




PRESTIGE PRIMROSE HILLS

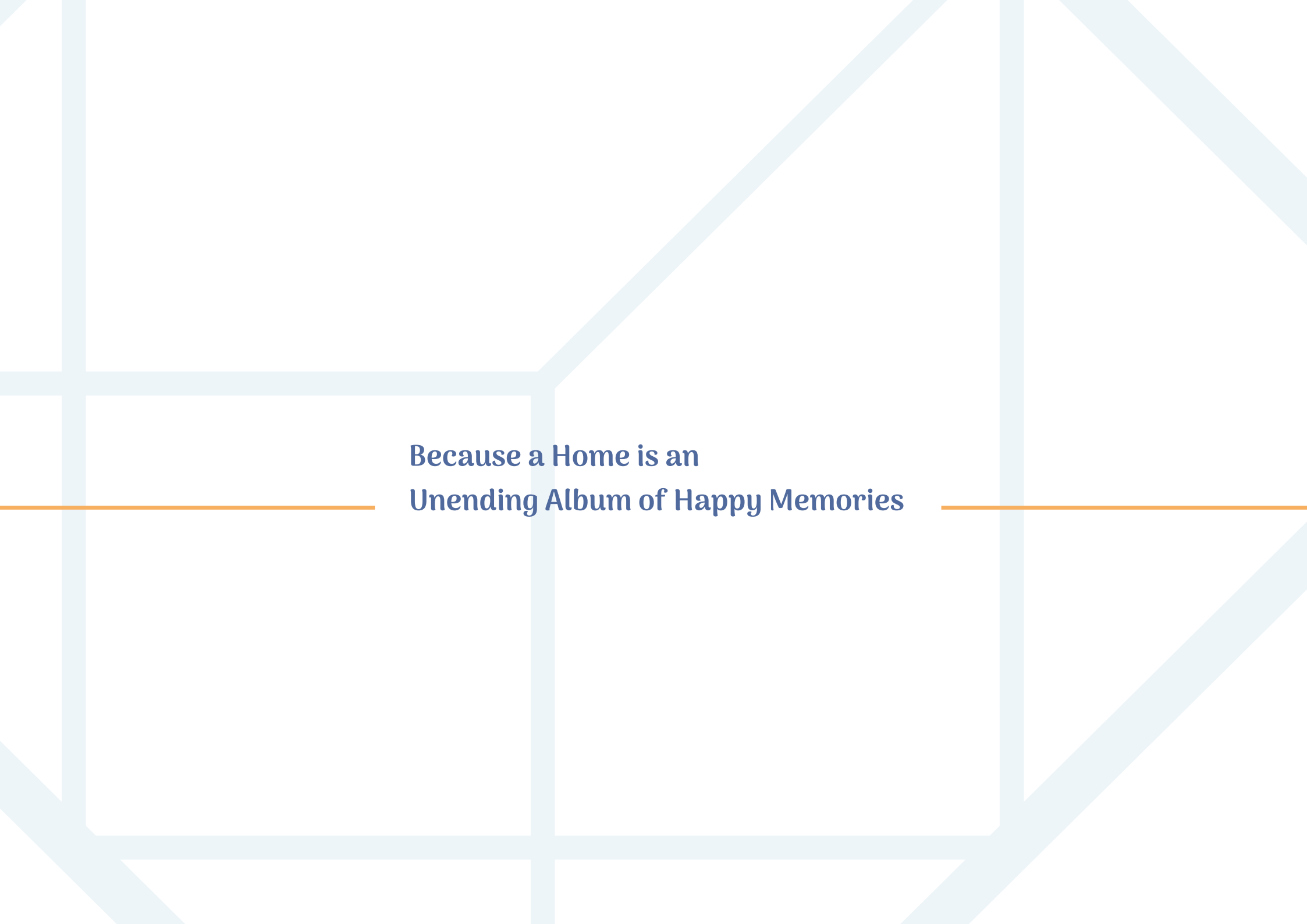
PHASE II

— OFF KANAKAPURA ROAD —

A PLACE CALLED HOME

RERA NO: PRM/KA/RERA/1251/310/PR/200618/003455





**Because a Home is an
Unending Album of Happy Memories**

Aerial View



Artist's impression





Live Out of the Ordinary

Discover a premium and high-quality lifestyle that is in perfect harmony with your preferences and expectations. Just off Kanakapura Road, in Banashankari 6th Stage, Bengaluru.

Prestige Primrose Hills Phase II brings to you select 3 Bed Homes set in 5 towers. Prestige Primrose Hills Phase II is a part of the overall 15.3 acre land parcel of the Prestige Primrose Hills development consisting of 13 towers of 1, 2 & 3 Bed Homes.



Easy Accessibility from Anywhere

Prestige Primrose Hills' premium location in the high growth epicentre of South Bengaluru makes it superbly accessible from all parts of the city and places you close to all necessary social infrastructure. Premier educational institutions, major workspots, multi-brand shopping and leisure hubs, top ranking healthcare facilities... you will find everything you need just a short drive away.



*Map not to scale



Schools

- Rashtrottana Vidya Kendra, Banashankari
- JSS Public School, Banashankari
- BGS Public School, Banashankari
- Kumarans, Doddakallasandra
- DPS, Kanakapura Main Road
- National Public School, Banashankari
- KSIT Engineering College, Kanakapura Main Road
- RNSIT, Dr. Vishnuvardhan Road
- JSSIT, Dr. Vishnuvardhan Road

- Accessible by Namma Metro:

Silk Institute to Peenya via
Banashankari - Jayanagar
- Bengaluru City Market
- Majestic - Yeshwanthpur -
Peenya - Nagasandra

- Accessible by arterial roads

- Ring Road/NICE Road:

Electronic City - Silk Board
- HSR layout - Sarjapur Road -
Whitefield- Kengeri - Mysore
Road - Peenya



Connectivity



Retail

- Upcoming Forum mall Kanakapura Main Road
- Upcoming Arena Mall
- Metro Cash and Carry
 - Vega City Mall

- KIMS, Banashankari
- Motherhood Hospital, Banashankari
- Sagar Apollo, Kumaraswamy Layout
- Fortis Hospital, Bannerghatta Road
- Apollo Hospital, Bannerghatta Road
- BGS, Uttarahalli Road

Hospitals



QUALITY EDUCATION ALL AROUND

Prime shopping hubs and entertainment zones are all within ready reach of your home at Prestige Primrose Hills.



THE CONVENIENCE OF QUICK COMMUTES

Going to work and returning home is a smooth and comfortable experience. Bengaluru's major workspots can be easily accessed from Prestige Primrose Hills via arterial roads, and the Namma Metro station is close by as well.



SHOPPING AND ENTERTAINMENT WERE NEVER SO EASY

High profile shopping hubs and entertainment zones are all within ready reach of your home at Prestige Primrose Hills.



HIGH QUALITY HEALTHCARE AT HAND

Your healthcare needs will never be a cause for concern at Prestige Primrose Hills. The finest hospitals in Bengaluru are all a short drive away.





Artist's impression



Intelligent Planning for Convenient Living

The homes themselves, all 342 of them, are meticulously designed to maximise natural light and ventilation, and sensibly planned to make living convenient and comfortable.

The towers have also been positioned intelligently so that the homes offer majestic views of the beautifully landscaped central court.

Master Plan

Phase - I & II



- Phase - I
- Phase - II

Master Plan



Legend

- | | | | |
|---------------------|---------------------------------|------------------------|--------------------------|
| 1. Entrance Plaza | 5. 5-a-side Football Playground | 9. Basketball Court | 13. Yoga Deck |
| 2. Car Parking | 6. Outdoor Gym | 10. Tennis Court | 14. Pathway |
| 3. Pet Park | 7. Cricket Pitch | 11. Community Orchards | 15. Senior Citizen Court |
| 4. Open Air Theatre | 8. Kids' Play Area | 12. Reflexology | 16. Deck |
| | | | 17. Swimming Pool |

