



EDEN PARK

— @ —

THE PRESTIGE CITY

SARJAPUR

RERA No. : PRM/KA/RERA/1251/308/PR/211008/004353



EDEN PARK

at The Prestige City

Eden Park is a community of elegant high-rise homes located within the upcoming 'The Prestige City' township, on Sarjapur road which comprises villa plots, apartments, villas and a proposed Forum retail mall.

THE PRESTIGE CITY

A WORLD WITHIN



The Way the Best of the World Lives!



A brilliantly conceived self-contained world of its own. Centred entirely on you, and your needs and wants. Curated using advanced design thinking principles by the very best names in real estate planning, design and construction. This is where you can live the happy, contented and blissful life that you have always yearned for. A life that imbues you with a sense of well-being, devoid of all those everyday hassles. A life that enables meaningful, enduring relationships while protecting your privacy. A life that balances activity and relaxation, to keep you both energized and stress-free. A life that immerses you in Nature's arms, presenting pleasing views all around. A life that leverages technology and design to assure you never-before efficiency of living.

4 SMART. CLEAN. GREEN. SUSTAINABLE. CONNECTED. DIGITAL. CONVENIENT. SECURE. BEAUTIFUL. REJUVENATING. ENGAGING. GLOBAL. 5



Everywhere is *Ever so Near*

The Prestige City's location on Sarjapur Road puts it right in the centre of everything. Work-hubs, schools, quality healthcare facilities, malls and hotels are all within close reach. Then, of course, the Forum mall is right next door with the best of shopping, dining and entertainment.

Sarjapur is where new Bengaluru is rapidly coming into being, giving you the twin benefits of excellent metropolitan master-planning while being sheltered from all the city's bother. Unlike inner city Bengaluru, it is open and uncrowded, giving you the elbow room to live life on your terms without jostling for space with your neighbour.

The Prestige City offers excellent connectivity via arterial roads such as the Outer Ring Road, State Highway 35 and the proposed Peripheral Ring Road (PRR) & Satellite Town Ring Road (STRR) to various parts of Bengaluru. It is a mere hop from such localities as Hosur Road, Whitefield, Koramangala and HSR Layout. As you can see from the map on the next page, it's an easy drive to and from any place to home.

The Carmelaram Railway Station is just 9.5km away and the Bengaluru Airport is smoothly accessible via the State Highway 35.

Go Anywhere and Get Back Home, Faster and Smoother

BUSINESS & WORKPLACES

1. Wipro SEZ
2. RGA Techpark
3. Upcoming Prestige Tech Park
4. Upcoming Prestige Tech Park
5. Sigma Tech Park
6. Prestige Ferns Galaxy
7. Embassy Tech Village
8. RMZ Ecospace
9. RMZ Eco World
10. Cessna Business Park
11. Prestige Tech Park
12. Brigade Tech Gardens
13. Prestige Technostar
14. ITPL
15. GR Tech Park
16. Bagmane Tech Park
17. Wipro Corporate Office
18. Sabic Technology Center
19. Upcoming Infosys Campus
20. Exide
21. Velankani Tech Park
22. Infosys

EDUCATIONAL INSTITUTIONS

1. Oakridge School
2. The International School Bangalore
3. Greenwood High School
4. Global Indian International School
5. Deens Academy
6. Chrysalis High School
7. Silver Oaks International School
8. Inventure Academy
9. Sri Sri Ravishankar Vidya Mandir school
10. St.Patrick's Academy
11. Delhi Public School East
12. Harvest International School
13. Primus Public School
14. Bethany High
15. Azim Premji University
16. Indus International School
17. Harvest International Innovation Campus
18. Orchids The International School
19. VIBGYOR High School
20. Royal Concorde International School

SHOPPING & RETAIL DESTINATIONS

1. D Mart
2. Myhna Square
3. Forum Neighbourhood Mall
4. Virginia Mall
5. Brookfield Mall
6. Westside
7. Brand Factory
8. Total Mall
9. Decathlon
10. Bangalore CENTRAL
11. Park Square Mall
12. VR Bengaluru
13. Phoenix Marketcity

HOSPITALS

1. Swastik Hospital
2. Narayana Multispeciality Clinic
3. Motherhood
4. Columbia Asia Hospital
5. Sakra World Hospital
6. Vimalalaya Hospital
7. Narayana Institute of Cardiac Sciences
8. Columbia Asia Hospital

LOCAL LANDMARKS

1. Sarjapur Police Station
2. Byg Brewski Brewing Company
3. Sarjapur Social
4. Clover Greens Golf Course
5. Bannerghatta National Park
6. Ramee Guestline Hotel
7. Carmelaram Railway Station

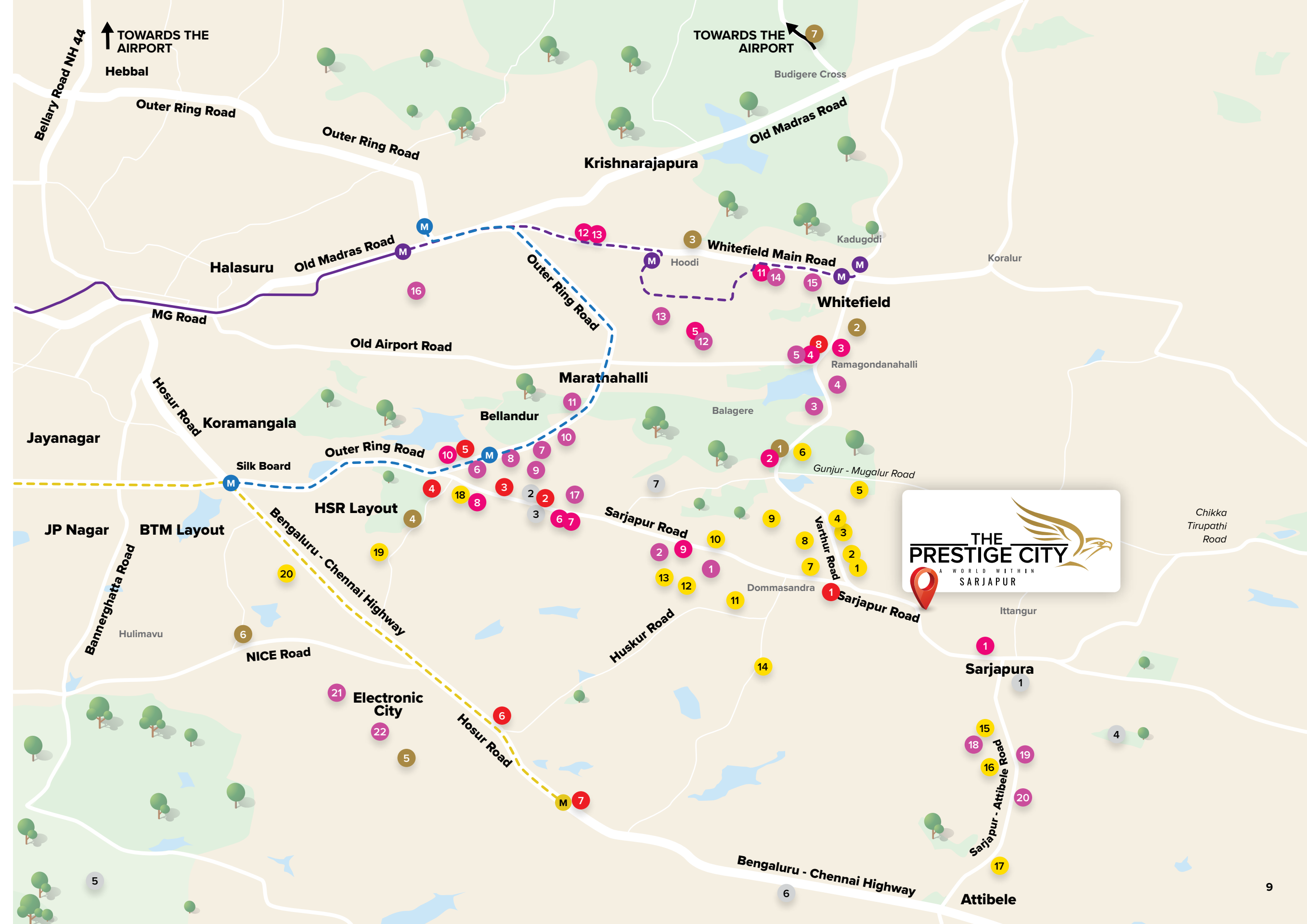
PRESTIGE PROPERTIES

1. Prestige Lakeside Habitat
2. Prestige White Meadows
3. Prestige Shantiniketan
4. Prestige Ferns Residency
5. Prestige Sunrise Park
6. Prestige Song of the South
7. Prestige Tranquility

METRO PURPLE LINE
 MYSORE ROAD - BAIYAPPANAHALLI
 PROPOSED/UNDER CONSTRUCTION (BAIYAPPANAHALLI - WHITEFIELD)

METRO BLUE LINE
 PROPOSED/UNDER CONSTRUCTION (K R PURAM - SILK BOARD)

METRO YELLOW LINE
 PROPOSED/UNDER CONSTRUCTION (R V ROAD - BOMMASANDRA)



