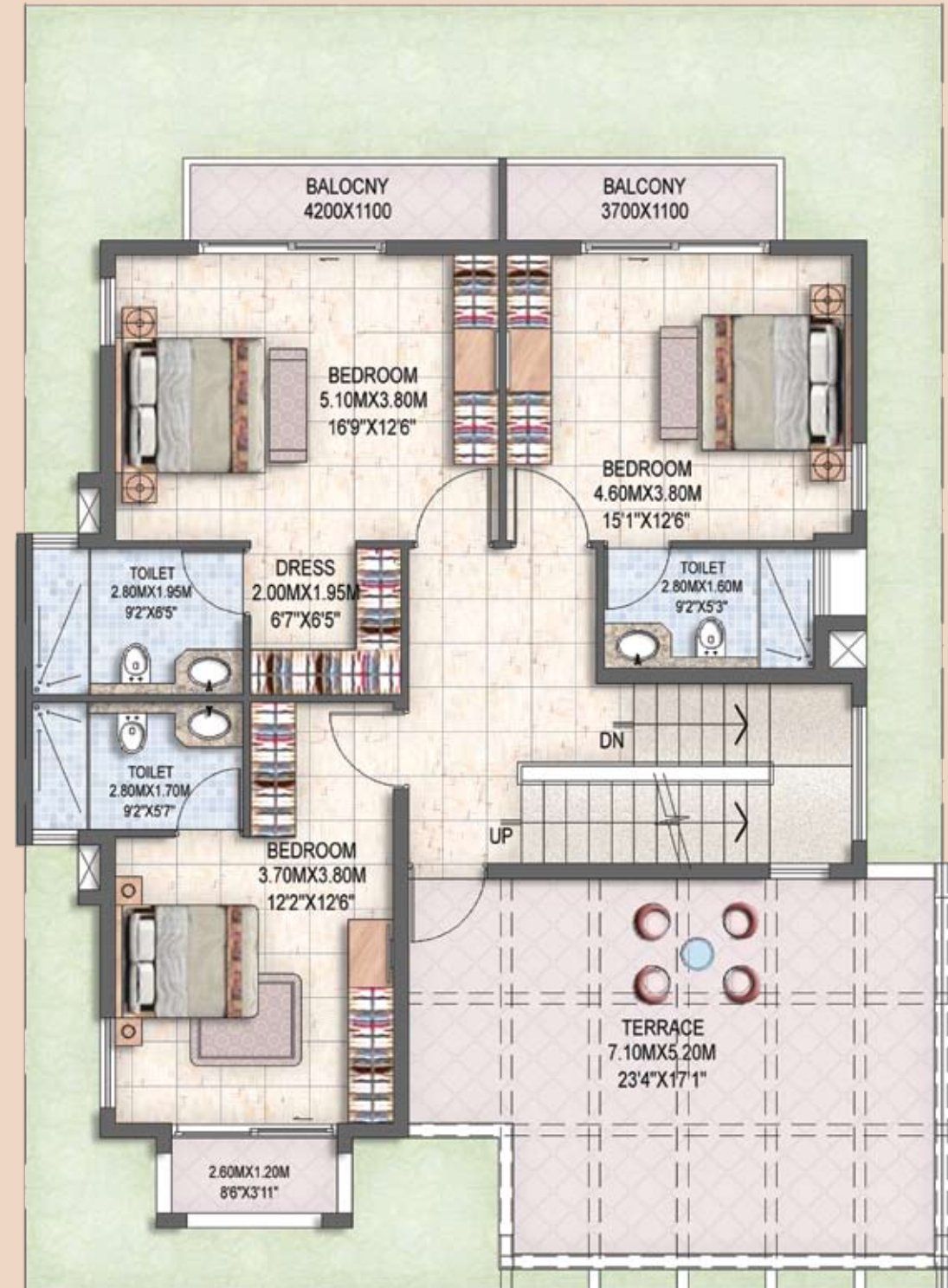
Villa View - Type B



Villa - Type B Ground Floor Plan



Villa - Type B First Floor Plan

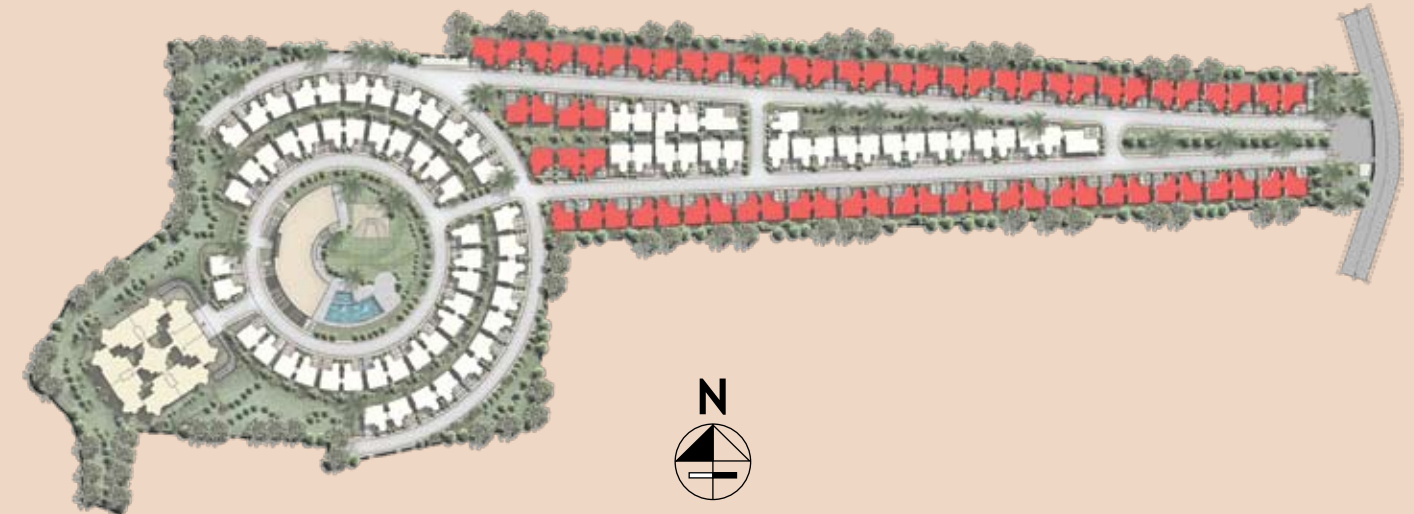


Villa - Type B Second Floor Plan



Villa - Type B - Key Plan

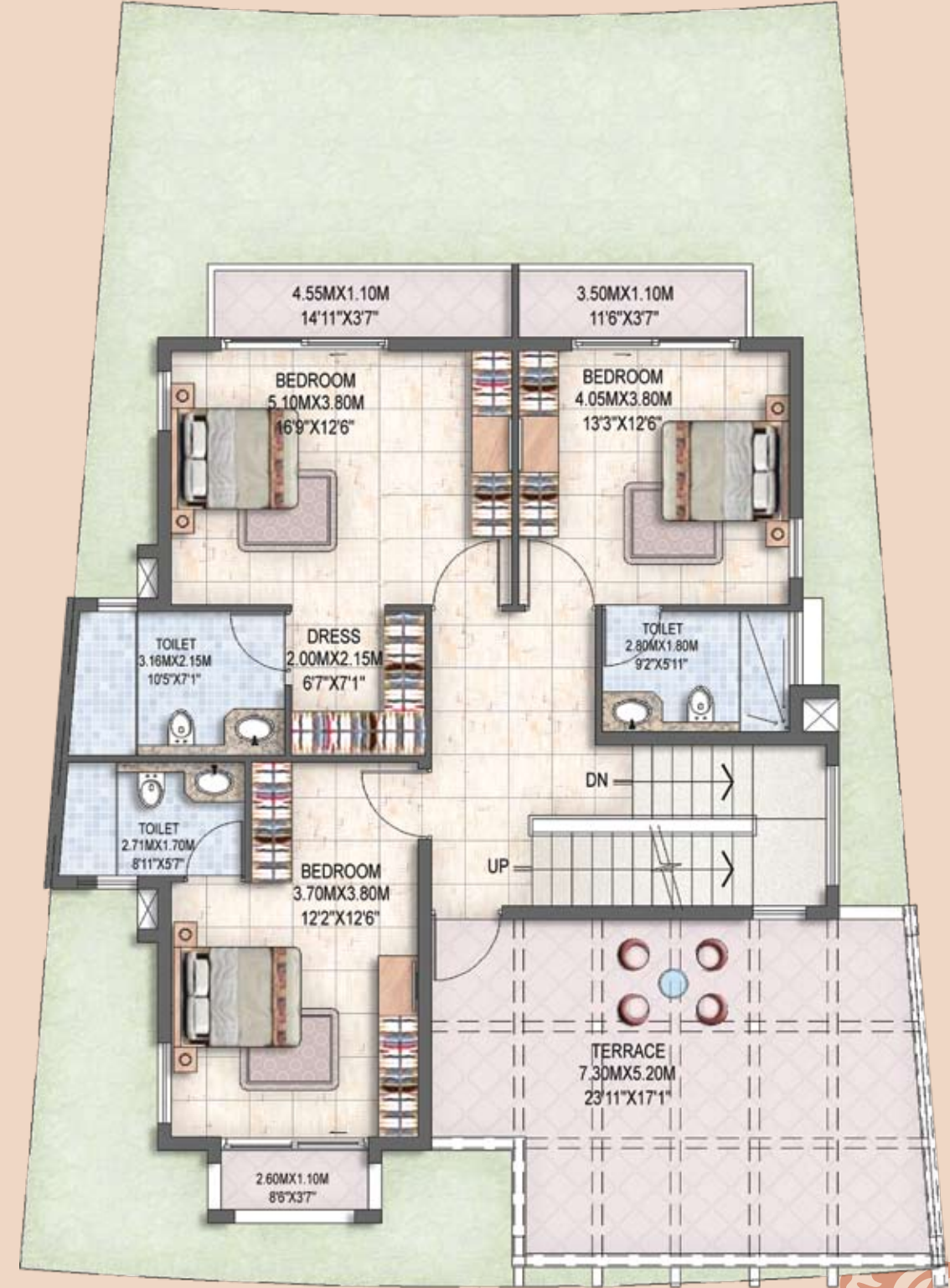
TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
B	4144 Sft	68 Nos. Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 82, 83, 84, 85, 97, 98, 99, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145 & 146.	4



Villa - Type B1 Ground Floor Plan



Villa - Type B1 First Floor Plan

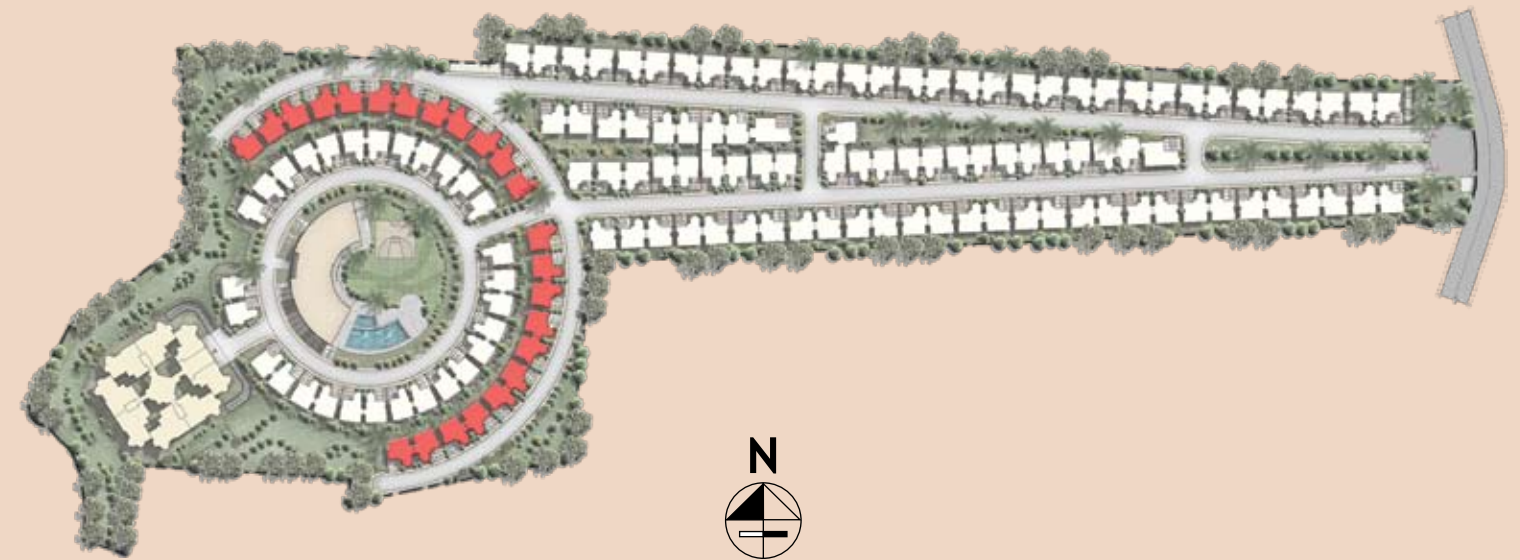


Villa - Type B1 Second Floor Plan



Villa - Type B1 - Key Plan

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
B1	4176 Sft	23 Nos. Unit Nos. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 & 81.	4