Entrance



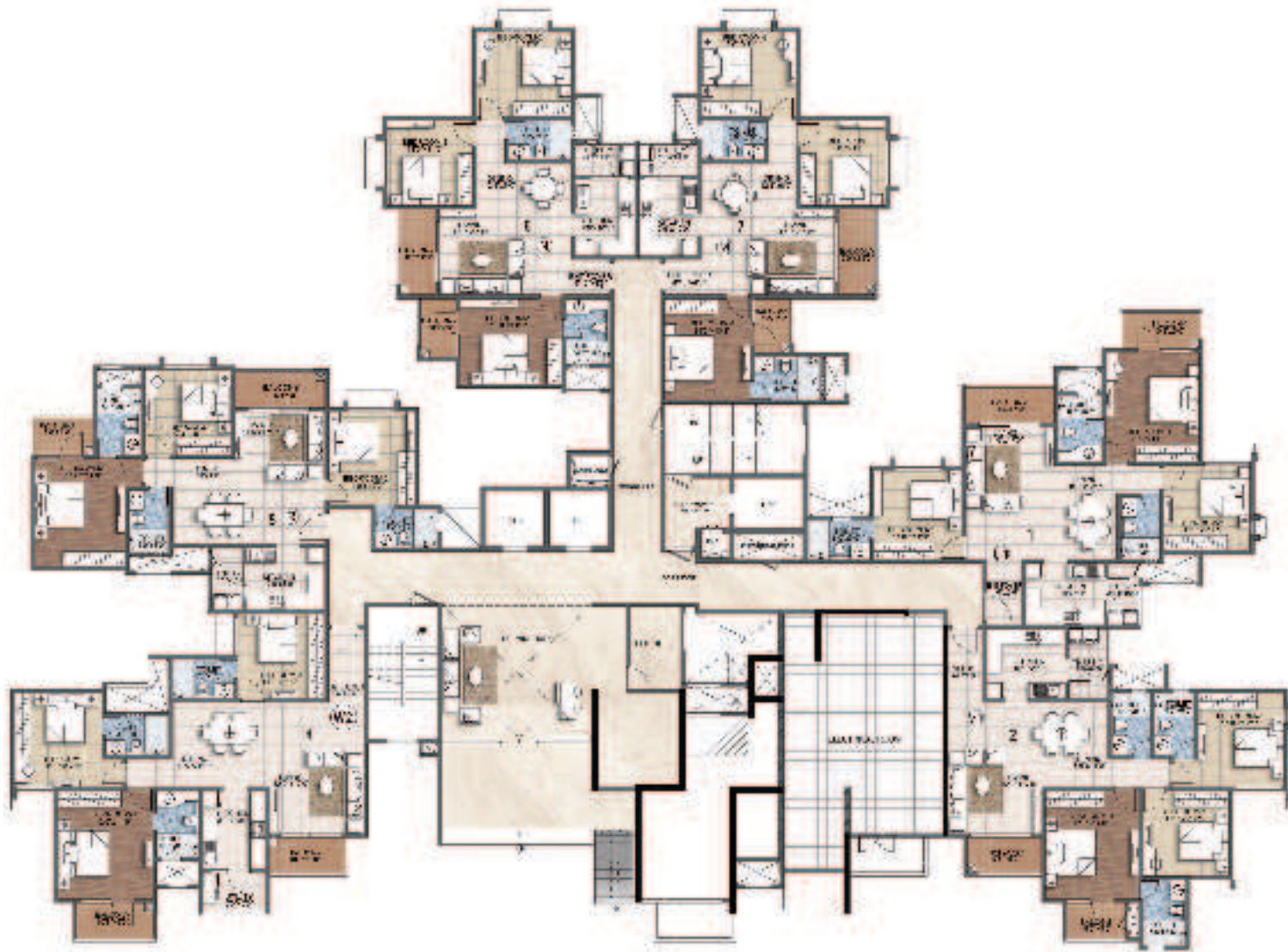
Artist's impression

Numbering Plan

Phase - I & II

L E G E N D		
CODE	UNIT TYPE	AREA
 	M TYPE (3 BR)	1359 SFT
 	N TYPE (3 BR)	1360 SFT
 	P TYPE (3 BR)	1360 SFT
 	Q TYPE (3 BR)	1362 SFT
 	R TYPE (3 BR)	1461 SFT
 	S TYPE (3 BR)	1485 SFT
 	T TYPE (3 BR)	1490 SFT
 	U TYPE (3 BR)	1543 SFT
 	V TYPE (3 BR)	1581 SFT
 	W TYPE (3 BR)	1628 SFT

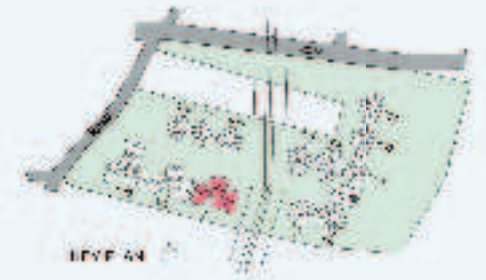




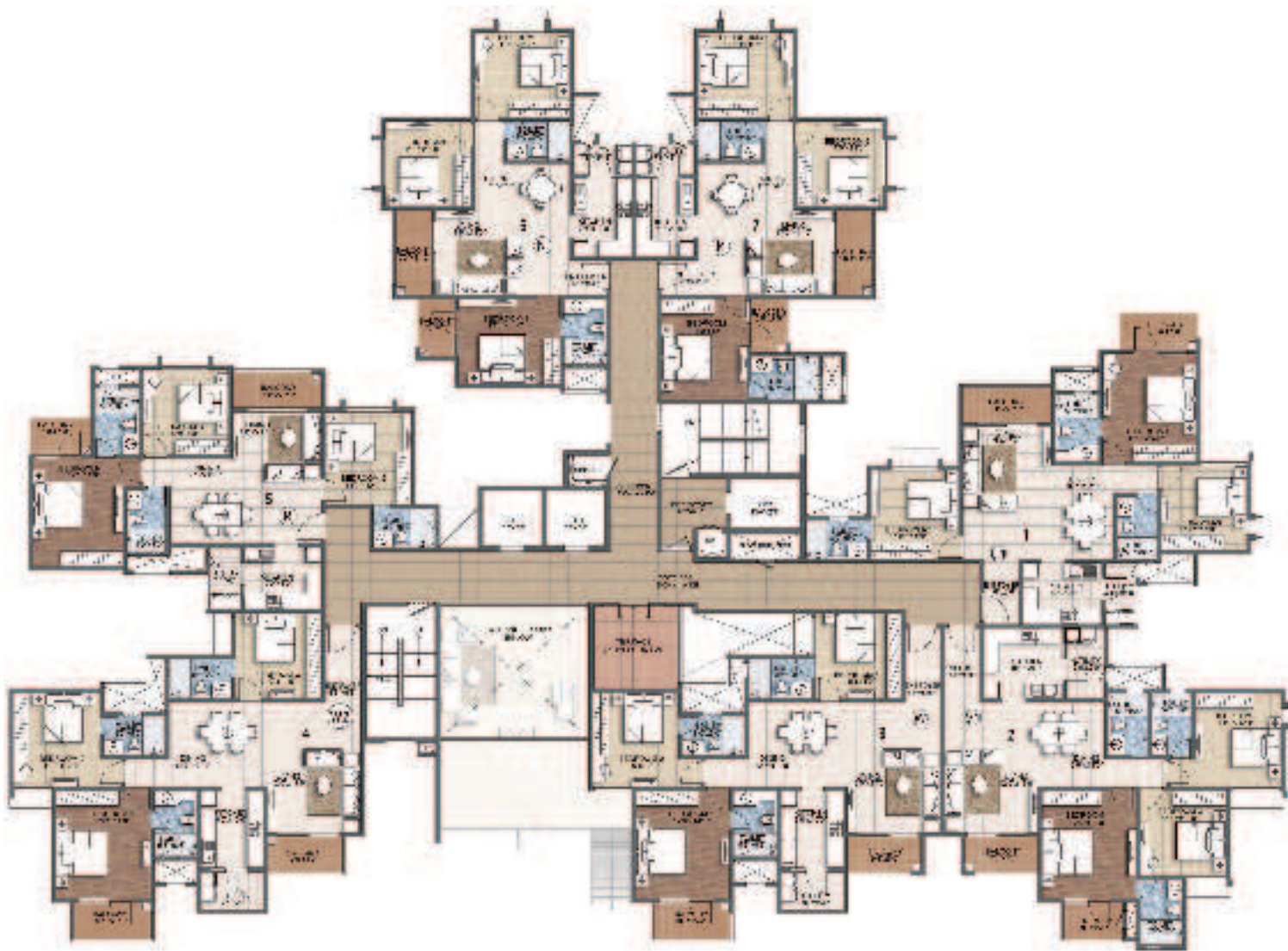
Cluster Plan

GROUND FLOOR PLAN

Tower - 8



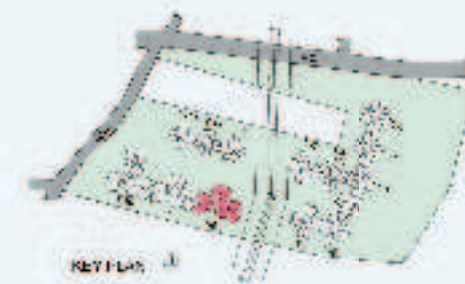
UNIT NO	UNIT TYPE	AREA (sft)
1	U1	1543
2	V1	1581
-	-	-
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