Live where *Nature dances*

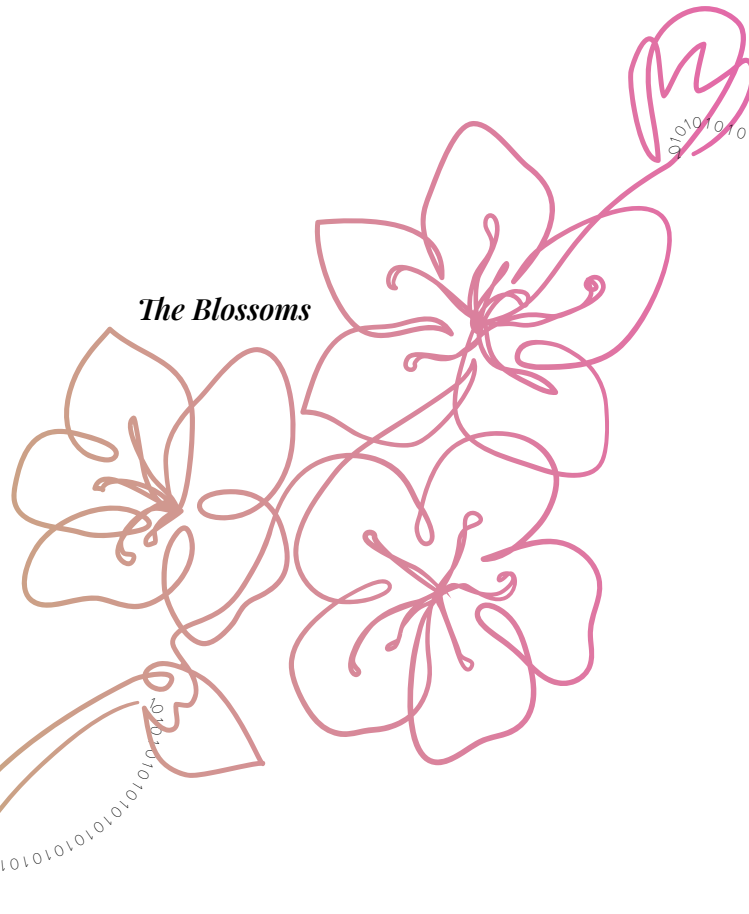
the Tango with Technology



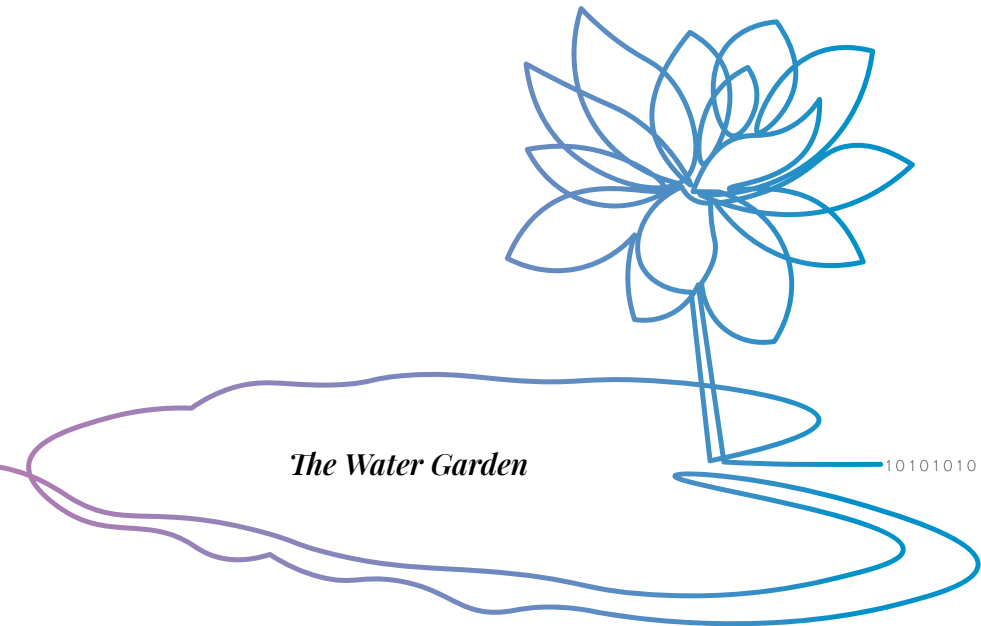
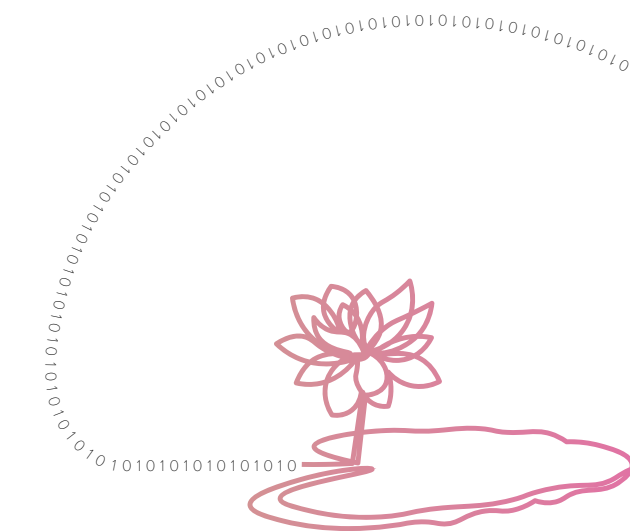
The Palms



The Grassfields



The Blossoms



The Water Garden

The Prestige City is where those purported old enemies, Nature and Technology, become fast friends.

As you move through The Prestige City you will see Nature in all her vibrant forms adding definitive character to the place that you will call home.

And everywhere you will see technology holding her hand in myriad ways to make your life all the better.

You Only Live Once. *You Only Have One Earth to Live In!*

Responsible living and convenient living go hand in hand at The Prestige City, through a blend of design thinking and innovative technologies.

Smart On/Off and dimming features bring down power consumption by as much as 30%. Special tap nozzles and globally proven 'Smart Meters' reduce water consumption by as much as 60%.

Rainwater harvesting and Sewage Treatment Plants will augment water supply for common purposes like gardening, car washing etc.

Centralised scientific waste management, with segregated collection and disposal, is in place.



SOLAR POWERED LED 'SMART' STREETLIGHT POLES SAVE POWER AND DO A WHOLE LOT MORE:

TELL YOU THE TEMPERATURE, HUMIDITY AND AIR QUALITY, AND WHICH WI-FI CARRIERS ARE NEARBY, THROUGH SMART TOUCHSCREENS.



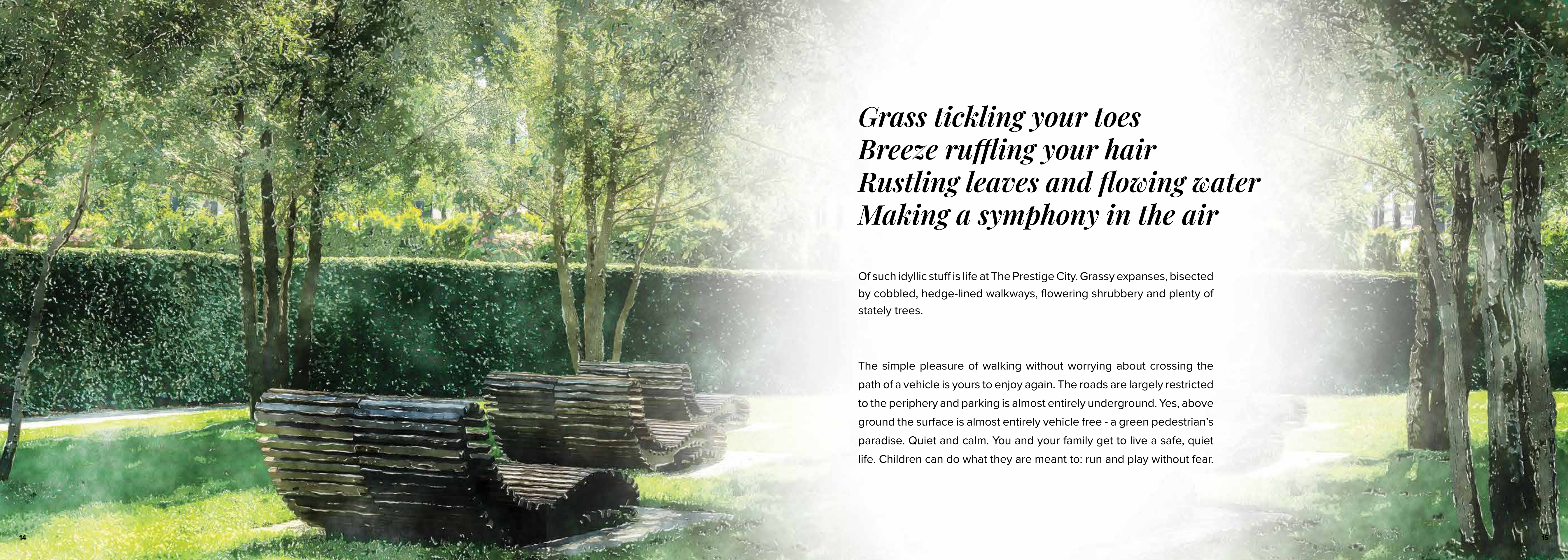
CHARGE YOUR E-VEHICLE



CARRY CCTV SURVEILLANCE CAMERAS AND SECURITY CARD READERS



SMART DISPLAY BOARDS TO HELP YOU NAVIGATE YOUR WAY.



*Grass tickling your toes
Breeze ruffling your hair
Rustling leaves and flowing water
Making a symphony in the air*

Of such idyllic stuff is life at The Prestige City. Grassy expanses, bisected by cobbled, hedge-lined walkways, flowering shrubbery and plenty of stately trees.

The simple pleasure of walking without worrying about crossing the path of a vehicle is yours to enjoy again. The roads are largely restricted to the periphery and parking is almost entirely underground. Yes, above ground the surface is almost entirely vehicle free - a green pedestrian's paradise. Quiet and calm. You and your family get to live a safe, quiet life. Children can do what they are meant to: run and play without fear.



**Not a Room,
or a Home
*but a whole
Community
with a View!***

Each of the more than 7000 homes at The Prestige City offers you a view that is a feast for your eyes. When looking out of the window or stepping out of the door or taking a stroll or driving to work - everywhere you look you will be treated to a tapestry of Natural beauty complemented by architectural elegance and laced with technological flavour.



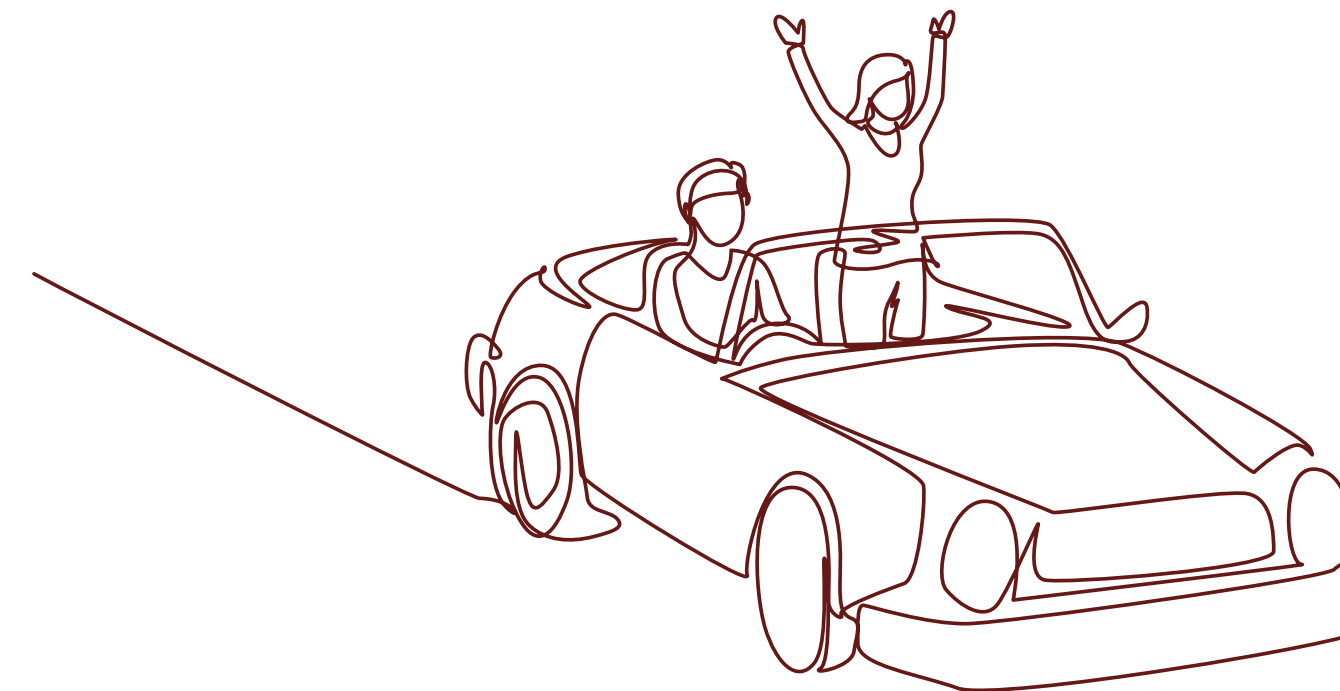
We call it *Eternity Drive* but you wouldn't be wrong in terming it the Digital Highway



Eternity Drive, a 2.8 km long arterial thoroughfare, that traverses the length of The Prestige City from end to end, is the vibrant spinal cord that activates and energizes the community.