Villa View - Type C



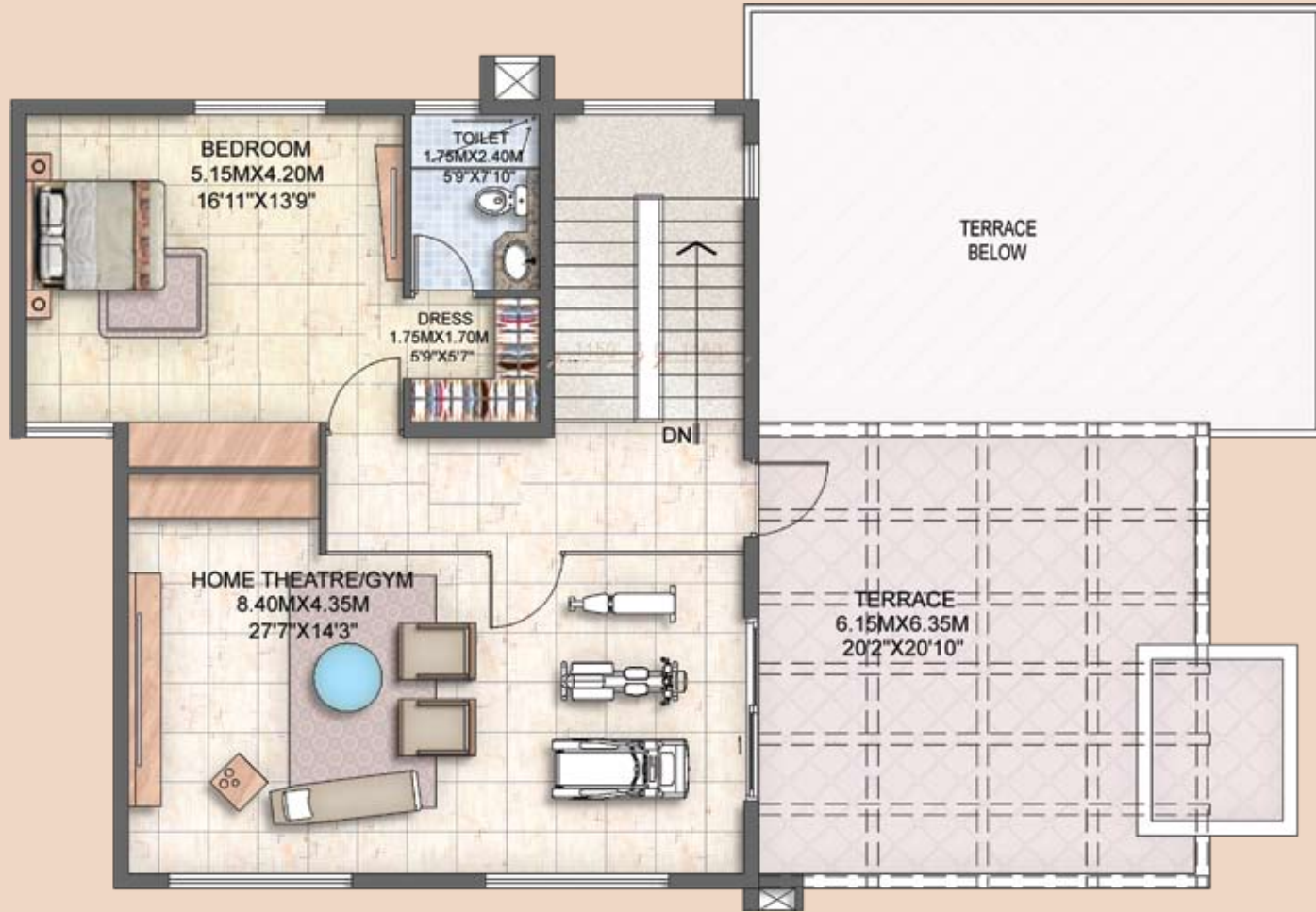
Villa - Type C Ground Floor Plan



Villa - Type C First Floor Plan

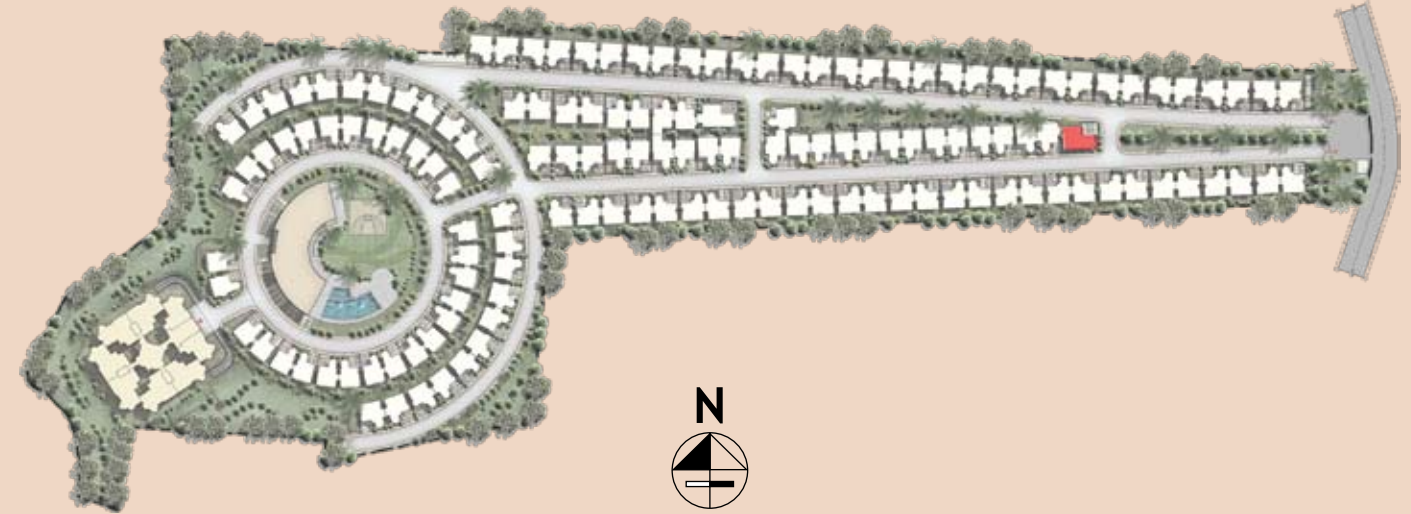


Villa - Type C Second Floor Plan



Villa - Type C - Key Plan

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
C	5059 Sft	01 No. Unit No. 114	4