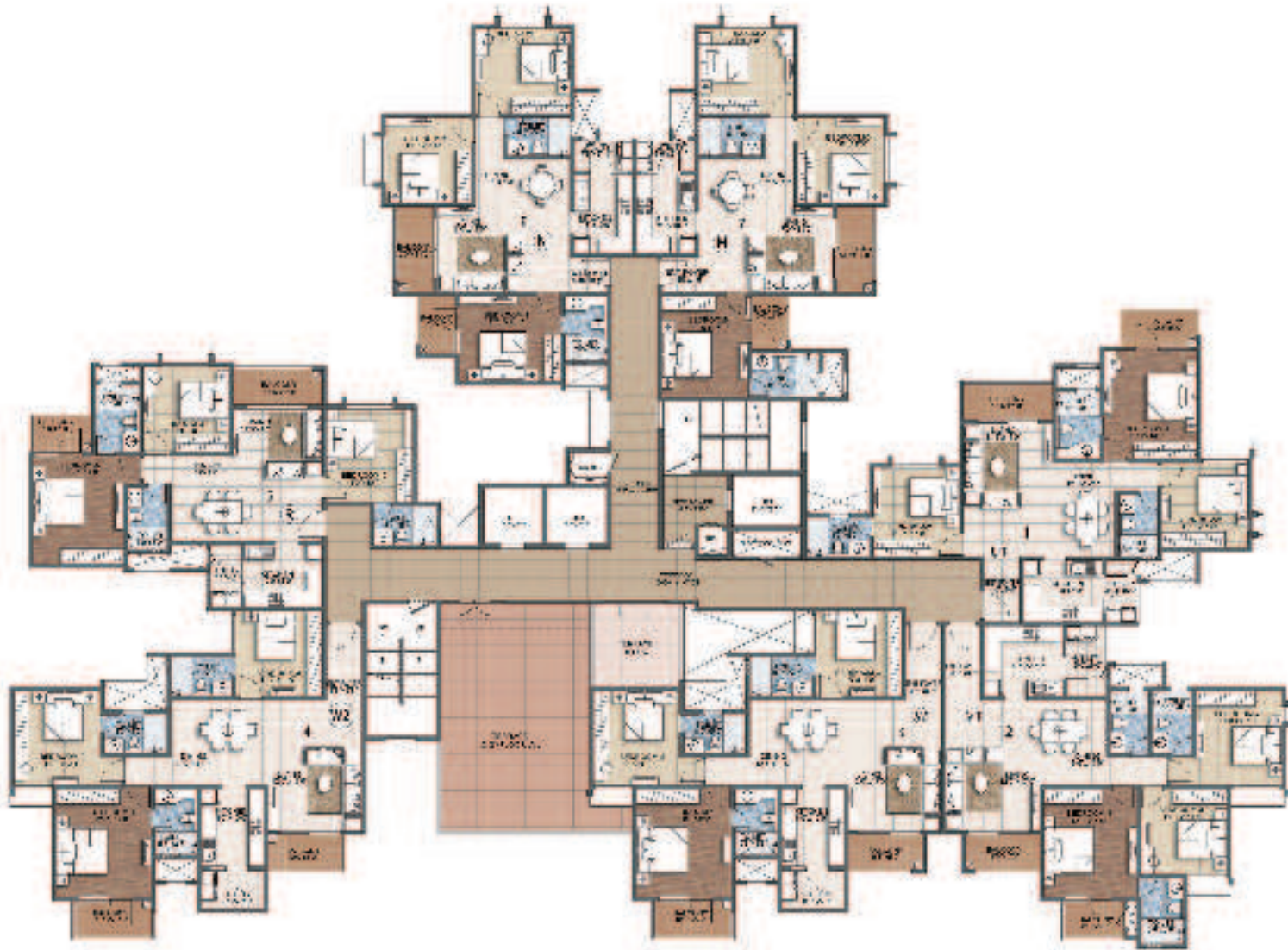
Cluster Plan

FIRST FLOOR PLAN

Tower - 8



UNIT NO	UNIT TYPE	AREA (sft)
1	U1	1543
2	V1	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



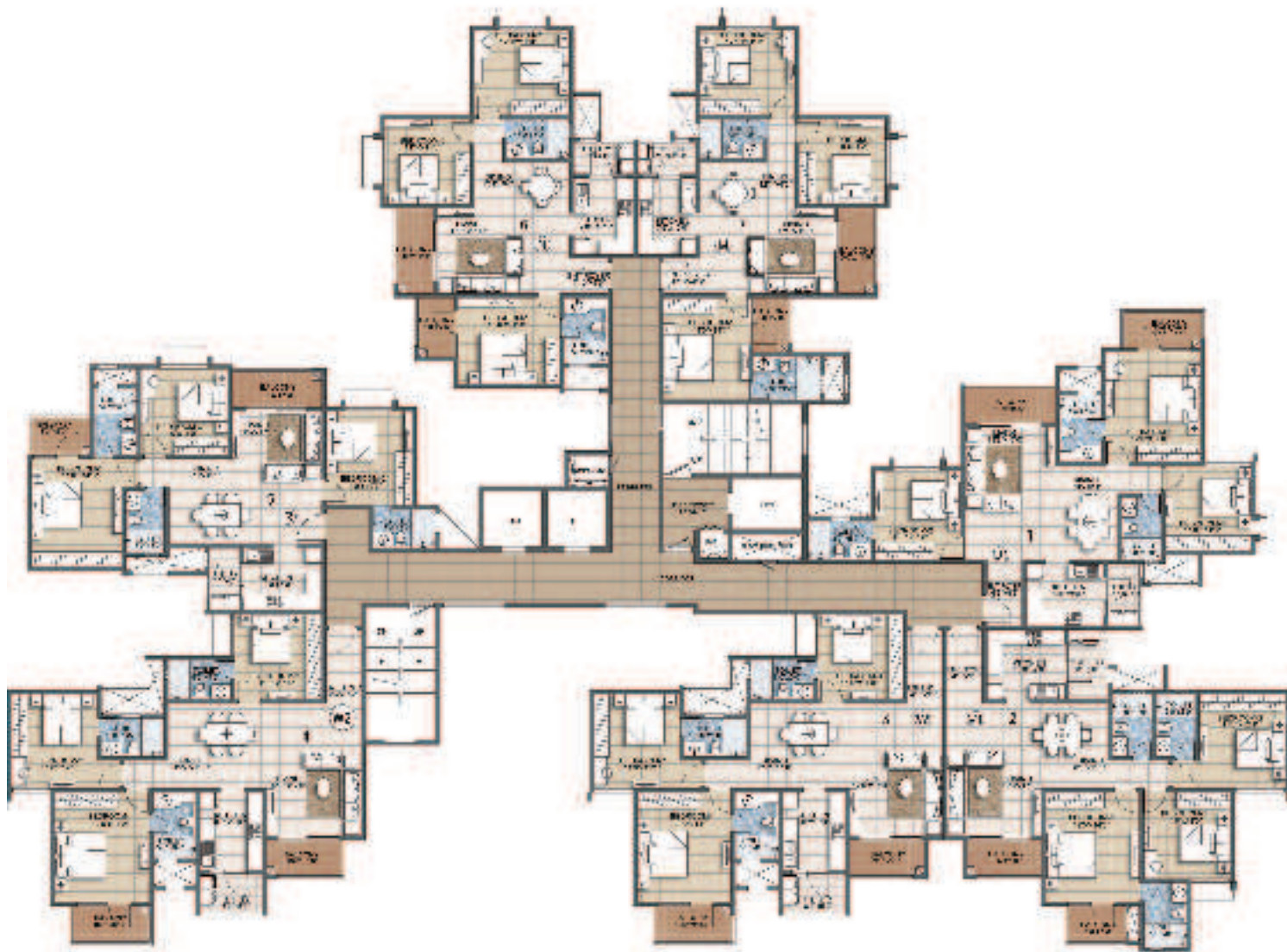
Cluster Plan

SECOND FLOOR PLAN

Tower - 8



UNIT NO	UNIT TYPE	AREA (sft)
1	U1	1543
2	V1	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



Cluster Plan

TYPICAL FLOOR PLAN
(3RD TO 14TH)