More than 60 ft broad, it is lined with amenities designed to make life smooth, convenient and easy.

The magnificent arched entrance of The Prestige City gives you a sense of 'having arrived'. You are greeted by a 45-metre tall flagpole, one of the tallest in Bengaluru, atop which proudly flutters the Tricolour.





Discover *Good Governance* in real life

At The Prestige City central administration office, a professional, highly-qualified management team leverages advanced technologies and systems to ensure that all utilities, facilities and amenities function round the clock without a hitch. In quality of life terms, this means living in a clean, spotless environment where you are in complete harmony with nature.

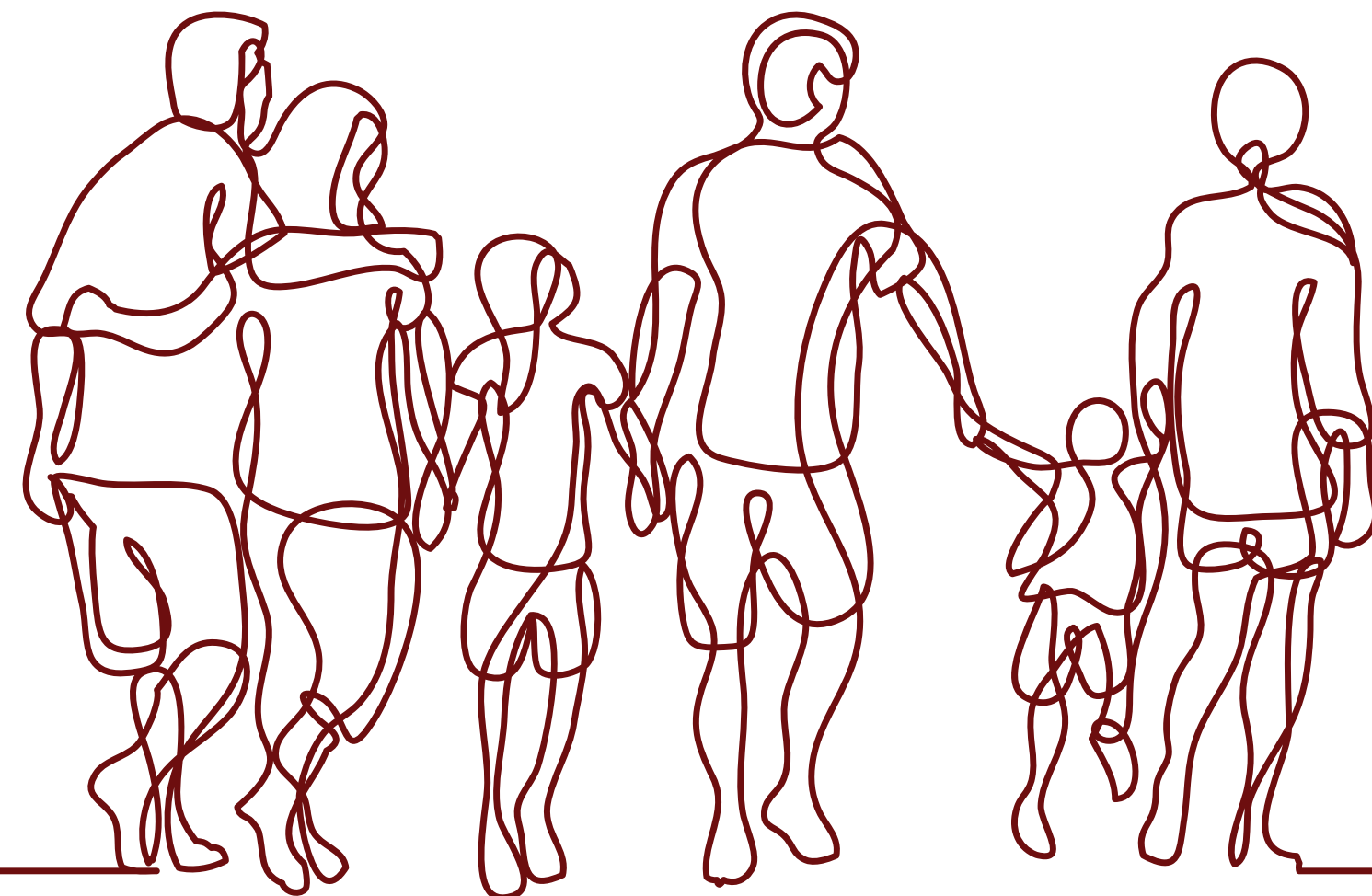
The custom created 'The Prestige City' App enables you to interact with the administration office remotely and get your work done faster and more easily.



*Technology rules.
You relax!*

Homes for Generations

*Live happily ever after
– not the ending of a fairy tale
but the story of your life*



AVALON PARK
@
THE PRESTIGE CITY
SARJAPUR

Elegant two-bed, three-bed, three-bed duplex and four-bed high rise homes.

EDEN PARK
@
THE PRESTIGE CITY
SARJAPUR

Cosy and intimate one-bed and two-bed high rise homes.

ASPEN GREENS
@
THE PRESTIGE CITY
SARJAPUR

Well-planned enclave of independent and semi-detached villas.

GREAT ACRES
CRAFT YOUR OWN STYLE OF LIVING
@
THE PRESTIGE CITY
SARJAPUR

Well-laid plotted development offering villa plots in convenient sizes.

More to come!

GROW UP. GROW OLD. GRACEFULLY.

In the old days, a family lived in the same house over generations. So did the whole community. Bonds between families transcended time and there was a shared sense of belonging. The modern urban family, however, moves house and locality several times as children are born. This disrupts sentiments of friendship and belonging before they can mature and ripen into lifelong emotions.

At The Prestige City you can enjoy the best of both eras. Its diversity of housing options means that you will find the home that you need at every phase, right here.

Compact homes to suit young couples. Larger family apartments. Villas for those who have scaled professional summits. And, villa plots for those who wish to invest for the future or build a home the way they want to.

Welcome Home to

EDEN PARK
@
THE PRESTIGE CITY
SARJAPUR



Artist's impression



Your home at Eden Park is a snug and cosy dwelling that is flush with fresh air and bright with natural light.

You have optimum floor space to plan your life the way you feel most comfortable. And you look out onto the pleasantest of views.

All of which contributes to a great sense of well-being and has been made possible by some creative and astute planning.

Finally, you have a choice of sizes in one-bed and two-bed homes to perfectly suit your need.



So much to do and **NO PRESSURE** to do them. *That's life!*

Life at Eden Park is exactly what you want it to be - filled with activities, fun and excitement, or just a serene and blissful experience. It is replete with myriad ways for you and your family to keep yourselves fit and active, just as it is with spaces to enjoy some precious me-time. In every case you will be enjoying a fulfilled sense of well-being.

Besides, the Eden Park clubhouse places at your service the gamut of indoor leisure and recreational amenities as well.

A M E N I T I E S

- SWIMMING POOL WITH KIDS' POOL • GYMNASIUM • HEALTH CLUB • SPA
- SALON • SQUASH COURTS • BADMINTON COURTS • AEROBICS • YOGA
- INDOOR GAMES ROOM • MINI THEATRE • MULTIPURPOSE HALL • CAFÉ
- CONVENIENCE STORE



Foot Reflexology Zone

Bring good health to heel!



Multisports Court

The games people play- Indulge in all!



Outdoor Dining Zone

Think of it as a fine dining picnic!



Lawn Plaza

The grass is greener on every side!



A M E N I T I E S

- KIDS' PLAY AREA • SENIORS' CORNER • FOOT REFLEXOLOGY
- FITNESS STATION • OUTDOOR GYM
- MULTISPORTS COURT • EVENT LAWN WITH AMPHITHEATER • PARTY ZONE
- LAWN PLAZA • OUTDOOR DINING ZONE • JOGGING PATH

The Prestige City: *Master Plan*

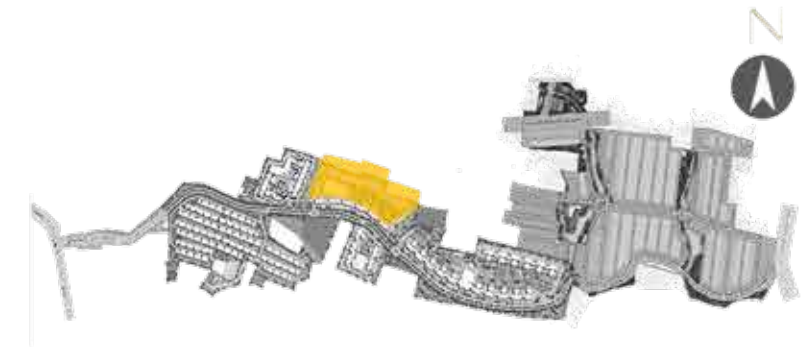




Artist's impression

Master plan

MAYSWOOD, BAYWOOD & OAK GLEN

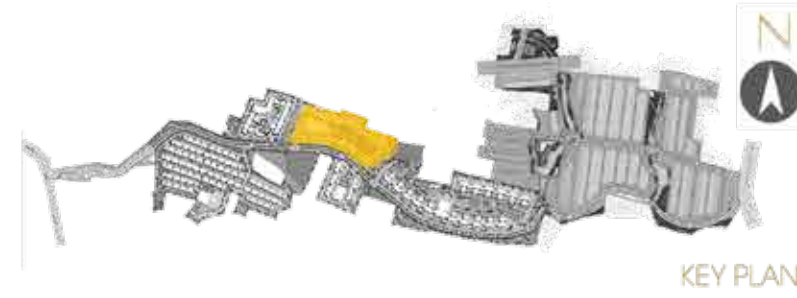


LEGEND

1. ENTRY/EXIT
2. TOWER DROP OFF
3. CLUBHOUSE DROP OFF
4. VISITORS PARKING
5. KIDS' PLAY AREA
6. SENIOR'S CORNER
7. FOOT REFLEXOLOGY
8. WALKING & JOGGING PATH
9. MULTISPORTS COURT
10. FITNESS STATION/OUTDOOR GYM
11. EVENT LAWN WITH AMPHITHEATRE
12. SWIMMING POOL & KIDS' POOL
13. LAWN PLAZA
14. PARTY ZONE
15. OUTDOOR DINING ZONE
16. PAVILION WITH POOL FURNITURE
17. ENTRY RAMP
18. EXIT RAMP
19. SERVICES