Villa - Type C1 Ground Floor Plan



Villa - Type C1 First Floor Plan

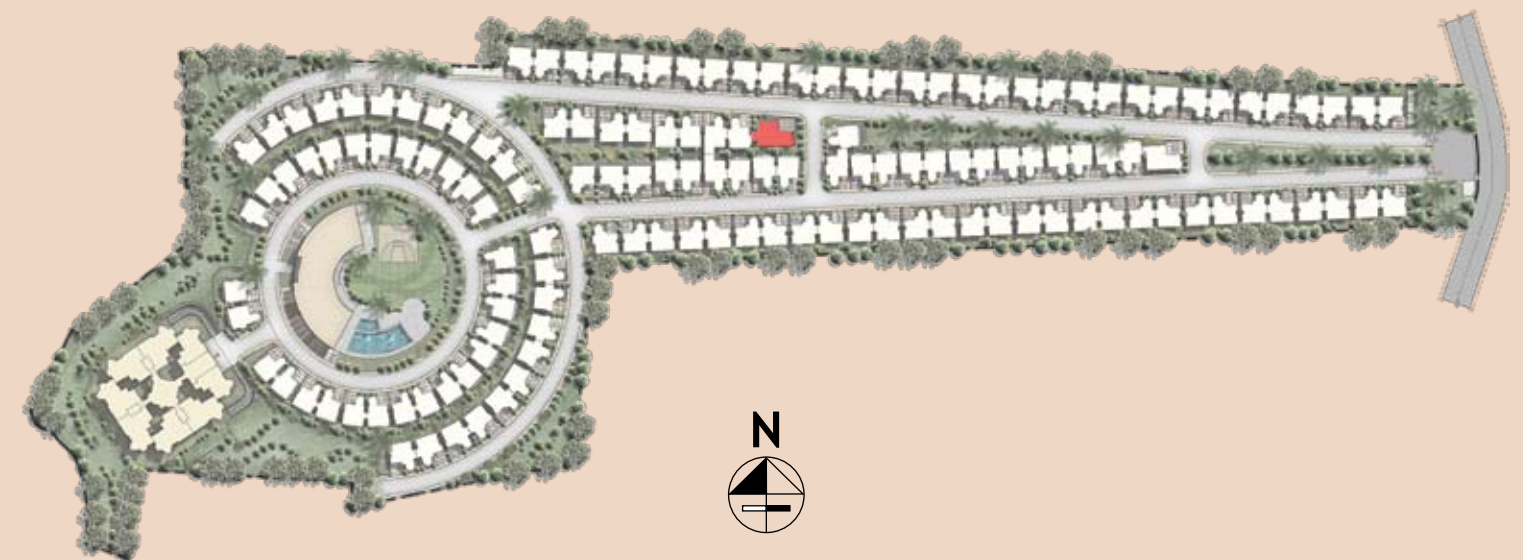


Villa - Type C1 Second Floor Plan



Villa - Type C1 - Key Plan

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
C1	5091 Sft	01 No. Unit No. 90	4