Tower - 8

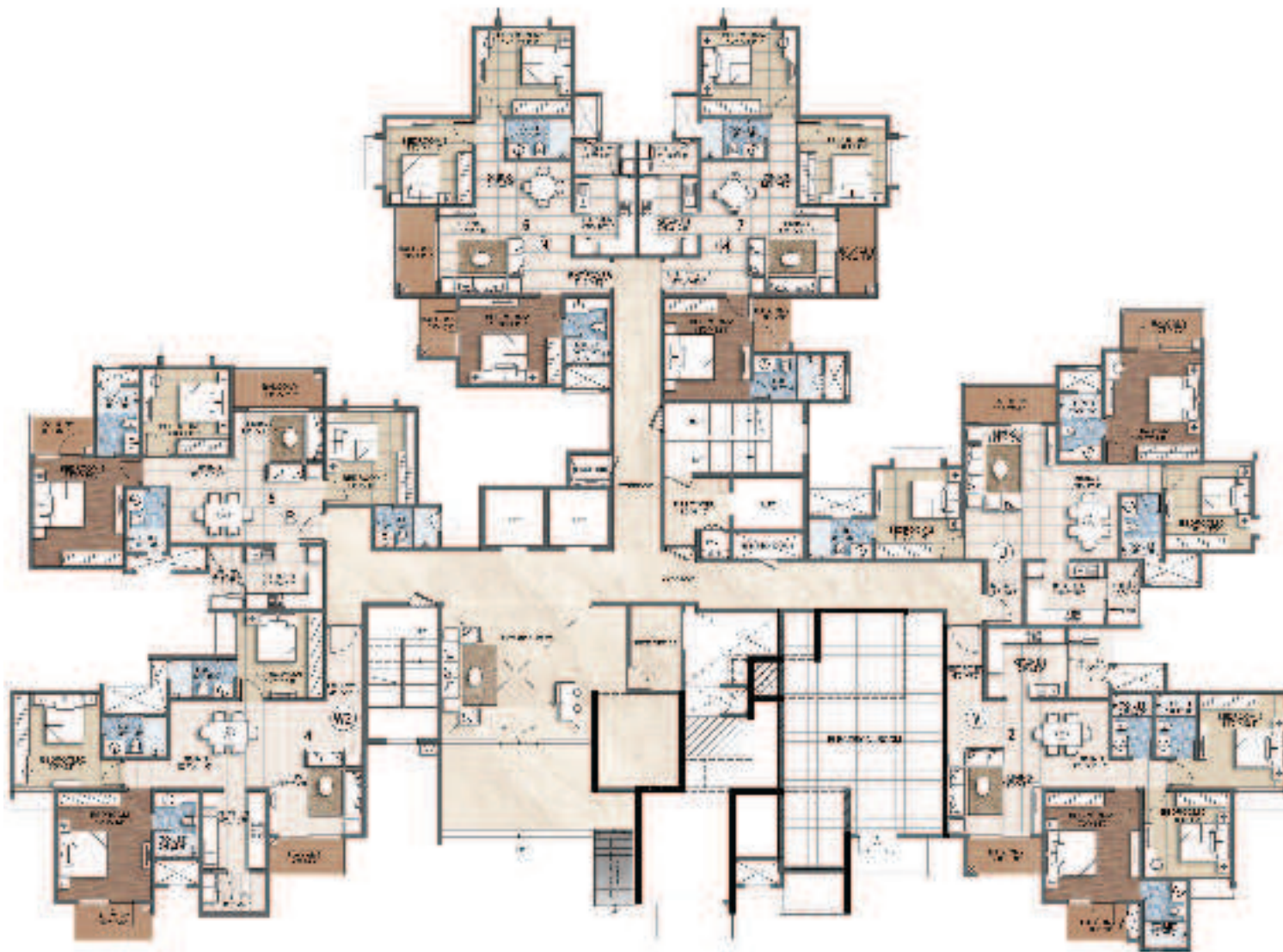


UNIT NO	UNIT TYPE	AREA (sft)
1	U1	1543
2	V1	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359

Exterior View



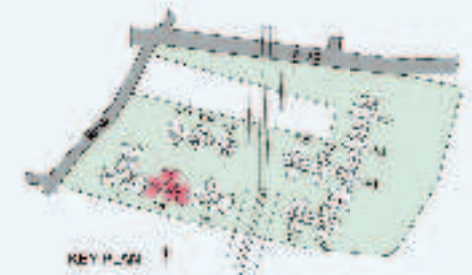
Artist's impression



Cluster Plan

GROUND FLOOR PLAN

Tower - 9



UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
-	-	-
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



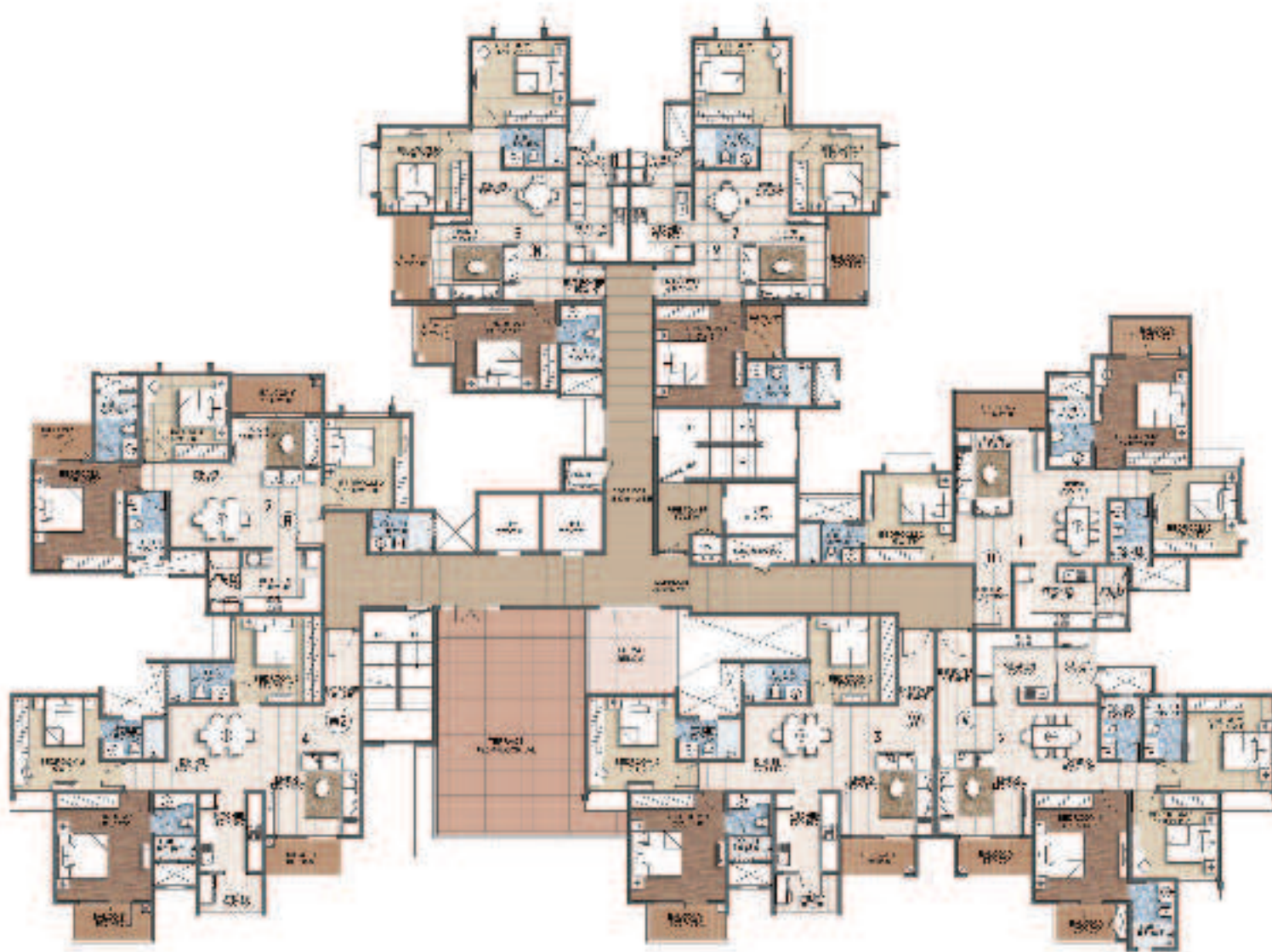
Cluster Plan

FIRST FLOOR PLAN

Tower - 9



UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



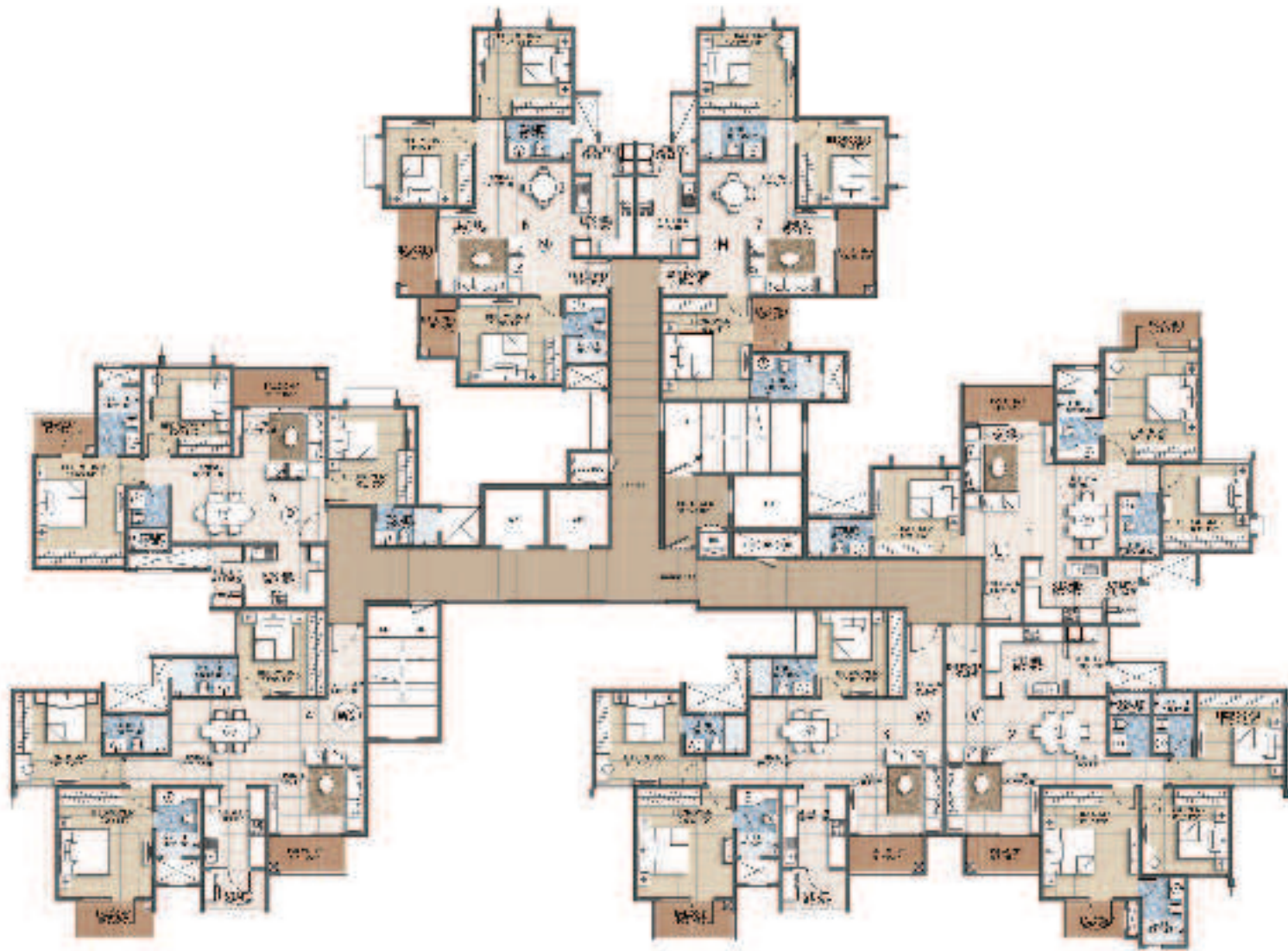
Cluster Plan

SECOND FLOOR PLAN

Tower - 9



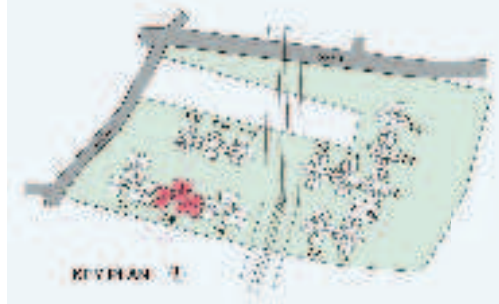
UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359



