

AVALON PARK

@

THE PRESTIGE CITY
SARJAPUR

AVALON PARK

at The Prestige City



Come Home to the City

Avalon 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.

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



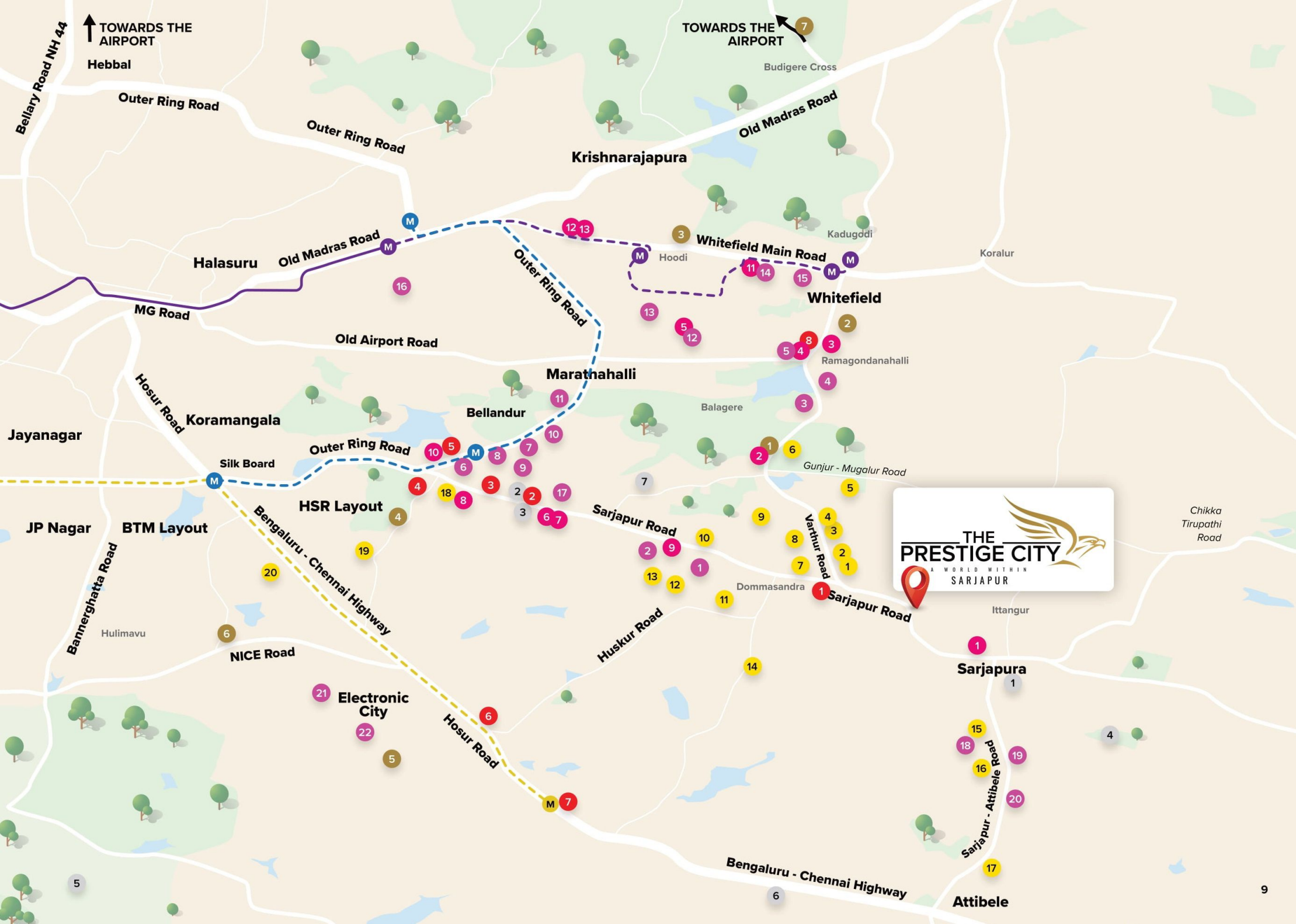
Everywhere is *Ever so Near*

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.