Apartment View



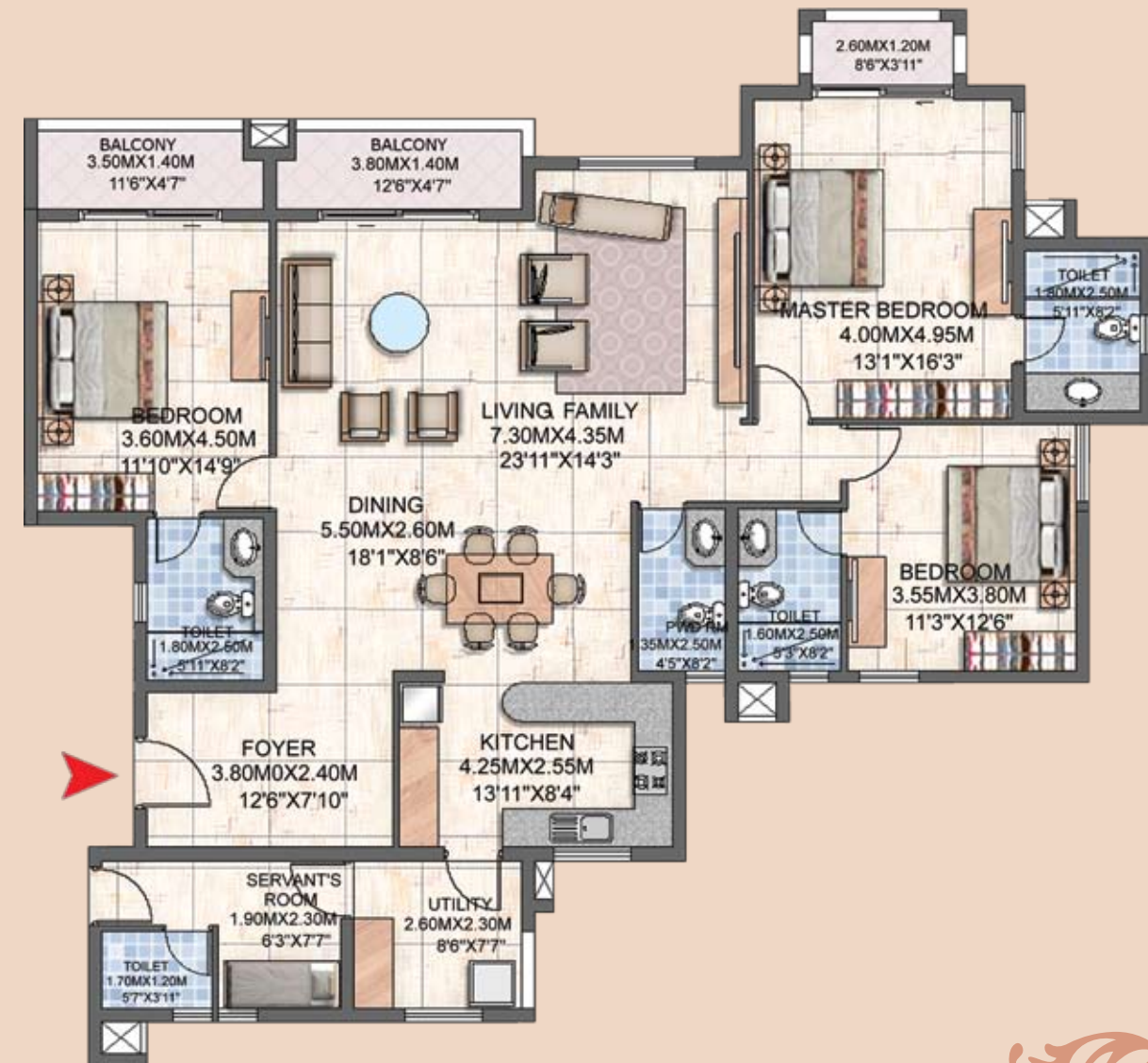
Apartment Plan - Type D

TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
D	1851 Sft	02	3