Master Numbering Plan

MAYSWOOD, BAYWOOD & OAK GLEN



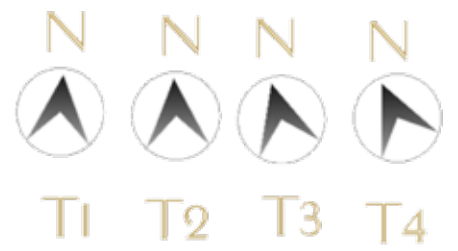
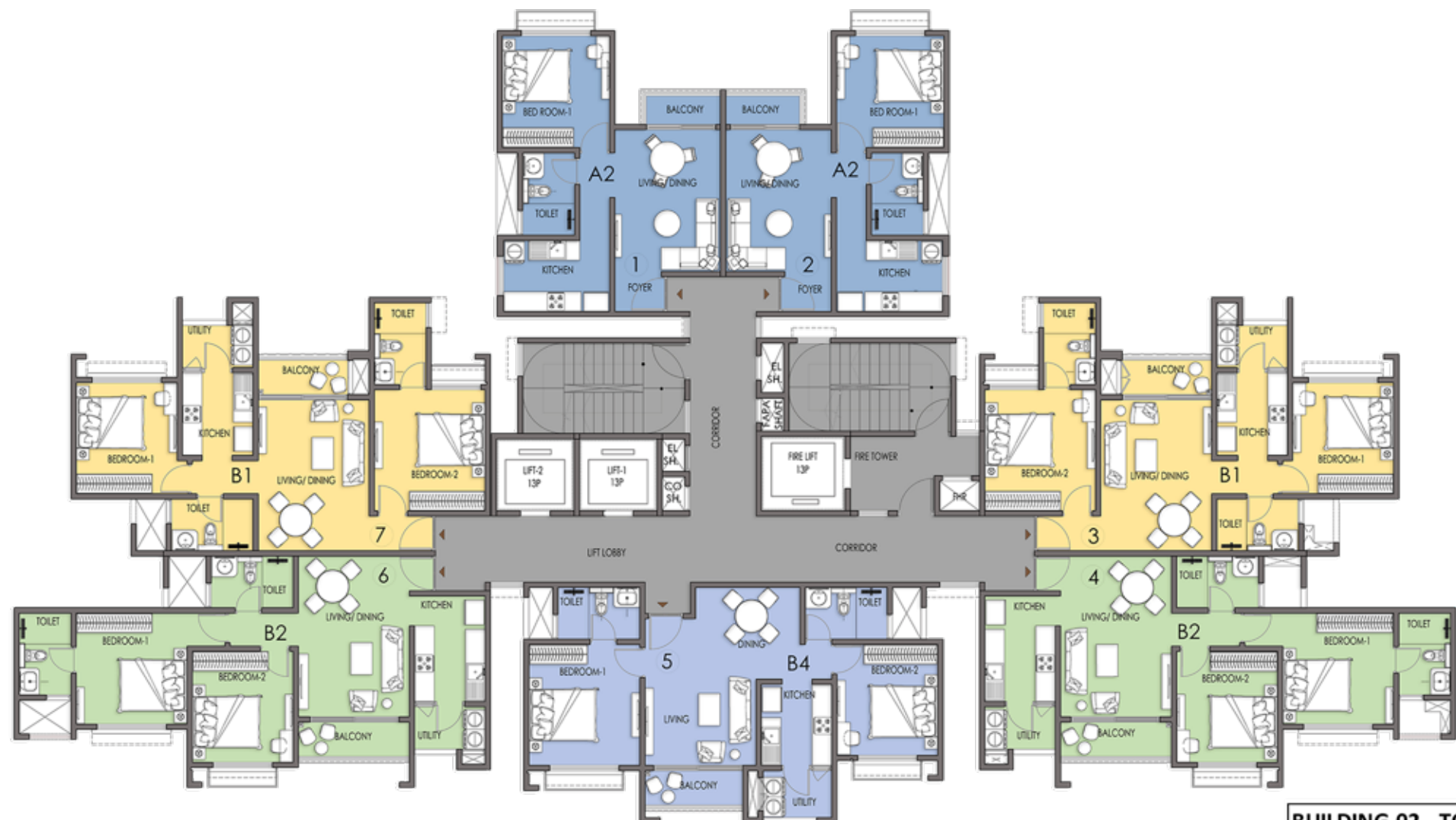
COLOR	TYPE		SALEABLE AREA	
	Unit Type	No. of Bed	Sqm	Sft
Red	A1	1 BED	58.92	634
Blue	A2	1 BED	59.61	642
Yellow	A3	1 BED	59.78	643
Green	A4	1 BED	60.25	649
Light Green	A5	1 BED	61.84	666
Light Yellow	B1	2 BED	87.73	944
Light Green	B2	2 BED	90.17	971
Light Blue	B3	2 BED	90.49	974
Light Blue	B4	2 BED	90.91	979



Artist's impression

Typical Floor Plan

BUILDING - 2 TOWER - 01, 02, 03 & 04
(3rd - 18th Floor & 20th - 28th Floor)



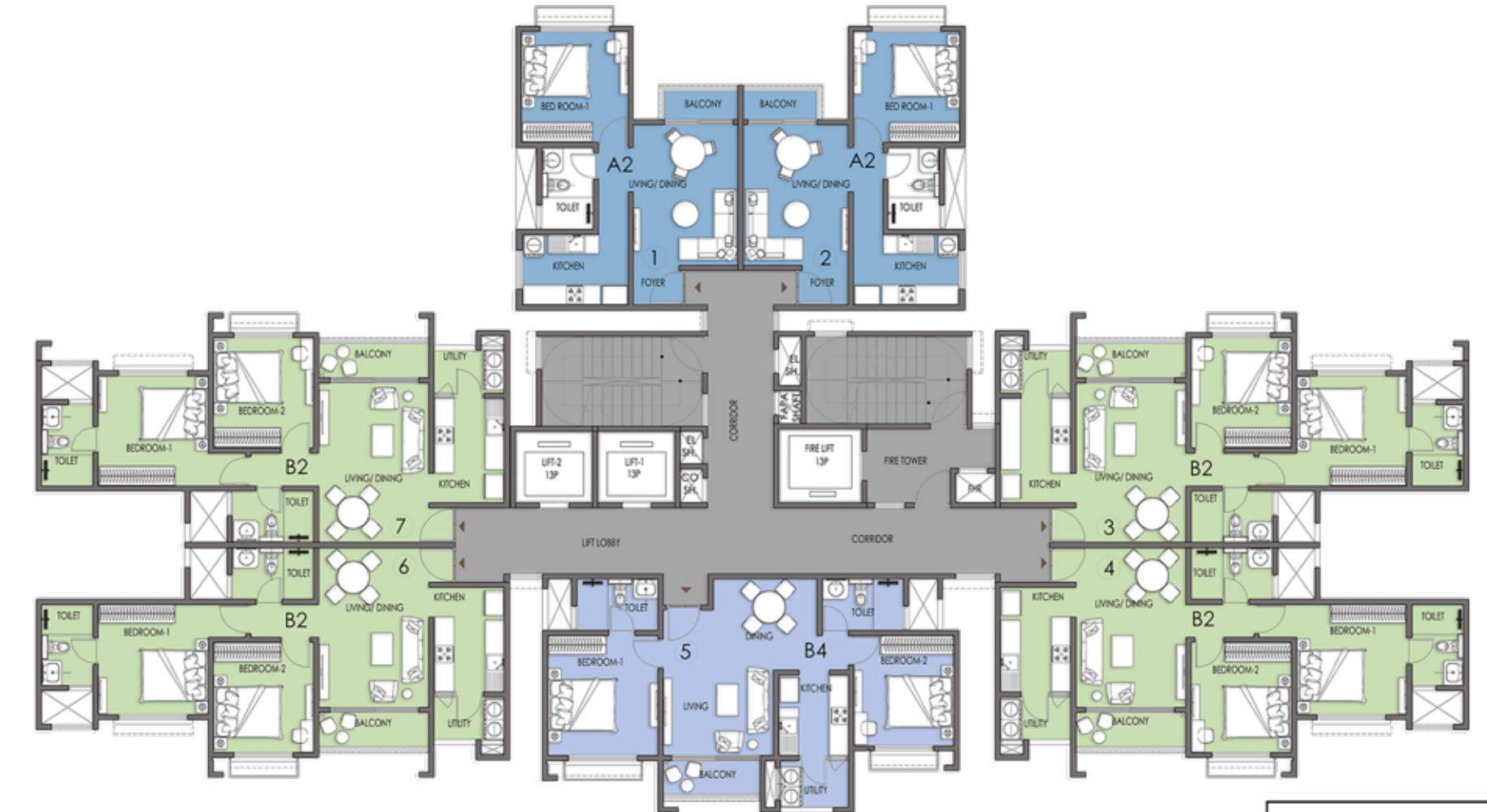
BUILDING-02 - TOWER 1-4				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Blue	A2	1	1 BED	642
Blue	A2	2	1 BED	642
Yellow	B1	3	2 BED	944
Green	B2	4	2 BED	971
Light Blue	B4	5	2 BED	979
Green	B2	6	2 BED	971
Yellow	B1	7	2 BED	944



KEY PLAN

Typical Floor Plan

BUILDING - 2 TOWER - 05
(3rd - 18th Floor & 20th - 28th Floor)



BUILDING-02 - TOWER 5				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Blue	A2	1	1 BED	642
Blue	A2	2	1 BED	642
Green	B2	3	2 BED	971
Green	B2	4	2 BED	971
Light Blue	B4	5	2 BED	979
Green	B2	6	2 BED	971
Green	B2	7	2 BED	971