Cluster Plan

TYPICAL FLOOR PLAN
(3RD TO 14TH)

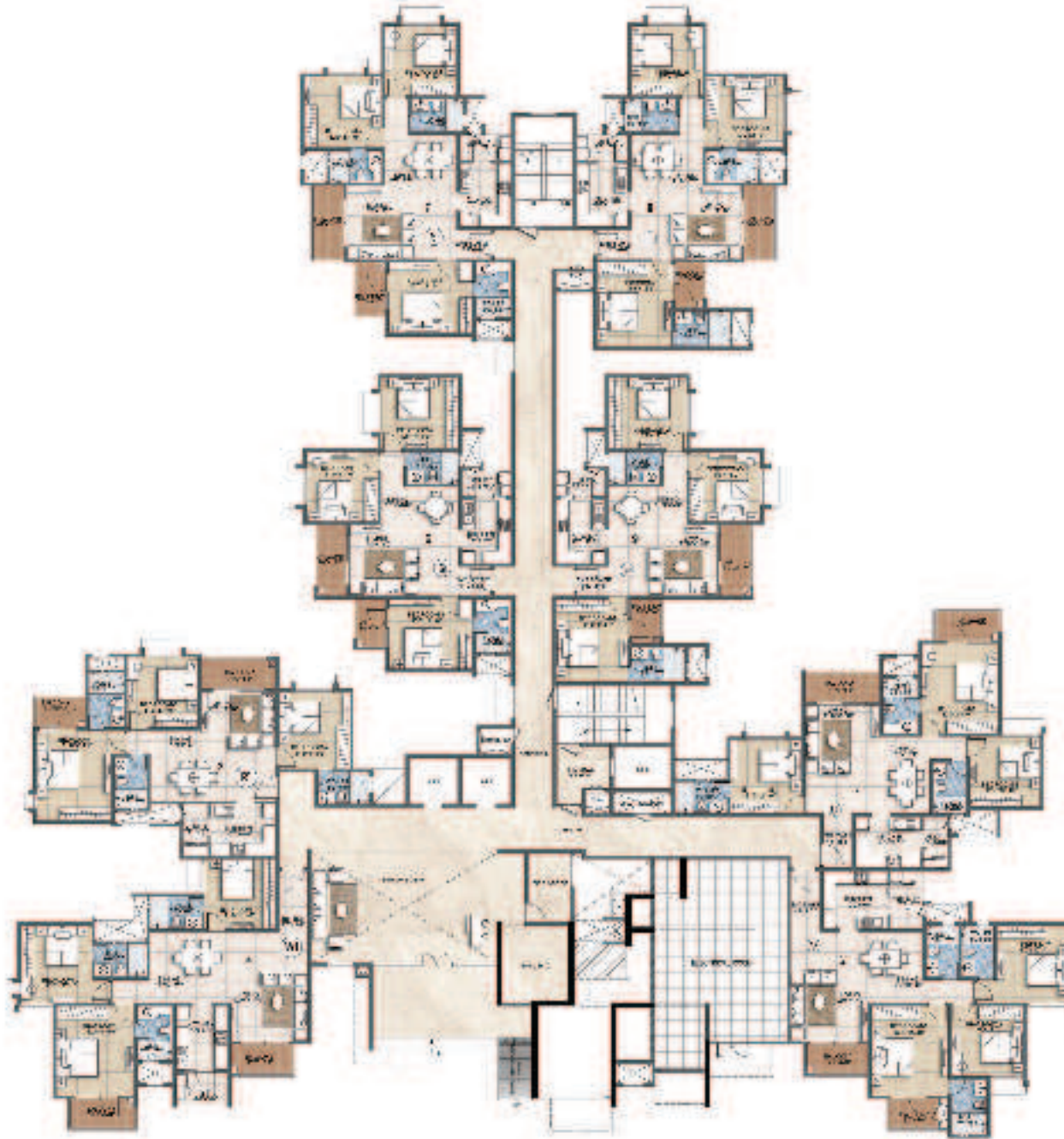
Tower - 9



UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W2	1628
5	R	1461
6	N	1360
7	M	1359

Living





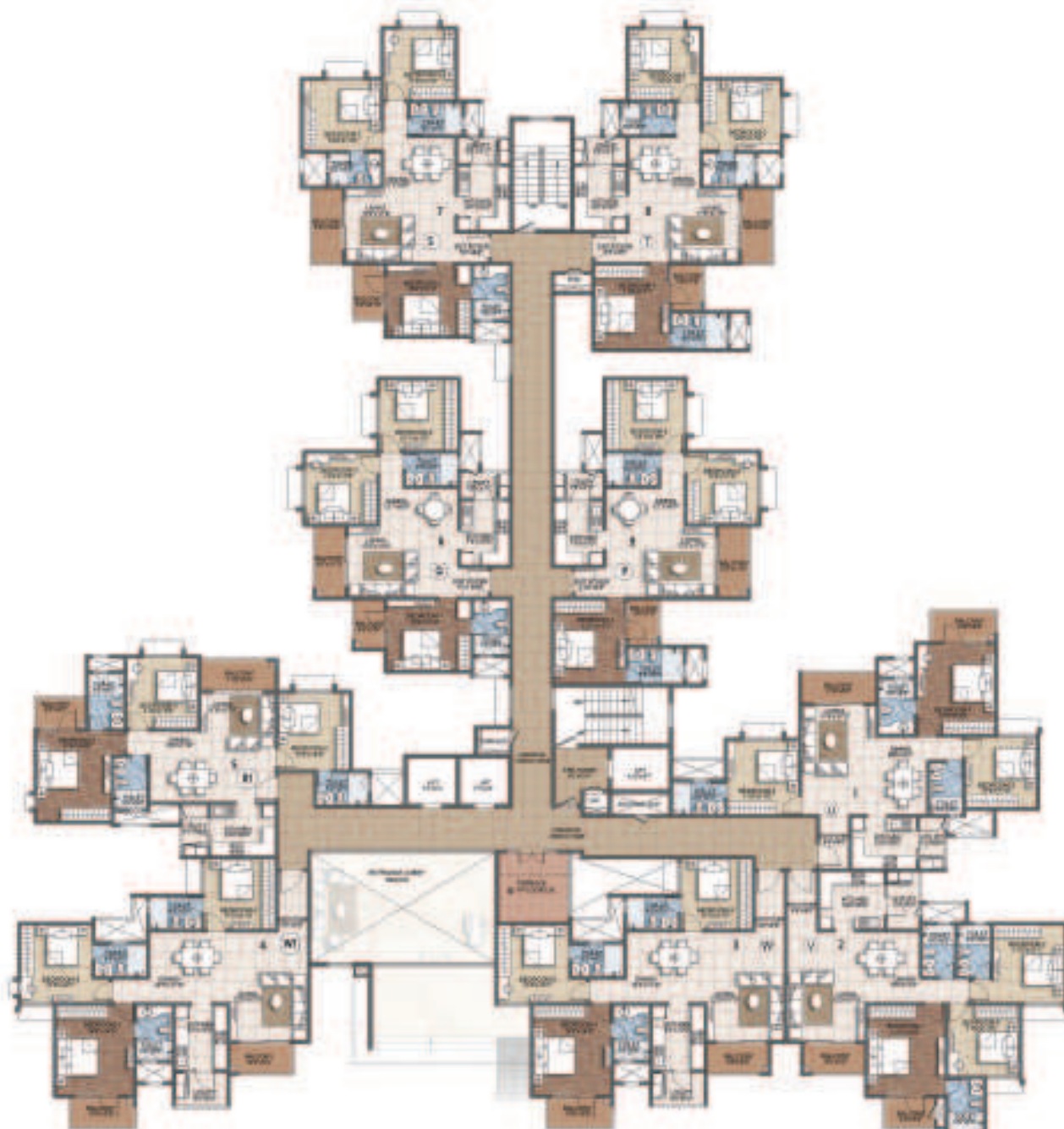
Cluster Plan

GROUND FLOOR PLAN

Tower - 10



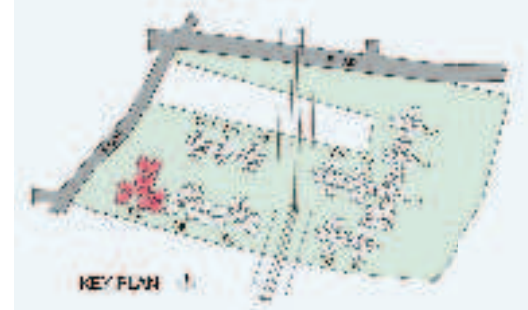
UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
-	-	-
4	W1	1628
5	R1	1461
6	Q	1362
7	S	1485
8	T	1490
9	P	1360