THE PRESTIGE CITY

A WORLD WITHIN

SARJAPUR

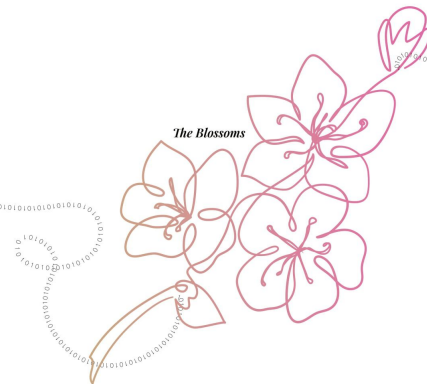
Live where *Nature dances* the *Tango* with Technology



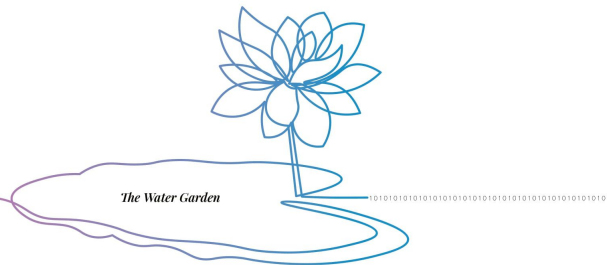
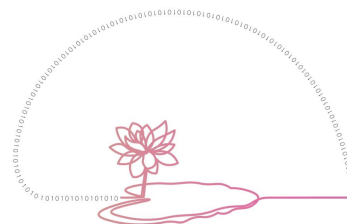
The Palms



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%.

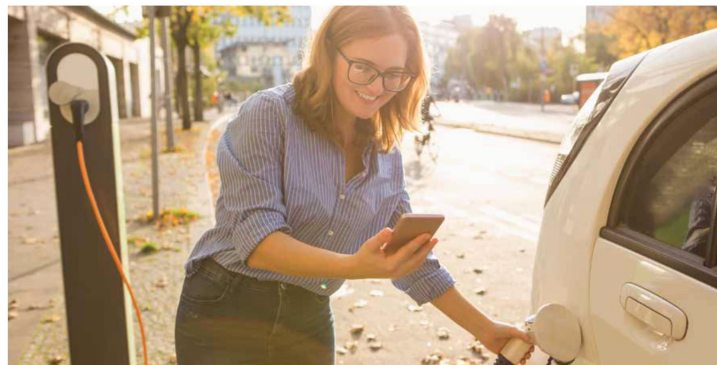
Rainwater harvesting and Sewage Treatment Plants will augment water supply for common purposes like gardening, car washing etc.

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 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 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

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.

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.



Artist's impression

Welcome Home to

AVALON PARK

@

THE PRESTIGE CITY

SARJAPUR

Your home at Avalon Park is a well designed haven that is abundant with natural light and ventilation, thanks to imaginative and intelligent planning.

Open the windows and allow Mother Nature herself to keep your home cool and ventilated. The savings on power aside, there's nothing quite like breathing in fresh air, is there? What's more, look out of any window and you will see a tapestry of green pleasantness.

Finally, you have a choice of sizes and room configurations to perfectly suit your need across three-bed and four-bed homes.