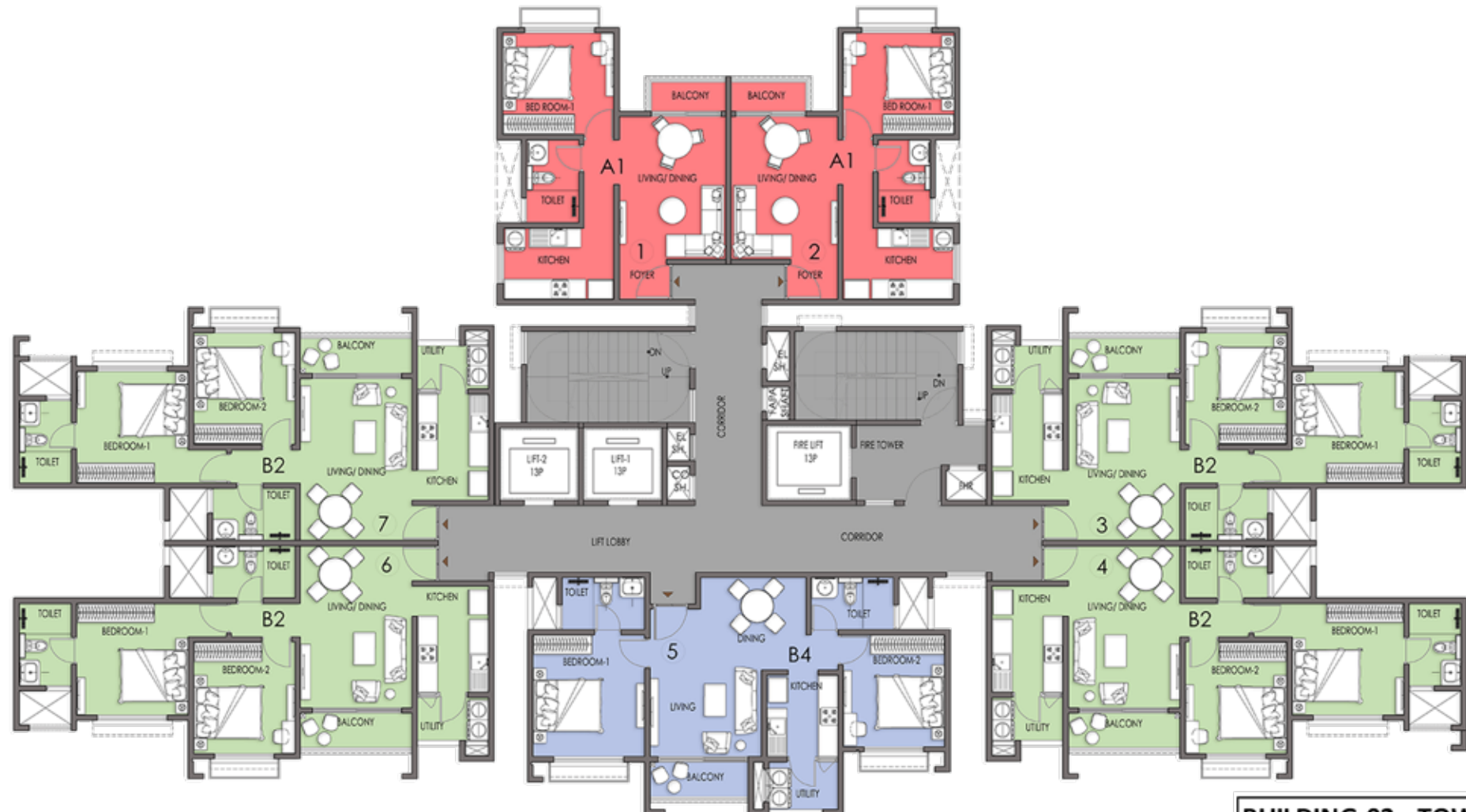


KEY PLAN

Typical Floor Plan

BUILDING - 2 TOWER - 06

(3rd - 18th Floor & 20th - 28th Floor)



BUILDING-02 - TOWER 6				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Red	A1	1	1 BED	634
Red	A1	2	1 BED	634
Green	B2	3	2 BED	971
Green	B2	4	2 BED	971
Blue	B4	5	2 BED	979
Green	B2	6	2 BED	971
Green	B2	7	2 BED	971

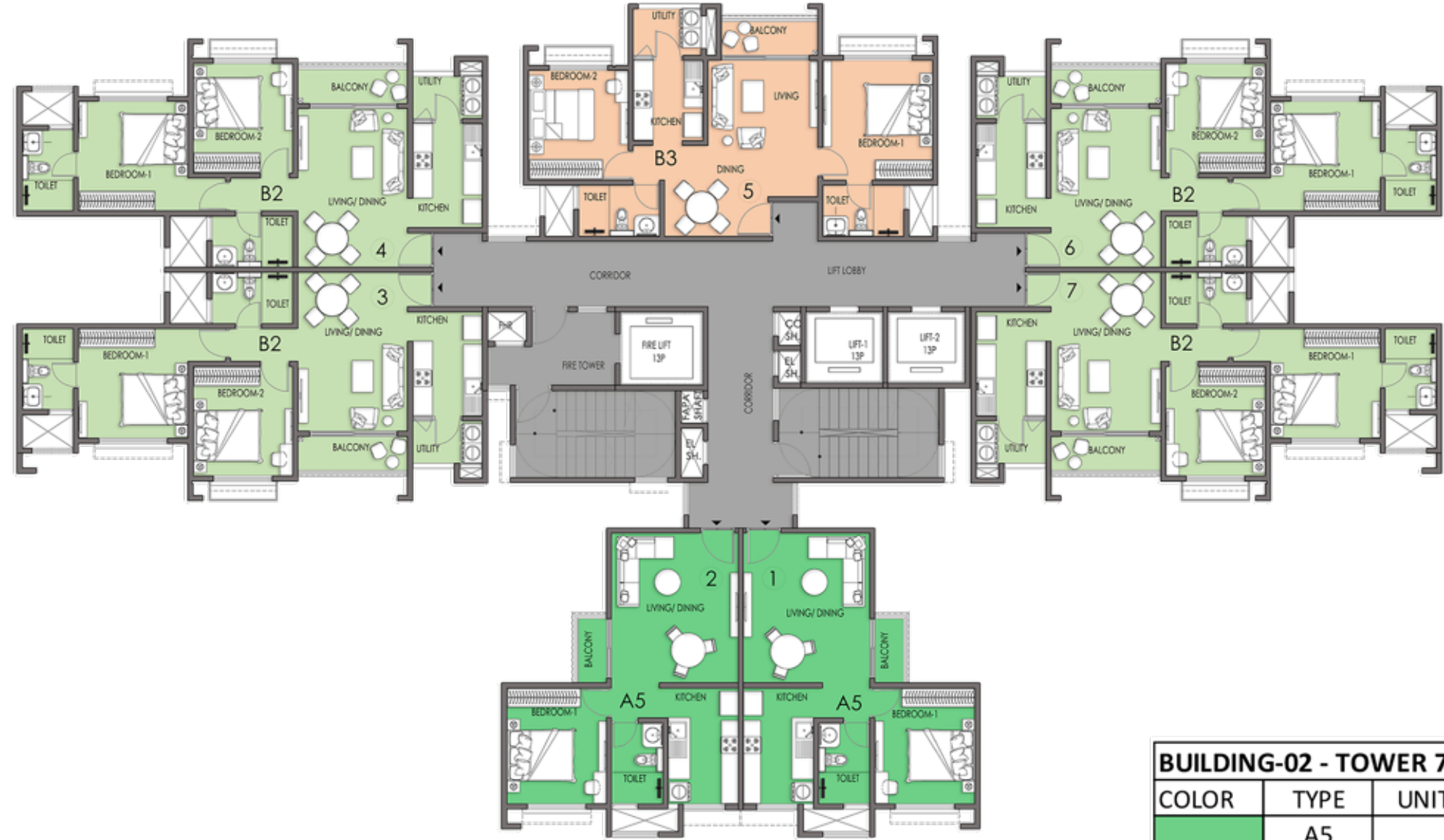


KEY PLAN

Typical Floor Plan

BUILDING - 2 TOWER - 07 & 08

(3rd - 18th Floor & 20th - 28th Floor)



BUILDING-02 - TOWER 7-8				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Light Green	A5	1	1 BED	666
Light Green	A5	2	1 BED	666
Green	B2	3	2 BED	971
Green	B2	4	2 BED	971
Orange	B3	5	2 BED	974
Green	B2	6	2 BED	971
Green	B2	7	2 BED	971



KEY PLAN

Typical Floor Plan

BUILDING - 2 TOWER - 09 & 10
(3rd - 18th Floor & 20th - 28th Floor)



Typical Floor Plan

BUILDING - 3 TOWER - 01
(3rd - 18th Floor & 20th - 28th Floor)



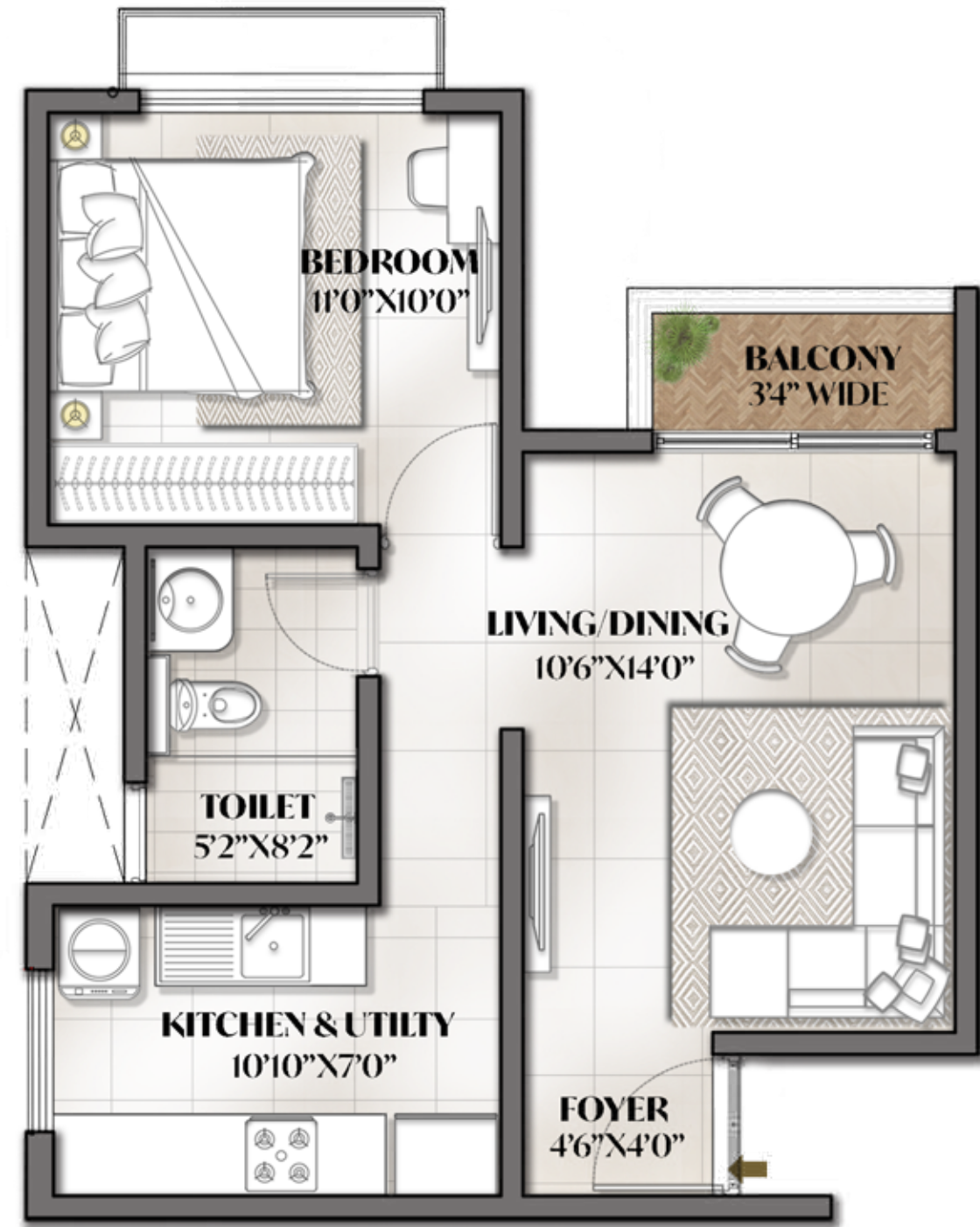
1 Bed

BUILDING - 2 TOWER - 6

TYPE A1

SBA - 634 SQ.FT/58.92 SQ.M

CARPET AREA - 442 SQ.FT/41.05 SQ.M



KEY PLAN



UNIT NO - 1 & 2 (3RD - 28TH FLOOR)