Cluster Plan

FIRST FLOOR PLAN

Tower - 10

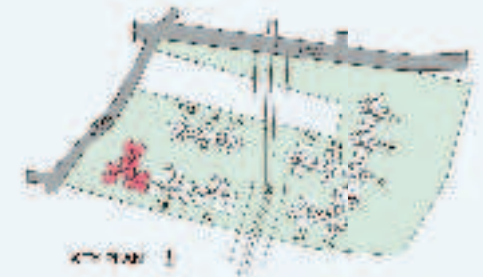


UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W1	1628
5	R1	1461
6	Q	1362
7	S	1485
8	T	1490
9	P	1360

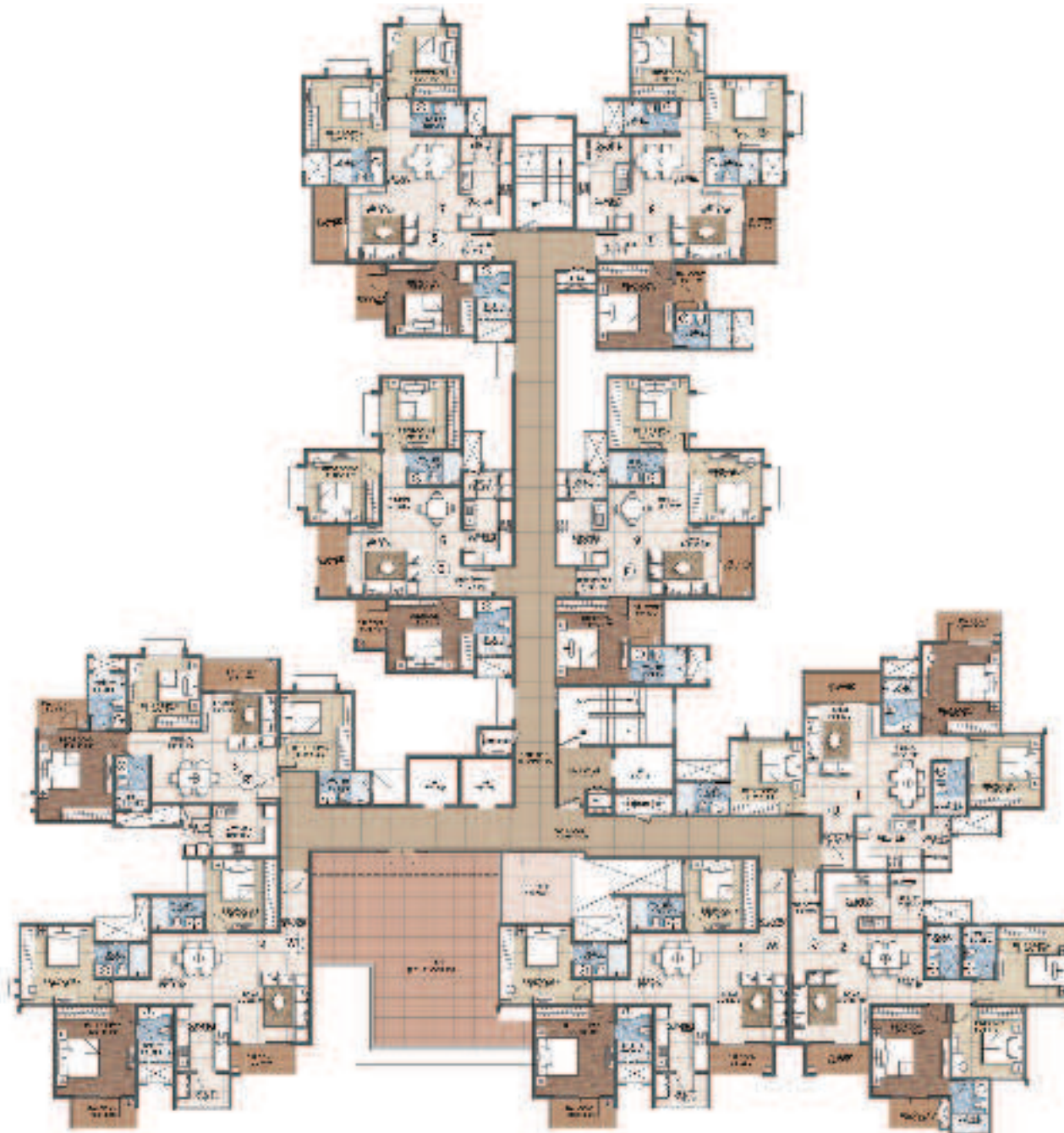
Cluster Plan

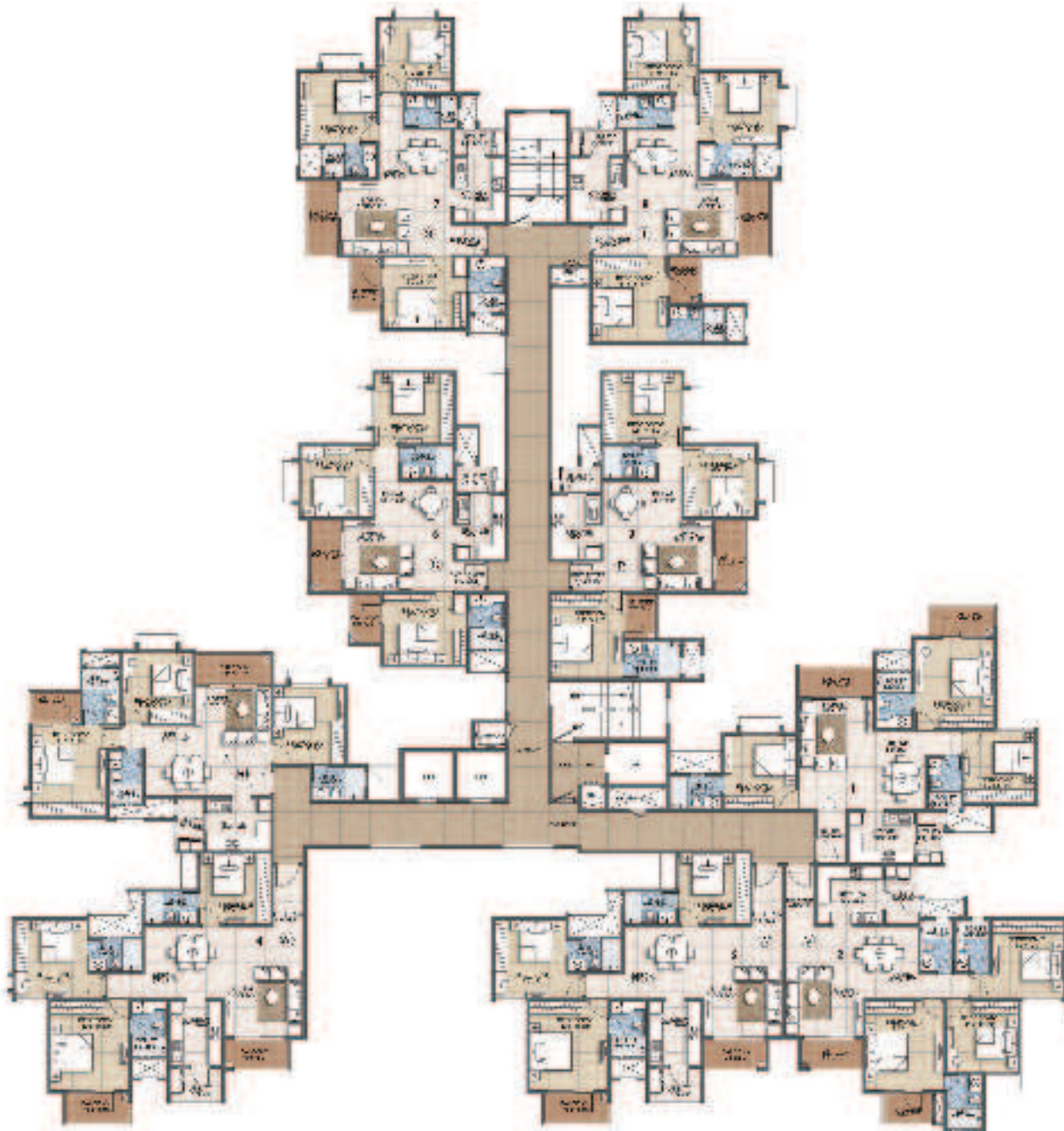
SECOND FLOOR PLAN

Tower - 10



UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W1	1628
5	R1	1461
6	Q	1362
7	S	1485
8	T	1490
9	P	1360

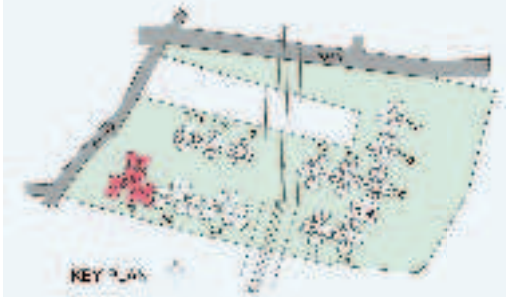




Cluster Plan

TYPICAL FLOOR PLAN
(3RD TO 14TH)