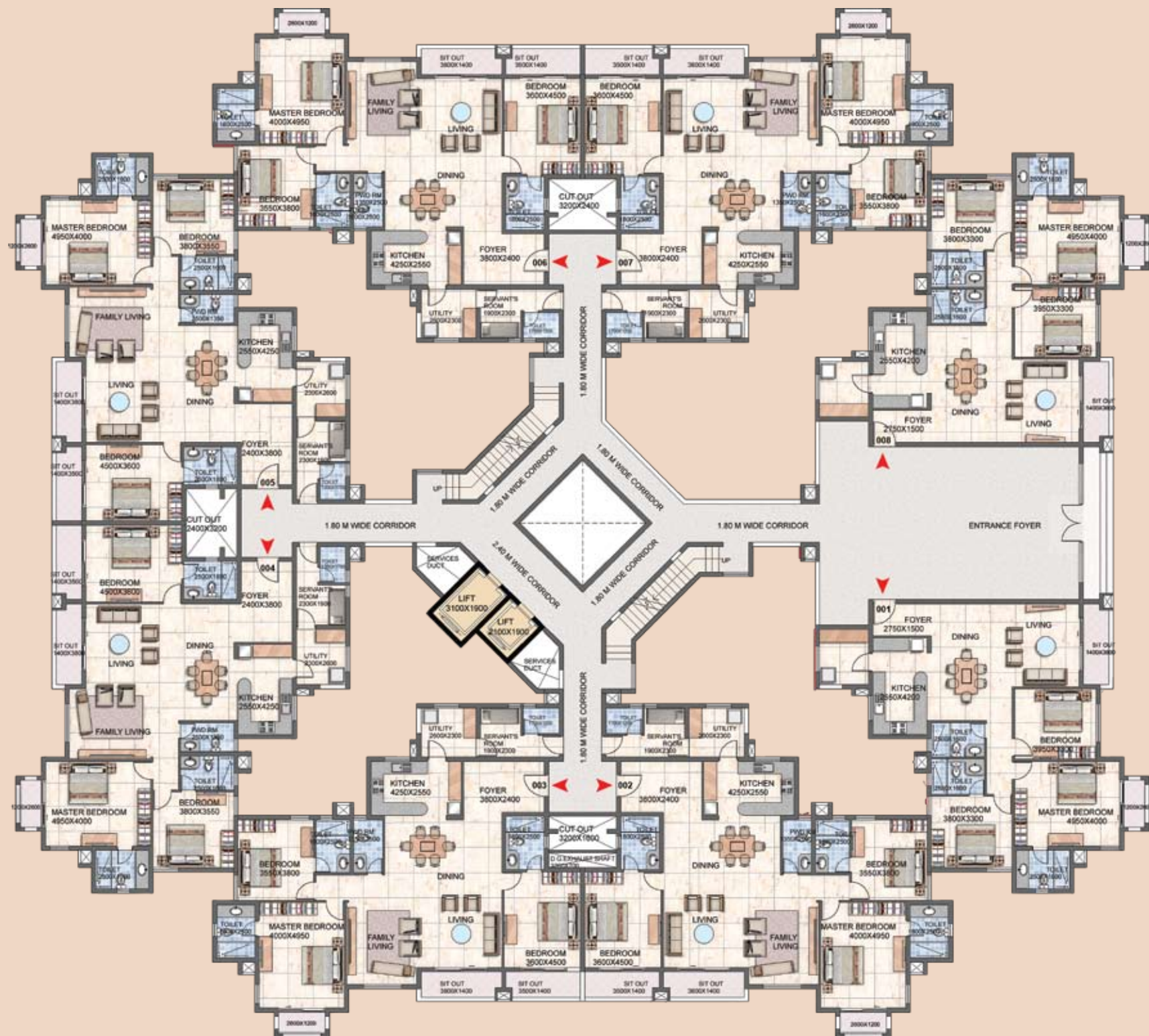


Apartment Plan - Type E

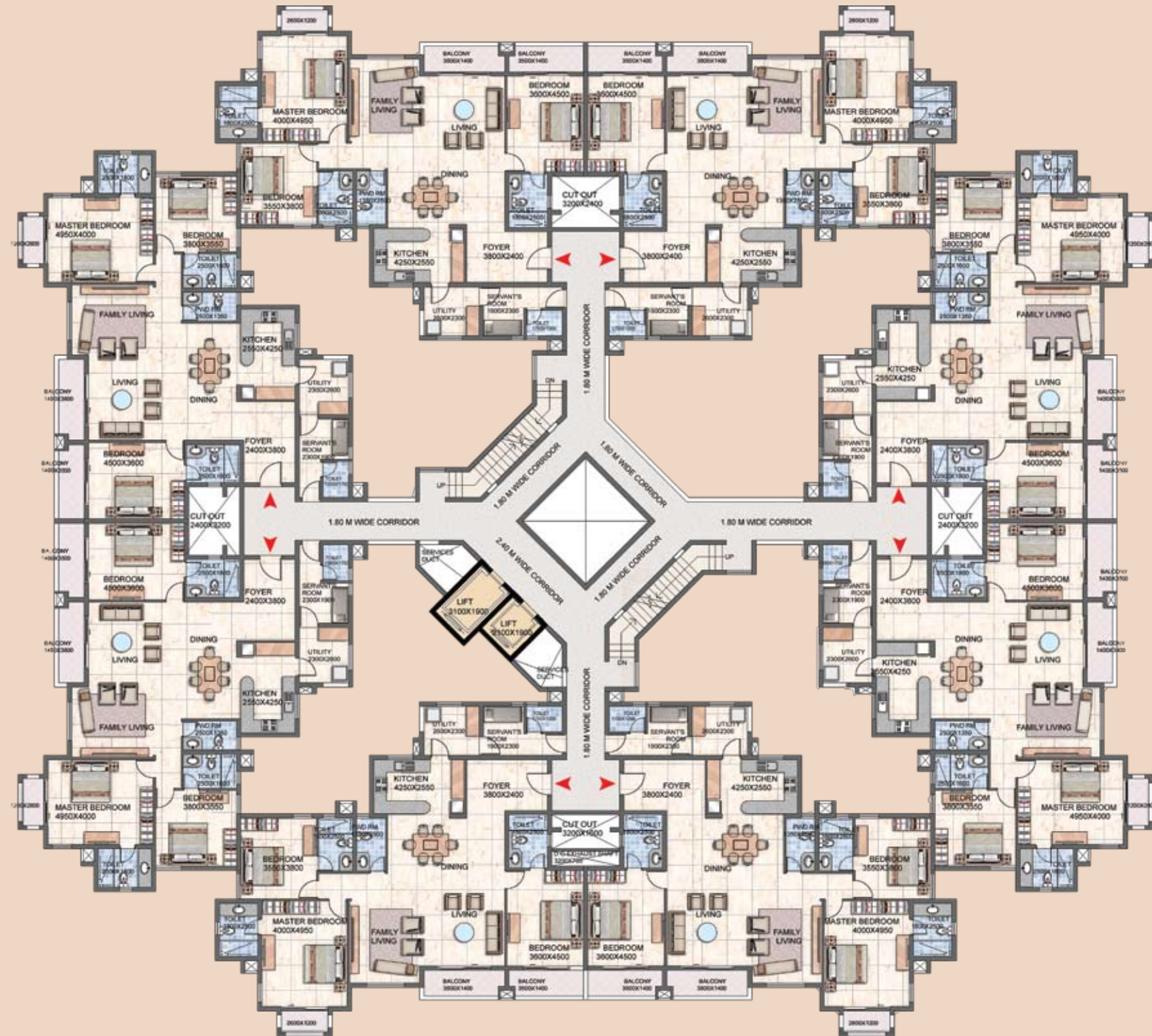
TYPE	SUPER BUILT-UP AREA	NO. OF UNITS	NO. OF BEDROOMS
E	2411 Sft	30	3