CLUSTER PLAN

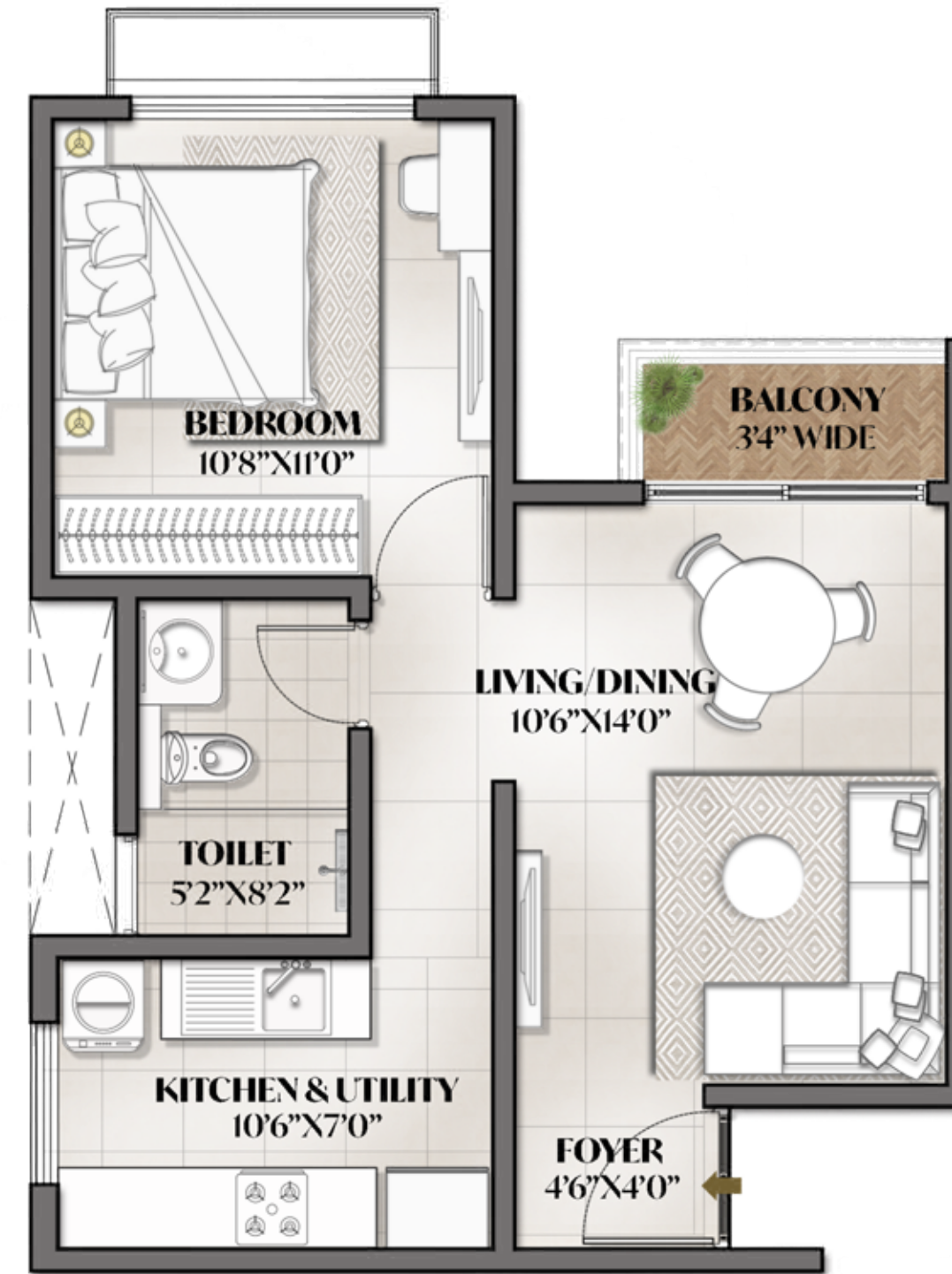
1 Bed

BUILDING - 2 TOWER- 1, 2, 3, 4 & 5

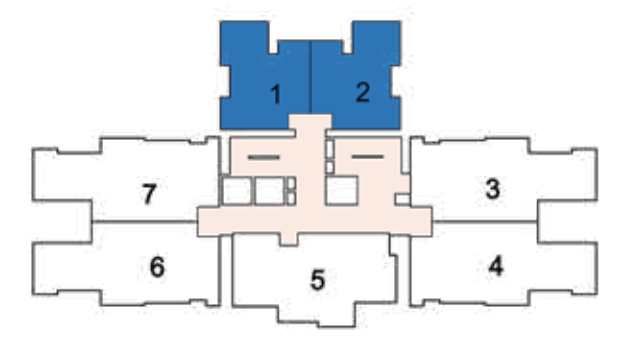
TYPE A2

SBA - 642 SQ.FT/59.61 SQ.M

CARPET AREA - 447 SQ.FT/41.57 SQ.M



KEY PLAN



UNIT NO 1 & 2 (3RD - 28TH FLOOR)

CLUSTER PLAN

1 Bed

BUILDING - 3 TOWER - 1

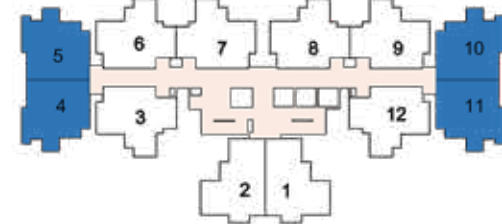
TYPE A3

SBA - 643 SQ.FT/59.78 SQ.M

CARPET AREA - 448 SQ.FT/41.61 SQ.M



KEY PLAN



UNIT NO 4, 5, 10 & 11 (1ST - 28TH FLOOR)