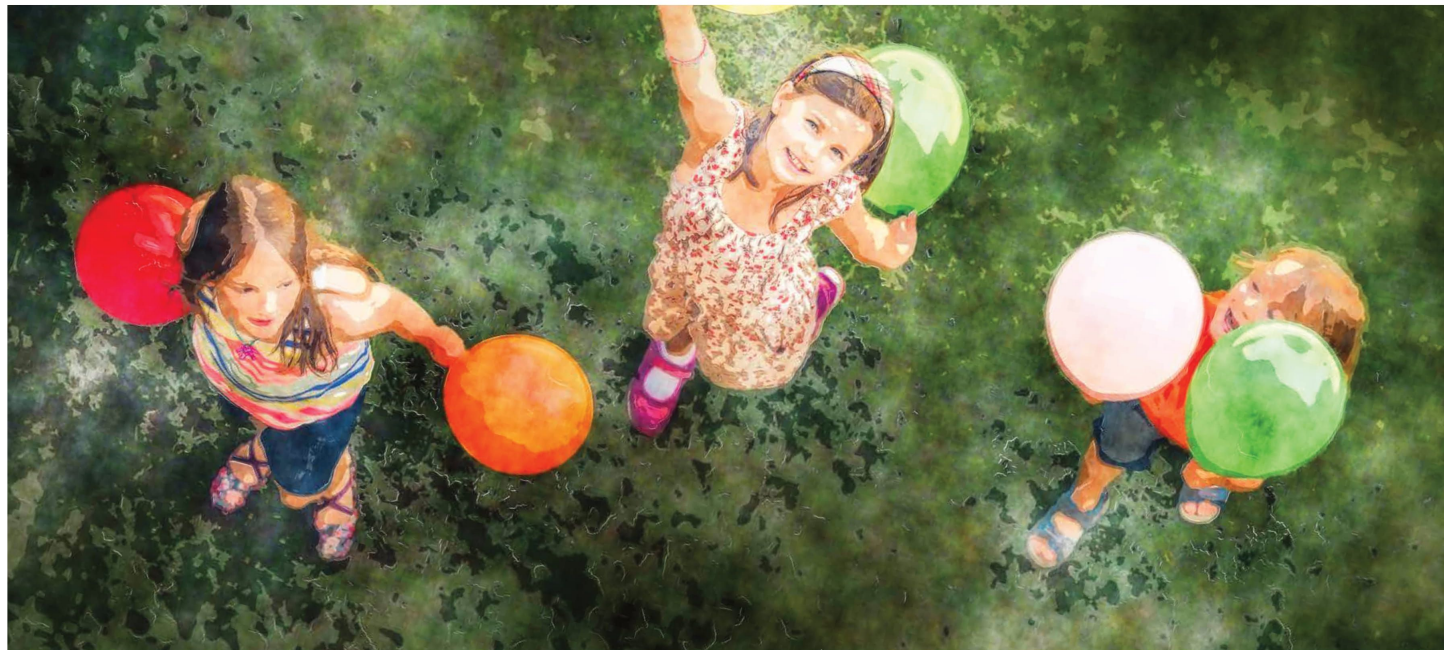


Stay Active.
Stay Fit.
Stay Entertained.
Stay Blessed by Nature.

Avalon Park fosters an active, healthy and fun filled lifestyle. You have an array of facilities to engage in physical activities of your choice and several avenues to stay entertained. The Avalon Park clubhouse offers a range of indoor leisure and recreational amenities. And at every step you will bask in Nature's bounty.

A M E N I T I E S

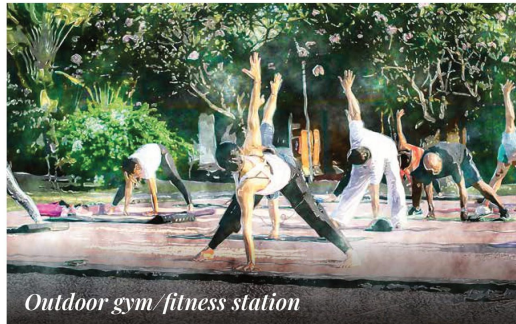
- SWIMMING POOL WITH KIDS' POOL • GYMNASIUM • HEALTH CLUB • SPA • SALON • SQUASH COURT • BADMINTON COURTS
- SNOOKER • TABLE TENNIS • BOARD GAMES • MINI THEATRE
- MULTIPURPOSE HALL • CAFÉ • CONVENIENCE STORE





Seniors' Corner

Seniority has its Privileges!