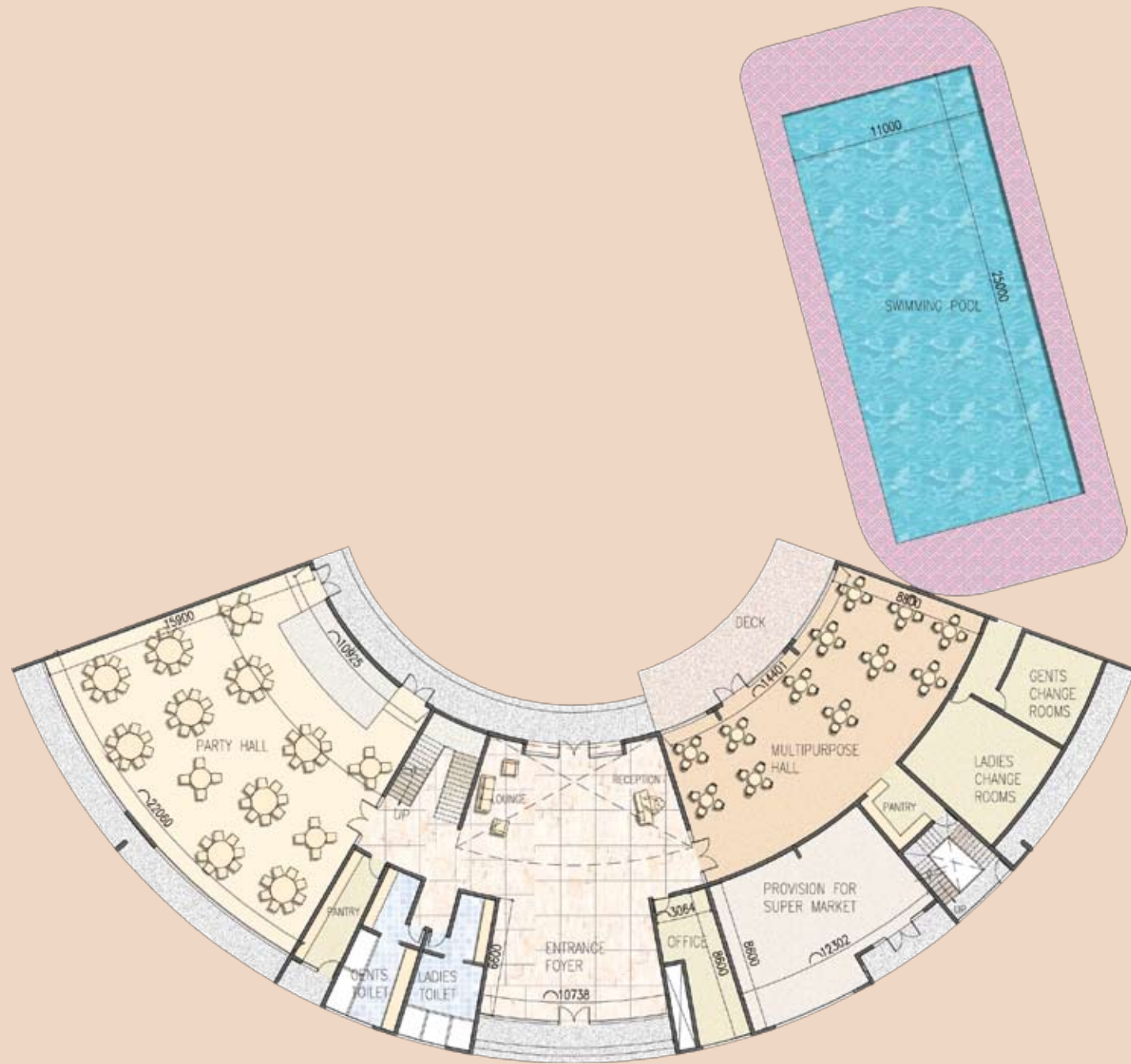
Ground Floor Plan



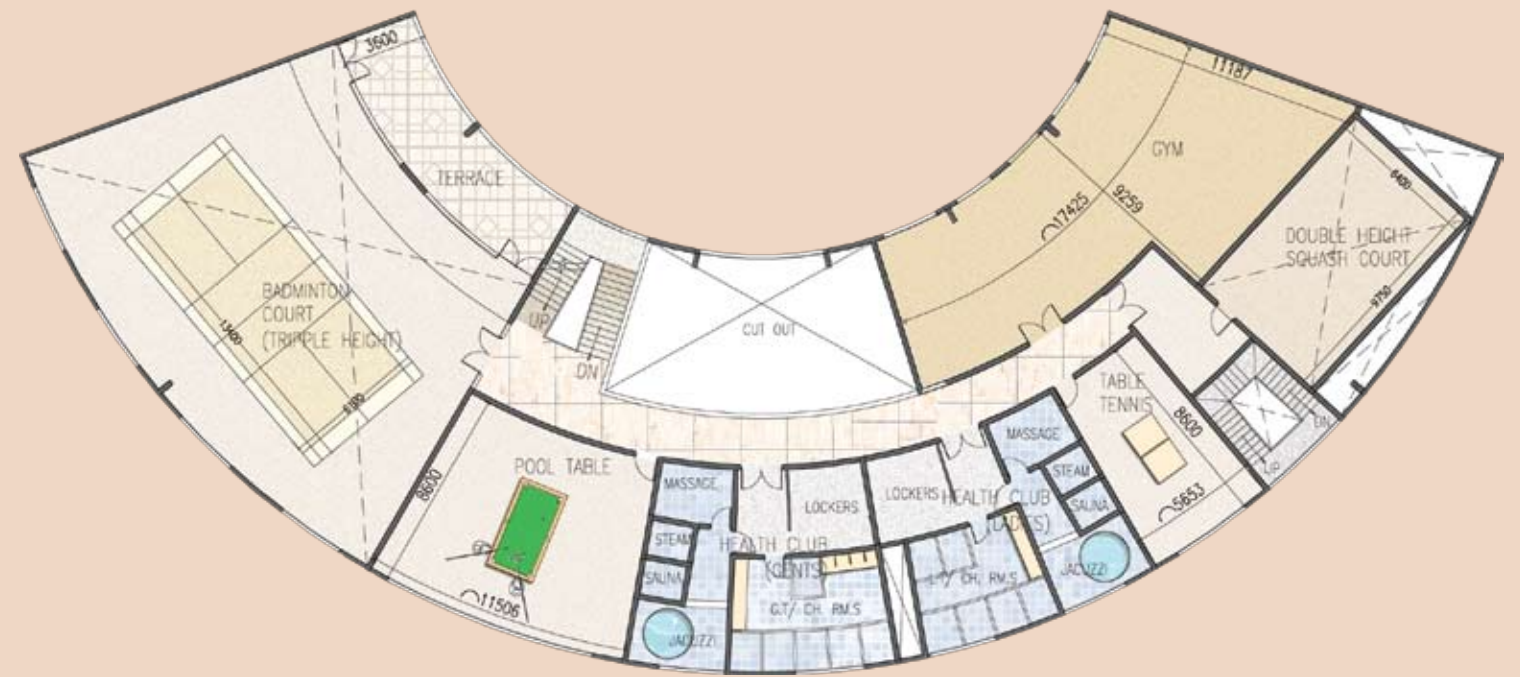
Typical Floor Plan-1st, 2nd, & 3rd



Clubhouse - Floor Plan



GROUND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN



1. What is Prestige Silver Oak all about & where is it located?

Prestige Silver Oak is a one of a kind lifestyle residential community development spread over 17 acres of prime land located in Whitefield. It offers Independent Villas and a small block of Low Rise Apartments with a spacious clubhouse which provides all amenities expected from a Prestige property.

The designs reflect a Middle East influence with all the comfort and luxury of modern day living. There are 146 Independent Villas & 32 Apartments.

- The Villas are 4 bedroom units of ground + 2 upper floors with a private backyard reminiscent of the old Bangalore lifestyle.
- The Low Rise Apartment block comprises luxurious, efficiently designed 3 bedroom units. Each of these units has an outward looking plan to maximize the views to the surrounding landscape.
- The clubhouse is centrally located and spacious with ground + 2 upper floors

Prestige Silver Oak is located on ECC road very close to ITPB and in the vicinity of Prestige Langleigh and Prestige Palms. It is 20 Kms from M.G.Road.

2. What is Prestige’s vision for Prestige Silver Oak?

It has been our endeavor to design and create landmark developments across the potential markets.

Prestige Silver Oak reflects the introduction of a popular Middle East type of architecture with spatial designs keeping in mind local requirements.

3. Who are the key designers of Prestige Silver Oak?

- Architects - Thomas Architects.
- Landscape Consultants - M/s. Design Milieu, Bangalore

4. What are the key features of Prestige Silver Oak?

There are only 178 units in Prestige Silver Oak which is tucked away from busy traffic and has an identity of its own. The land coverage is only 30% and there will be extensive landscaped areas.

5. What are the different types of Villas and what are their sizes?

There are eight types of Villas all of which are of four bedroom configuration.

Types	SB Area (Sft)	Types	SB Area (Sft)
A	3606	B	4144
A1	3660	B1	4176
A2	3714	C	5059
A3	3940	C1	5091

6. What are the different types of Apartments and what are their sizes?

There are two types of three bedroom Apartments

Types	SB Area (Sft)
D	1851
E	2411

7. Is this a Phased Development & what is the timeline for completion?

The entire development will be completed in a single phase. The Marketing launch will be in August 2010, Completion of the development will be 30 months from the date of commencement of construction in November 2010.

8. Will each plot be demarcated for Villas?

Yes, there will be landscape elements to demarcate the boundaries of the Villas.

9. Is the entire development compounded?

Yes, Prestige Silver Oak will be a gated community.

10. Are modifications permitted?

Prestige Silver Oak has been master planned with a theme in design, and external and internal finishes have been carefully chosen. Considering the timeline of delivery and the theme we are unable to accept changes/modifications.