CLUSTER PLAN

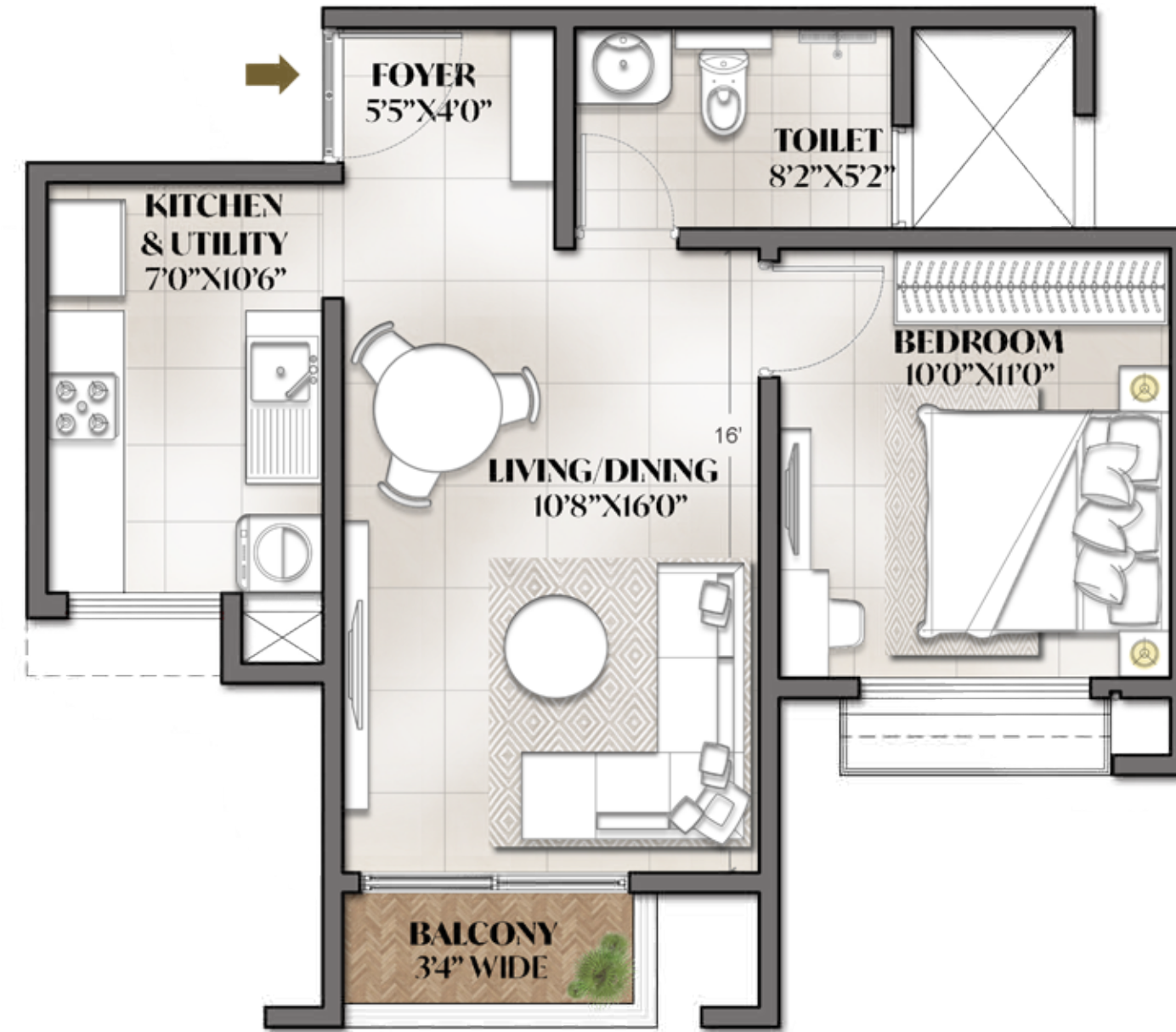
1 Bed

BUILDING - 3 TOWER- 1

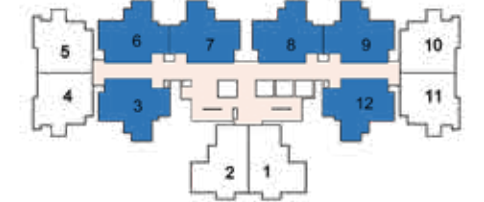
TYPE A4

SBA - 649 SQ.FT/60.25 SQ.M

CARPET AREA - 445 SQ.FT/41.34 SQ.M



KEY PLAN



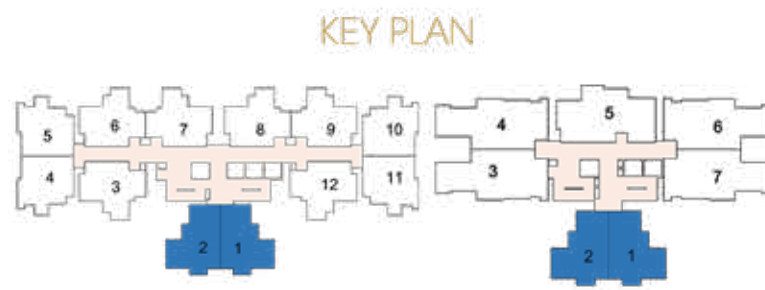
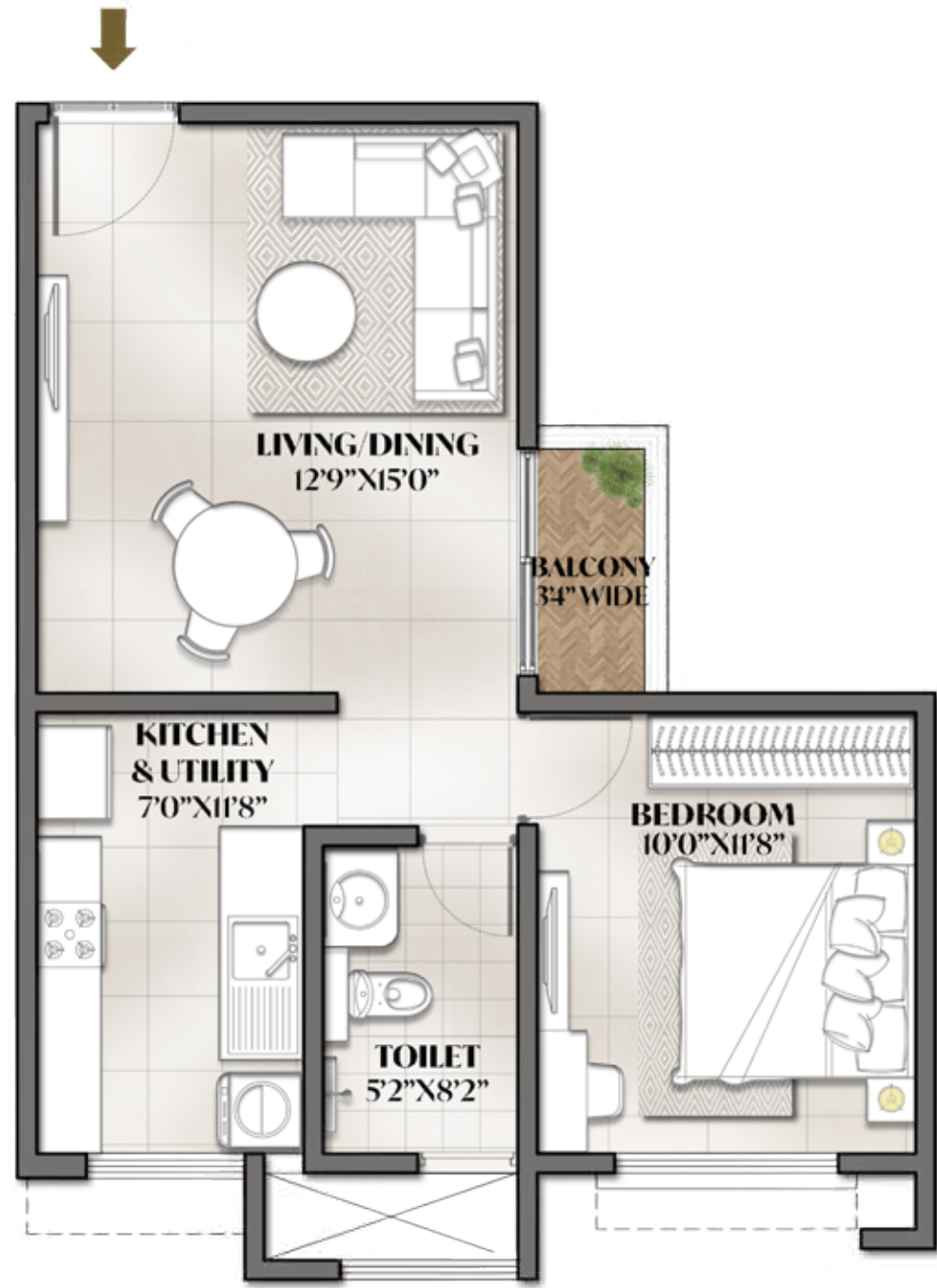
UNIT NO - 6, 7, 8 (2ND - 28TH FLOOR)
 UNIT NO - 9 & 12 (1ST - 28TH FLOOR)
 UNIT NO - 3 (2ND - 18TH FLOOR & 20TH - 28TH FLOOR)

CLUSTER PLAN

1 Bed

BUILDING - 2 TOWER 7, 8, 9 & 10
 BUILDING - 3 TOWER 1

TYPE A5
 SBA - 666 SQ.FT/61.84 SQ.M
 CARPET AREA - 469 SQ.FT/43.55 SQ.M



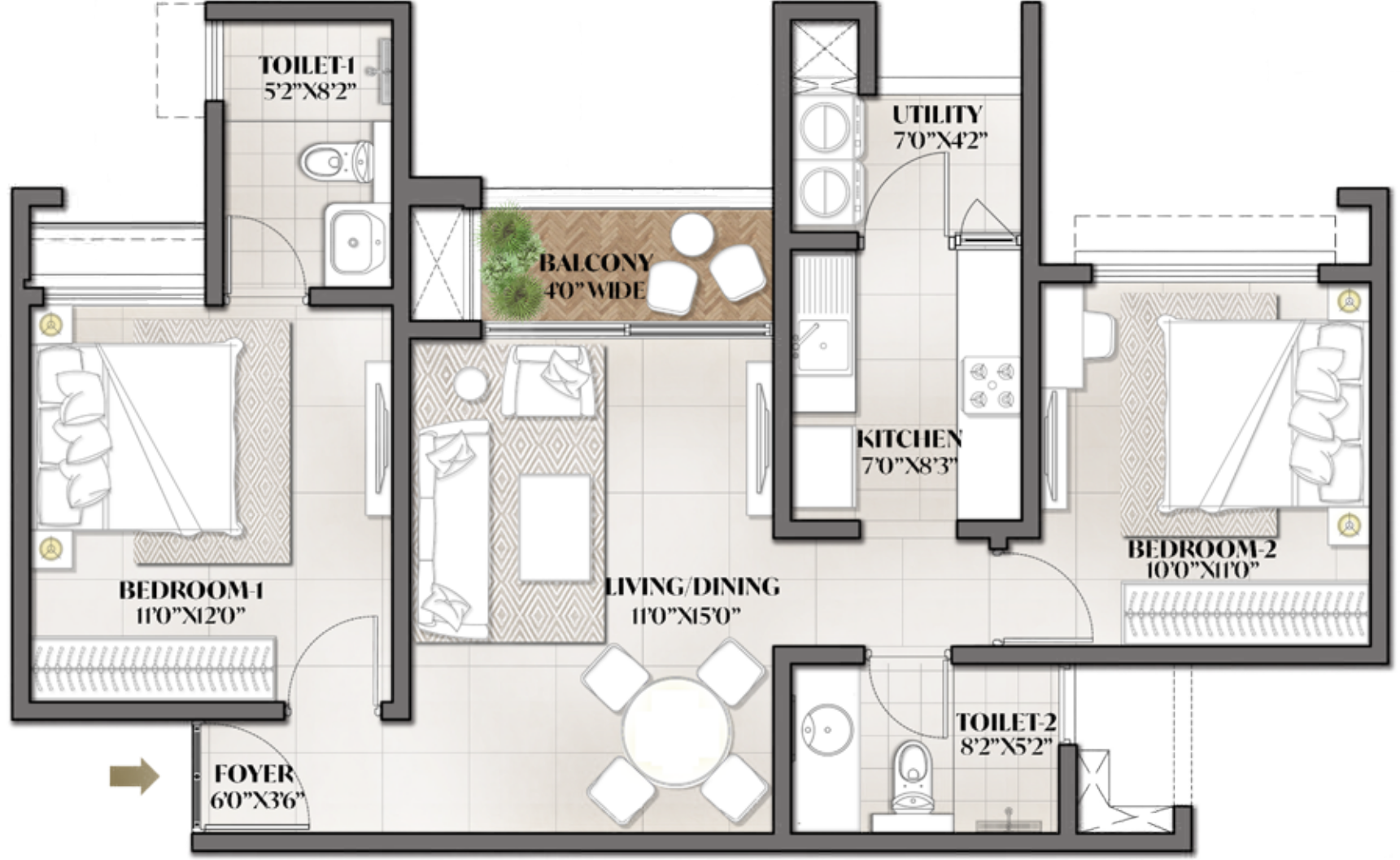
UNIT NO - 1 & 2 (3RD - 28TH FLOOR)

CLUSTER PLAN

2 Bed

BUILDING - 2 TOWER - 1, 2, 3, 4, 9 & 10

TYPE B1
 SBA - 944 SQ.FT/87.73 SQ.M
 CARPET AREA - 625 SQ.FT/58.09 SQ.M



B-2 T-1, 2, 3 & 4

T1 & T3 UNIT NO-3
 (2ND - 18TH FLOOR,
 20TH - 28TH FLOOR)

T2 & T4 UNIT NO-3
 (1ST - 18TH FLOOR,
 20TH - 28TH FLOOR)

T1 & T3 UNIT NO-7
 (1ST - 28TH FLOOR)

T2 & T4 UNIT NO-7
 (2ND - 28TH FLOOR)

B-2 T-9 & 10

T-9 UNIT NO-4
 (1ST - 28TH FLOOR)

T-9 UNIT NO-6
 (2ND - 28TH FLOOR)

T-10 UNIT NO-4
 (2ND - 28TH FLOOR)

T-10 UNIT NO-6
 (1ST - 28TH FLOOR)

CLUSTER PLAN

2 Bed

BUILDING 2 TOWER 1 TO 10

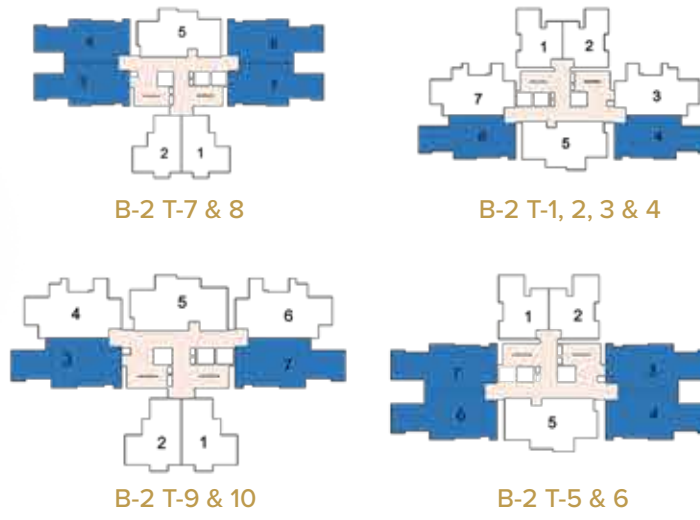
TYPE B2

SBA - 971 SQ.FT/90.17 SQ.M

CARPET AREA - 638 SQ.FT/59.3 SQ.M



KEY PLAN



CLUSTER PLAN

T1 & T3 UNIT NO-6
(1ST - 28TH FLOOR)

T2, T4, T6 & T7 UNIT NO-4
(1ST - 28TH FLOOR)

T5 UNIT NO-4
(2ND - 28TH FLOOR)