Tower - 10



UNIT NO	UNIT TYPE	AREA (sft)
1	U	1543
2	V	1581
3	W	1628
4	W1	1628
5	R1	1461
6	Q	1362
7	S	1485
8	T	1490
9	P	1360

Dining





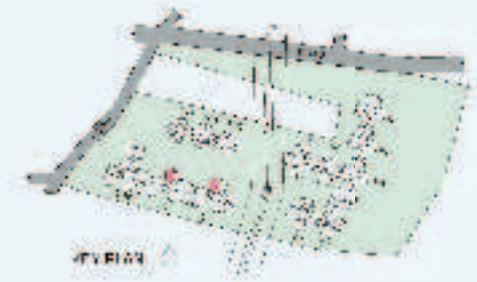
Unit Type M



SUPER BUILT-UP AREA	1359 sft
CARPET AREA	903 sft
TOWER	8 & 9
UNIT	07
LEVEL	Ground - 14th Floor



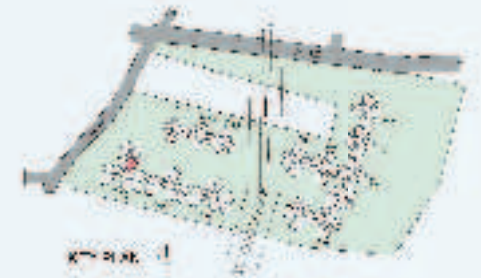
Unit Type N



SUPER BUILT-UP AREA	1360 sft
CARPET AREA	908 sft
TOWER	8 & 9
UNIT	06
LEVEL	Ground - 14th Floor



Unit Type P



SUPER BUILT-UP AREA	1360 sft
CARPET AREA	901 sft
TOWER	10
UNIT	09
LEVEL	Ground - 14th Floor



Unit Type Q



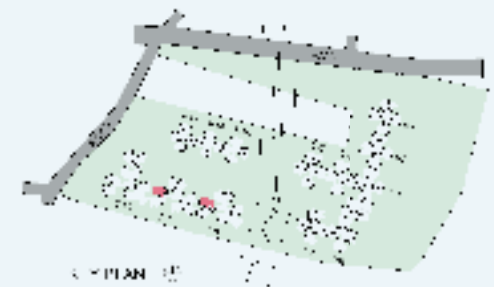
SUPER BUILT-UP AREA	1362 sft
CARPET AREA	906 sft
TOWER	10
UNIT	06
LEVEL	Ground - 14th Floor

Bedroom





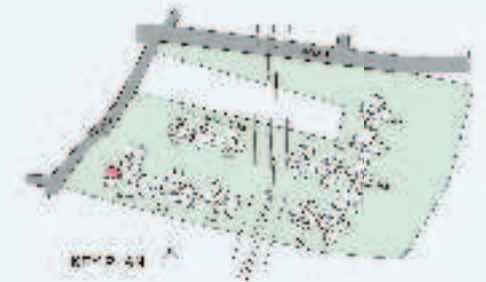
Unit Type R



SUPER BUILT-UP AREA	1461 sft
CARPET AREA	971 sft
TOWER	8 & 9
UNIT	05
LEVEL	Ground - 14th Floor



Unit Type R1



SUPER BUILT-UP AREA	1461 sft
CARPET AREA	971 sft
TOWER	10
UNIT	05
LEVEL	Ground - 14th Floor



Unit Type S



SUPER BUILT-UP AREA	1485 sft
CARPET AREA	982 sft
TOWER	10
UNIT	07
LEVEL	Ground - 14th Floor



Unit Type T



SUPER BUILT-UP AREA	1490 sft
CARPET AREA	985 sft
TOWER	10
UNIT	08
LEVEL	Ground - 14th Floor



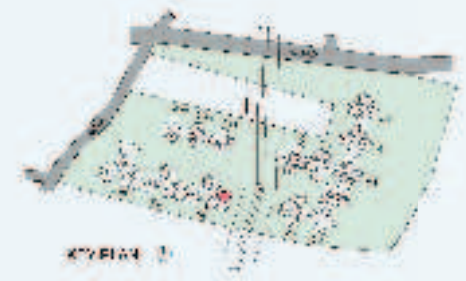
Unit Type U



SUPER BUILT-UP AREA	1543 sft
CARPET AREA	1024 sft
TOWER	9 & 10
UNIT	01
LEVEL	Ground - 14th Floor



Unit Type U1



SUPER BUILT-UP AREA	1543 sft
CARPET AREA	1024 sft
TOWER	08
UNIT	01
LEVEL	Ground - 14th Floor



Unit Type V



SUPER BUILT-UP AREA	1581 sft
CARPET AREA	1079 sft
TOWER	9 & 10
UNIT	02
LEVEL	Ground - 14th Floor



Unit Type V1



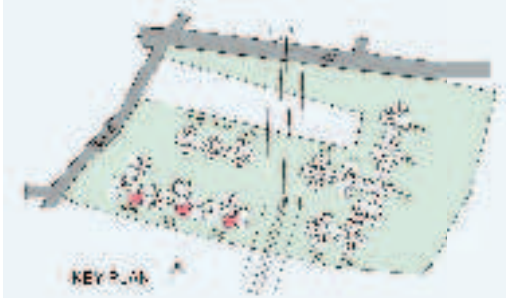
SUPER BUILT-UP AREA	1581 sft
CARPET AREA	1079 sft
TOWER	08
UNIT	02
LEVEL	Ground - 14th Floor

Kitchen





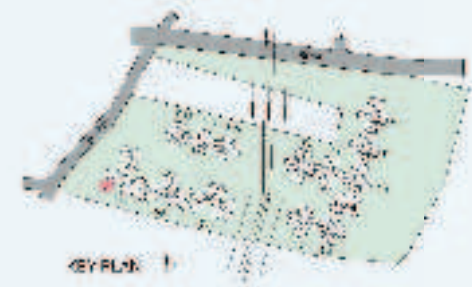
Unit Type W



SUPER BUILT-UP AREA	1628 sft
CARPET AREA	1104 sft
TOWER	8, 9 & 10
UNIT	03
LEVEL	1st Floor - 14th Floor



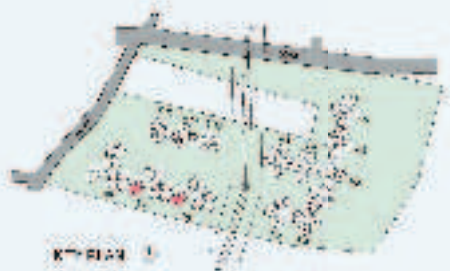
Unit Type W1



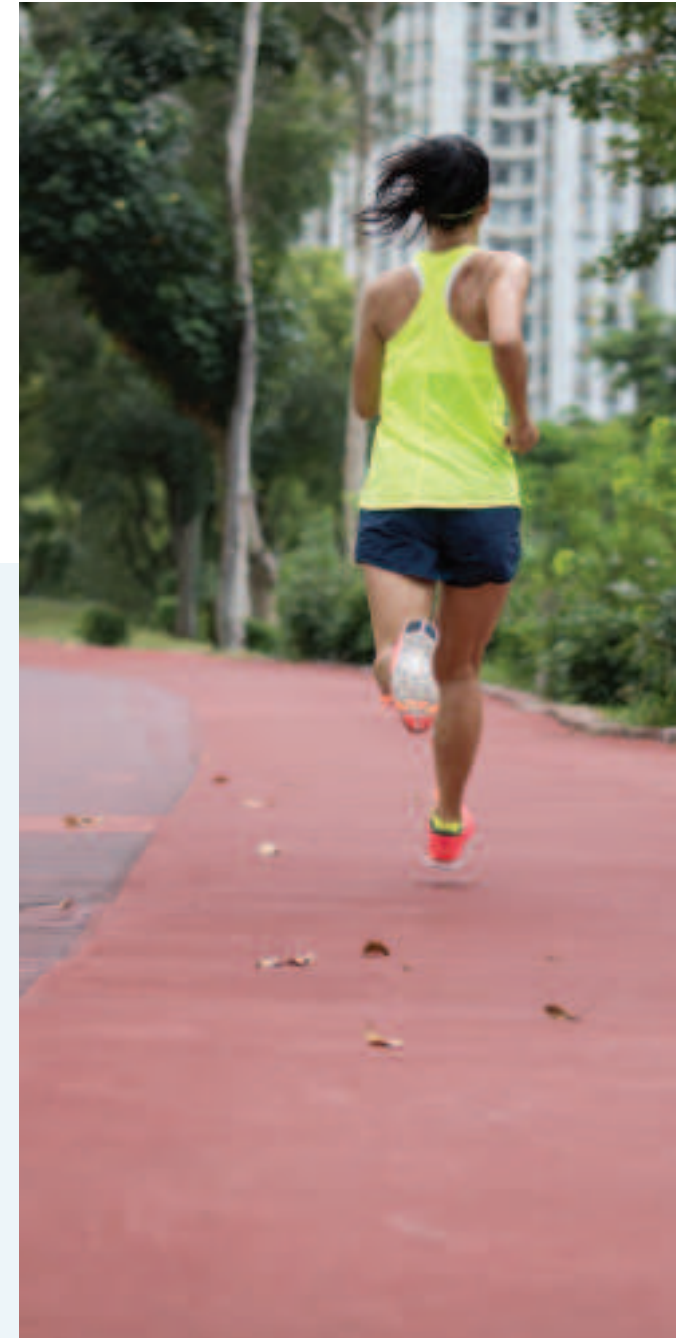
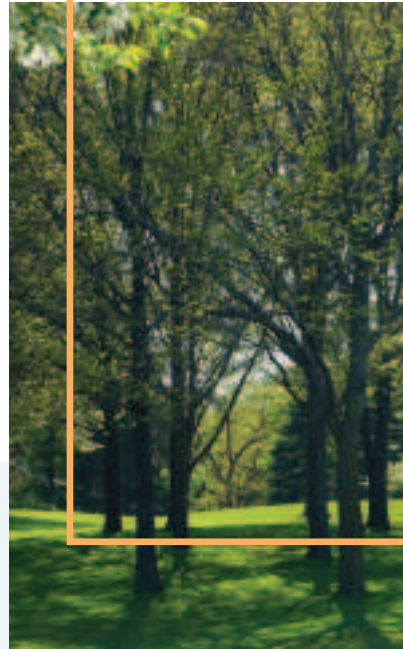
SUPER BUILT-UP AREA	1628 sft
CARPET AREA	1104 sft
TOWER	10
UNIT	04
LEVEL	Ground - 14th Floor