11. What are the amenities provided at Prestige Silver Oak?

The amenities are provided within the property and in the clubhouse which include :-

A fully fledged gym, swimming pool, multipurpose hall, squash court, health club, badminton court, indoor sports area, provision for convenience store and outdoor lounges aiming to promote healthy community living.

12. Is there a membership fee to the clubhouse?

Membership to the clubhouse will be free of cost to the owners of units. However, usage charges for the facilities will be applicable.

13. Are the club facilities open to Non Residents of Prestige Silver Oak?

The clubhouse is exclusively for the Residents of Prestige Silver Oak.



14. What is the source of water?

Water supply will be obtained through the available ground water & BWSSB supply. A water recycling plant, rainwater harvesting and other methods for optimum use of water resources are planned.

15. How do I get an allotment?

- Fill the Booking Application Form indicating your choice of Apartments/Villas and reach it to us along with your cheque/DD for Rs.15,00,000/- for Villas & Rs.10,00,000/- for Apartments being the booking amount favoring 'Silver Oak Projects'.
- An acknowledgement for the booking will be issued on realization of the booking amount.
- Based on your application and priority we will be pleased to offer the available Apartments/Villas of your preference.
- On confirmation of the unit of your choice you will be required to make the necessary payments towards the balance of 15% within 30 days along with the post dated cheques as per the payment schedule.
- A formal allotment letter will be issued within 30 days on receipt of 15% of the sale value and PDCs from the date of booking.
- Allotments will be at the sole discretion of 'Silver Oak Projects'

16. What happens thereafter?

Formal Agreements will be issued for execution.

17. How are the installments to be paid? 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 the payment is mentioned in the pricing chart. The payment is not linked to the progress of the construction but on a time bound basis as the delivery date has already been established.

18. Can I pay 100% down payment? How do I benefit?

Yes, you can avail of a discount on 100% down payment. However, this scheme/offer will be valid for a limited period from the date of launch.

19. Will there be a validity for the price list?

The price list will be subject to change from time to time.

20. What are the Other Additional amounts to be paid at the time of handing over?

Bescom/BWSSB, VAT, Advance Maintenance Charges & Sinking fund, Khatha, Registration Charges and any other taxes as applicable are payable at the time of possession based on the then prevailing guidelines. 100% back up power is being provided for the Apartments & Villas at additional cost.

21. What happens if I cancel my booking?

Cancellation of Booking will attract a cancellation charge of 1% of the total sale value of the Apartments /Villas upto the stage of Agreements. Thereafter, the cancellation charges will be 10% of the unit value. Refunds will be effected only on resale of the unit.

22. What is the type of documentation to be executed?

The documentation consists of Agreement to Sell & Agreement to Build. This will be followed with a Sale Deed at the time of possession.

23. When will Registration take Place?

Upon completion of the entire development and receipt of full payment towards the sale consideration including the additional amounts and on handing over possession, registration will be carried out by lawyers appointed by us.

24. Can I sell my property after I make my first payment?

Transfer is subject to payment of 15% of the sale value + 3 installments, transfer fees & compliance with the Terms & Conditions and is at the sole discretion of Prestige.

25. Have all the approvals been obtained?

Yes, all approvals have been obtained.

26. Is the title of the property clear?

Yes, the land is freehold, marketable and free from all encumbrances.

27. Has the Project been approved by Housing Finance Institutions?

This project will be approved by select Housing Finance Institutions.

28. What will be the Scope of Maintenance?

The Scope of Maintenance will cover maintenance of the common infrastructure for the Apartments/Villas, roads, landscape of common areas & upkeep of the individual landscape of the Villas. The owners in discussion with the Property Management Company can further define the scope as may be required.

Prestige Property Management and Services will carry out the above Scope of Maintenance at a cost.



Specifications

Prestige Silver Oak

Structure	RCC framed structure. Cement blocks for all walls.
Villa and Apartment flooring	Engineered stone in the foyer, living, dining, corridor, family bedrooms and internal staircase. Anti skid ceramic tiles in balconies and terraces.
Apartment Lobby	Lobbies with flooring and cladding in granite/ Italian marble/ engineered stone. All lobby walls in texture paint and ceilings in OBD. Common staircases with flooring in granite/ Italian marble/ engineered stone and texture paint on walls. Lifts of suitable capacity will be provided.
Kitchen	Granite/ engineered stone flooring. Ceramic tile dado for 2 feet over a granite counter. Single bowl single drain steel sink with single lever tap. Ceramic tile flooring and dado in the utility area. Ceramic tiled flooring and dado for the maid's room and toilet.
Toilets	<p><u>Master toilet</u> Flooring and dado in tiles. European water closet. Granite vanity with wash basin and CP mixer taps. Bath tub, complete with mixer and hand shower. Mirror over the wash basin with all CP toilet accessories.</p> <p><u>Other toilets</u> Anti skid ceramic tiles for flooring. Ceramic tiles on walls for dado with Texture Paint. Granite counter with wash basin and CP mixer taps. Shower partitions. European water closets and CP fittings and accessories and mirror over the wash basins. Solar water heater with panels on the terrace to supply to all toilets. Exhaust fans will be provided in all toilets</p>

Internal Doors	<p><u>Main door</u> - 8 feet high solid timber door with architrave.</p> <p><u>Other internal doors</u> - 7 feet high with wooden frames and flush shutters.</p>
External Doors and Windows	<p>Timber frames and partially glazed shutters for all external doors. Timber frames and shutters for windows with clear glass and mosquito mesh.</p> <p>Grills will be provided for all Villas and ground floor apartments.</p>
Painting	<p>External walls with texture paint.</p> <p>Internal walls in emulsion.</p>
Electrical	<p>All electrical wiring is concealed with PVC insulated copper wires with modular switches.</p> <p>Sufficient power outlets and light points provided.</p> <p>15 KW power will be provided for all villas.</p> <p>10 KW power will be provided for 3 bedroom apartments.</p> <p>TV and telephone points provided in the living, family and all bedrooms. ELCB and individual meters will be provided for all villas and apartments. Internet connectivity will be provided in all bedrooms.</p>
DG Power	Generator will be provided for all common services.
Clubhouse and Amenities	Gymnasium, swimming pool, multipurpose hall, squash court, health club, badminton court, indoor sports area, provision for convenience store.
Backup power	100% back up power to all apartments / villas at additional cost.
Security System and Additional Amenities:	<p>Video door phone.</p> <p>Intercom from security to all units.</p> <p>Gas bank for the apartment block.</p>



Location Map





Prestige Group

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