T9 UNIT NO-7
(2ND - 28TH FLOOR)

T2 & T4 UNIT NO-6
(2ND - 28TH FLOOR)

T5, T8 & T10 UNIT NO-3
(2ND - 18TH FLOOR & 20TH - 28TH FLOOR)

T5 & T8 UNIT NO-6 & 7
(1ST - 28TH FLOOR)

T10 UNIT NO-7
(1ST - 28TH FLOOR)

T1, T3 & T8 UNIT NO-4
(2ND - 28TH FLOOR)

T6, T7 & T9 UNIT NO-3
(1ST - 18TH FLOOR & 20TH - 28TH FLOOR)

T6 & T7 UNIT NO-6 & 7
(2ND - 28TH FLOOR)

2 Bed

BUILDING - 2 TOWER - 7, 8, 9 & 10

TYPE B3

SBA - 974 SQ.FT/90.49 SQ.M

CARPET AREA - 640 SQ.FT/59.44 SQ.M



KEY PLAN



UNIT NO - 5 (1ST - 28TH FLOOR)

CLUSTER PLAN

2 Bed

BUILDING - 2 TOWER - 1, 2, 3, 4, 5 & 6

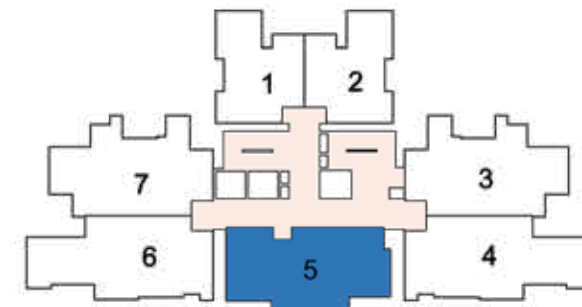
TYPE B4

SBA - 979 SQ.FT/90.91 SQ.M

CARPET AREA - 645 SQ.FT/59.88 SQ.M



KEY PLAN



B-2 T -1,2,3,4,5 & 6

UNIT NO - 5 (1ST - 28TH FLOOR)

CLUSTER PLAN



A Partnership of Thought Leaders

In order to deliver truly premium quality of living, Prestige has chosen to partner with premier architects and design firms to conceptualise Avalon Park and bring it to life.

Architect Hafeez Contractor

RSP

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, which has to its credit over 2500 clients and 7.2 billion square feet of ongoing projects in 100 cities and 5 countries.

RSP Architects is a global architecture and design firm with an enviable design portfolio of over 175 million square feet of offices, over 100,000 homes and over 40 million square feet of landscape.



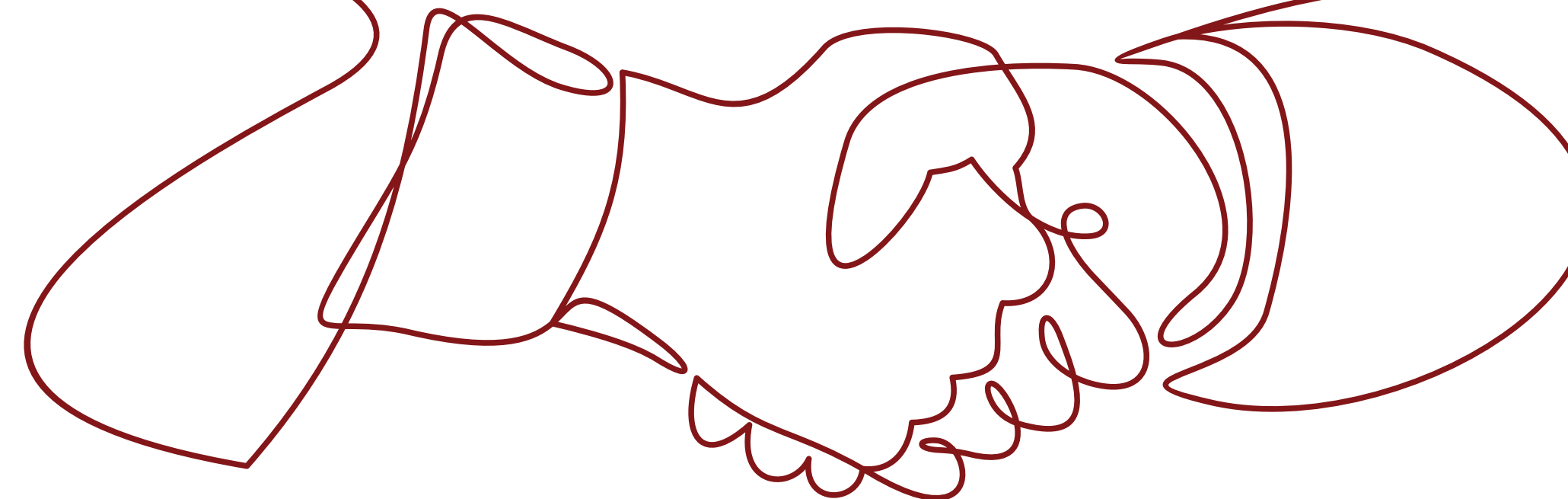
Coopers Hill is a landscape architecture, urban design, landscape masterplanning and masterplanning consultancy, with offices in Singapore, Bangkok, Bali and Shanghai, and an extensive portfolio of landmark projects in over 30 different countries.



AUM is an architecture firm with over 17 years of experience in creating diverse, world-class commercial and residential interior spaces for some of India's best known corporate and real estate brands, using pioneering technology and global design methodologies.



DesignTree is a multi-disciplinary engineering consultancy company specializing in "Fast Track" projects, with over a decade of experience in building large scale residential and commercial projects for India's leading real estate brands.



Specifications

STRUCTURE

- RCC structure

LOBBY

- Elegant lobby flooring in ground floor
- Vitrified tile flooring in basement and upper floor lobby
- Lift cladding in marble/granite as per architect's design
- Service staircase and service lobby in Kota stone/cement tiles on the treads
- All lobby walls will be finished with textured paint and ceilings with 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 tile dado provided along the designated counter length from the floor till a height of 1.5m
- Provision for exhaust fan

TOILETS

- Ceramic tile flooring and on walls up to the false ceiling
- All toilets with counter top wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maid's toilet
- 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 frame in timber and laminated flush shutter
- Internal doors – wooden frames and laminated flush shutters

EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminium frames and sliding shutters for all external doors, or a combination of both wherever required
- UPVC/ Aluminium framed windows with clear glass

PAINTING

- Premium external emulsion on exterior walls
- OBD on all internal walls and ceilings
- Enamel paint on all railings

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided; TV points provided in the living area and all bedrooms
- Telephone points provided in the living area and kitchen only
- 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 will be provided for all common areas and backup for apartments

Frequently asked Questions

1. What is the extent of the project land?

Over an expansive 9.7 acres of land, Eden Park comprises 2217 spacious and well-laid apartments in eleven majestic towers. These high-rise towers which go up to 29 levels above the ground, house 1 Bed and 2 Bed residences. The spine road - Eternity Drive - and the amenities along it will be common for the larger development-The Prestige City and any future development.

2. Who are the Architects/Master Planners of Eden Park?

The architecture firms AHC & RSP are the key designers, the infrastructure consultants are AUM Technologies, the MEP consultants are Design Tree and the landscape consultants are Coopers Hill, Singapore.

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

Eden Park offers 1 bed apartments with sizes between 634 & 666 sft and 2 bed apartments with sizes between 944 & 979 sft.

4. Is there a clubhouse and what are the amenities provided?

Eden Park has a fully equipped clubhouse which includes a swimming pool & kids' pool, gym, health club, spa, salon, badminton courts, squash courts, aerobics, yoga, indoor games room, mini theatre, multipurpose halls, café and convenience store.

5. Is this a phased development and what are the time lines for completion?

The project is a single phase development and is scheduled to be completed by May 2025

6. Is there any differential price based on the floor and orientation of the apartments?

Yes, there is a differential pricing for apartments depending on the floor. In addition, selected apartments will also attract a preferential location charge (PLC).

7. Is the project RERA registered?

Yes the project is registered with Karnataka RERA and the RERA registration number is PRM/KA/RERA/1251/308/PR/211008/004353

8. Who is the sanctioning authority for the development?

Anekal Planning Authority (APA) under the Bangalore Metropolitan Region Development Authority (BMRDA) is the authorised sanctioning authority for this development.

9. Is the title of the property clear?

Legal due diligence has been done. The land is freehold, marketable and free from all encumbrances.

10. Which khata category does the development fall under? Who is the issuing authority?

E-Khata from Yamare Gram Panchayat shall be applicable for this development, post registration of the apartment.

11. How do I book an apartment at Eden Park?

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/DD favouring "Prestige Projects Private Limited" together with required supporting documents.
- Pay all dues/payments in full, without any deductions. Prestige shall deposit TDS as applicable with the relevant authorities on behalf of the customer.

12. What happens thereafter?

On realization of the initial payment of 10% on booking and 10% on allotment, you will be required to issue post-dated cheques (PDCs) for the balance instalments. Agreements will follow thereafter.

13. When do I get a confirmed allotment?

On payment of 20% of the sale value and submission of post-dated cheques for the remaining amount, the allotment will be confirmed.

14. 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

Frequently asked Questions

as mentioned in the payment schedule. In case of a home loan, these PDCs are held with us as collateral and returned at the time of possession.

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/modification will not be possible in the collective interest of the purchasers.

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. The customer will need to register the apartment within 60 days of the date of intimation of registration. The registration will be carried out by the agency/advocate identified by the developer.

18. What is the process of assignment?

Assignment can be done, subject to management discretion, only after the Agreements have been signed, PDCs given, 100% of the sale value has been paid and the new party complies with the terms and conditions of the principal agreement. A transfer fee of Rs.200/- per sft and GST 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. Please note that transfer will be done only when you have no amount due & 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?

Taxes, corpus fund, agreement franking charges, stamp duty, registration charges

and any other statutory fees/charges are additionally payable, as applicable.

GST will be collected along with booking amount and instalments spread till possession.

20. Has Eden Park been approved by banks/housing finance institutions (HFIs) for loans?

Yes we have tied up with 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 Eden Park

The maintenance will be taken care of by a professional property management agency appointed by Prestige. You can rest assured that Eden Park will be cared for by professionals. The charges for the same shall be applicable on a monthly/quarterly basis and paid directly to the maintenance agency. A sum of Rs. 75/sft corresponding to the super built area will be collected as corpus fund. This amount will be deposited in a separate account and the accruals will be used for major expenditure towards repair or upgrade of the complex.

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

Please email us at: edenpark@prestigeconstructions.com. Contact us on Toll Free: 1800-313-0080. Meet us at: Prestige Estates Projects Ltd., 'The Falcon Towers' No 19, Brunton Road, Bangalore – 560025.

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Prestige Estates Projects Limited

Prestige Falcon Towers, No.19, Brunton Road, Bengaluru - 560025, Karnataka, INDIA.

Ph: +91-80-25591080. E-mail: properties@prestigeconstructions.com. www.prestigeconstructions.com

Dubai Sales Office: dubai@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 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.