Unit Type W2



SUPER BUILT-UP AREA	1628 sft
CARPET AREA	1104 sft
TOWER	8 & 9
UNIT	04
LEVEL	Ground Floor - 14th Floor



Stay Fit, Socialize and Entertain in Style

Prestige Primrose Hills offers plenty of ways to make leisure hours more enjoyable and productive. Its plush clubhouse has a range of high profile amenities including a swimming pool, badminton courts, table tennis, snooker/billiards tables, yoga/aerobics area, gym, health club and more. There is also a party hall to host celebrations and space to establish a provision store.



Prestige Primrose Hills also has extensive landscaped open spaces, housing amenities such as a children's play area, an open air theatre, a five-a-side football arena, tennis and basketball courts, a party pavilion with stepped seating and a jogging track. The grounds also make the perfect locale to commune with Nature and spend time with friends and neighbours.



Frequently Asked Questions

Prestige Primrose Hills is a residential development, located in Banashankari 6th Stage, Off Kanakpura Road, Bengaluru.

1. WHAT IS THE LAND EXTENT OF PRESTIGE PRIMROSE HILLS?

Prestige Primrose Hills consists of Phase I - 1120 apartments and Phase II - 342 apartments. This is a premium residential development set over 15 acres and 13 guntas of land.

2. WHAT ARE THE DISTINCT ADVANTAGES OR THE USP'S OF PRESTIGE PRIMROSE HILLS PHASE II?

- Strategically located just 1.4 km away from nearest metro station (Silk Institute Station), within BDA & BBMP limits.
- Excellent connectivity to Electronic City and Mysore Road via NICE Road.
- Surrounded by renowned international schools and colleges.
- Efficiently designed 3 bedroom apartments in various sizes.
- Spacious clubhouse with all luxury amenities.

3. WHO ARE THE ARCHITECTS/MASTER PLANNERS OF PRESTIGE PRIMROSE HILLS PHASE II?

The architecture firm, Venkataramanan Associates, are the key designers for Prestige Primrose Hills.

4. WHAT ARE THE DIFFERENT TYPES AND SIZES OF APARTMENTS?

There are various sizes of 3 Bedroom Apartments with Super Built-up Areas ranging from 1409 sft to 1688 sft and Carpet Areas between 903 sft and 1104 sft.

5. IS THERE A CLUBHOUSE AND WHAT ARE THE AMENITIES PROVIDED IN THE PROJECT?

The development is complemented by a fully equipped club house which includes 2 swimming pools, indoor and outdoor gym, health club, indoor badminton court, table tennis, multipurpose hall, provision for crèche & convenience store, as well as outdoor tennis court, basketball court, cricket practice net, open air theatre, mini football field, kids play area, pet park and senior citizens seating court. The amenities and Clubhouse are common for the entire development including Phase I and Phase II.

6. IS THIS A PHASED DEVELOPMENT AND WHAT ARE THE TIME LINES FOR COMPLETION?

Prestige Primrose Hills will be completed and delivered in two phases.

- Phase I will be ready for possession on or before Dec 2024.
- Phase II will be ready for possession on or before June 2025.

7. HOW DO I BOOK MY HOME AT PRESTIGE PRIMROSE HILLS PHASE II?

- Please identify your apartment from the available options.
- Fill in the booking application form & provide your KYC documents.
- Pay the initial booking amount of 10% by way of Cheque/Credit/Debit Card favouring "PRESTIGE ESTATES PROJECTS LIMITED A/C PRESTIGE PRIMROSE HILLS" together with required supporting documents.
- Kindly ensure that you have deducted 1% from the booking amount as TDS before handing it over to the sales representative. (Kindly ensure to deduct 1% TDS, whenever a payment is made towards the immovable property valued Rs. 50 Lakhs & above, and remit the balance. Also arrange to send duly signed form 16B (hard copy).)
- Kindly contact your respective Sales/CRM for TDS Presentation.

8. WHAT HAPPENS THEREAFTER?

On realization of the initial payment of 10% you will be required to issue post-dated cheques (PDCs) for the instalments within 15 days against which a formal letter of allotment will be issued. Agreements will follow after completion of the allotment process.

9. WHEN DO I GET A CONFIRMED ALLOTMENT?

On payment of 10% of the sale value and submission of post-dated cheques for the remaining amount, the allotment will be confirmed.

10. 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. In case of a home loan, these PDCs are held with us as collateral.

11. 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 before agreement is generated and 10% of the sale value will be forfeited after agreements are generated as cancellation fee, and the balance will be returned (subject to statutory deductions) without interest. Cancellation will attract GST as applicable.

12. 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.

Frequently Asked Questions

13. IS THE TITLE OF THE PROPERTY CLEAR?

Legal due diligence has been done. The land is freehold, marketable and free from all encumbrances. Most importantly, the project is RERA approved with all sanctions & approvals.

14. WHO IS THE PLAN SANCTIONING AUTHORITY?

The development plans have been sanctioned by BBMP.

15. HAS RERA APPROVED THIS PROJECT?

Yes. RERA Registration numbers: Phase I: PRM/KA/RERA/1251/310/PR/200618/003453
Phase II: PRM/KA/RERA/1251/310/PR/200618/003455

16. WHAT ARE THE DOCUMENTS THAT NEED TO BE SIGNED?

The documents that need to be signed are agreement to sell & construct, followed by a sale deed upon completion of the development.

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 60% of the sale value has been paid, and is subject to the prospective assignee complying with the terms and conditions of the principal agreement. Transfer fee of Rs.150/- sft and GST as applicable will be required to be paid. If you have availed 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. Please note that transfer will be done only when you have no amount due and interest for delayed payments, if applicable, has been paid to Prestige as on the intended date of transfer.

19. WHAT ARE THE ADDITIONAL AMOUNTS TO BE PAID?

BESCOM & BWSSB charges, GST, generator charges, Khatha assessment & bifurcation charges, Registration charges, sinking fund and any other statutory charges/duties as applicable. GST will be collected along with the booking amount and instalments spread till possession.

20. HAS PRESTIGE PRIMROSE HILLS BEEN APPROVED BY BANKS/HOUSING FINANCE INSTITUTIONS (HFIs) FOR LOANS?

Yes we have selected banks / HFIs who will extend loans to customers based on their eligibility criteria.

21. WHAT IS MY RESPONSIBILITY FOR DISBURSEMENT OF INSTALMENTS THROUGH HFIs?

It is the purchaser's 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 agree to a pre-determined payment schedule and issue a mandate to the HFI to disburse payments as per the schedule. This will be done via a 'Mandatory Disbursement Form' at the time of signing the sale agreement.

22. WHO WILL TAKE CARE OF THE MAINTENANCE OF PRESTIGE PRIMROSE HILLS?

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

23. 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 one year from the intimation of possession 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.60/sft corresponding to the super built area will be collected as sinking fund. This amount will be deposited in a separate account and the accruals will be used for major expenditure.

24. 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 Tower' No 19, Brunton Road, Bangalore – 560025.

Specifications

STRUCTURE

- RCC structure
- Cement blocks for walls

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 / cement tiles
- 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, kitchen & utility
- Ceramic tiles in the balcony

KITCHEN

- Ceramic tiles dado of up to 6 feet height from the ground level
- Provision for exhaust fan

TOILETS

- Ceramic tiles for flooring, with ceramic tiles on walls up to the false ceiling
- All toilets with counter and counter mounted wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets
- All toilets of the last two floors will have water from solar panels with provision of geyser in the master toilet
- Suspended pipeline in all toilets concealed within a false ceiling
- Provision for exhaust fan

INTERNAL DOORS

- Main door – timber frame with flush shutter
- Internal doors – timber frames with laminated flush shutters

EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminium frames and shutters for all external doors
- UPVC/ Aluminium framed windows with clear glass

PAINTING

- Premium external 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
- 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% Backup for all apartments at additional cost





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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 are indicative images that do not depict the standard wall, color & ceiling finishes and 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.