Outdoor gym/fitness station

Beats the Air-conditioned Gym any day!



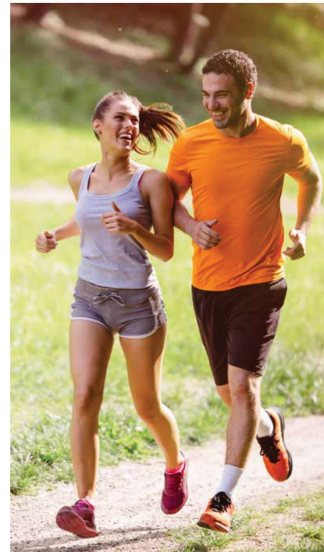
Urban Farming

Experience Farm to Table Goodness at Home!



Event Lawn and Amphitheatre

Where Celebrations are More Special



A M E N I T I E S

- KIDS' PLAY AREA • SENIORS CORNER • WALKING & JOGGING PATH • FITNESS STATION/OUTDOOR GYM
- EVENT LAWN WITH AMPHITHEATRE • URBAN FARMING

The Prestige City: *Master Plan*





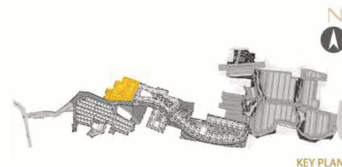
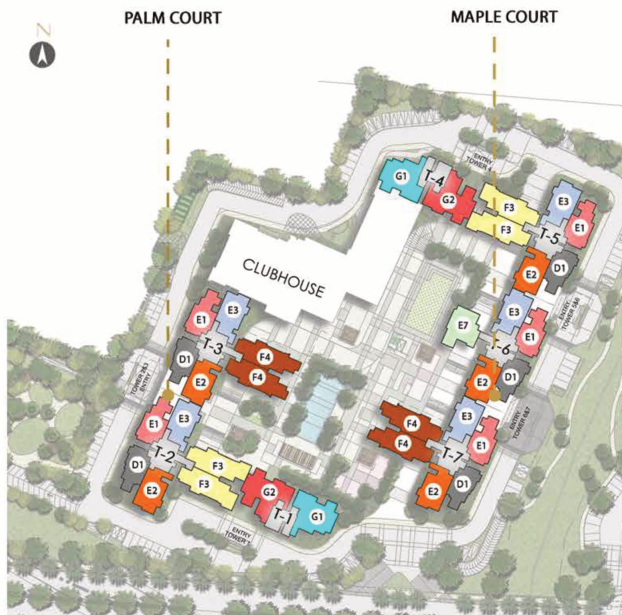
Master plan

PALM COURT & MAPLE COURT



Master Numbering plan

PALM COURT & MAPLE COURT



COLOR	TYPE		SALEABLE AREA	
	Unit Type	No of Bed	Sqm	Sft
	D1	3BED CLASSIC	126.42	1361
	E1	3BED PREMIER	142.71	1536
	E2	3BED PREMIER	148.57	1599
	E3	3BED PREMIER	150.51	1620
	E7	3BED PREMIER	153.91	1657
	F3	3BED ULTIMA	176.31	1898
	F4	3BED ULTIMA	176.31	1898
	G1	4BED	204.74	2204
	G2	4BED	212.78	2290
	D1a	2BED ODD	110.02	1184
	D1b	2BED ODD	125.77	1354
	E1b	2BED ODD	119.35	1285
	E1c	3BED ODD	141.89	1527
	E1d	3BED ODD	137.12	1476
	E2a	2BED ODD	124.95	1345
	E2b	2BED ODD	125.59	1352
	E2c	3BED ODD	142.59	1535
	E3a	2BED ODD	132.86	1430
	D1c	3BED DUPLEX	218.73	2354
	D1d	3BED DUPLEX	224.78	2419



Typical Floor Plan

BUILDING - 1 TOWER - 01
(2nd - 18th Floor & 20th - 27th & 29th Floor)



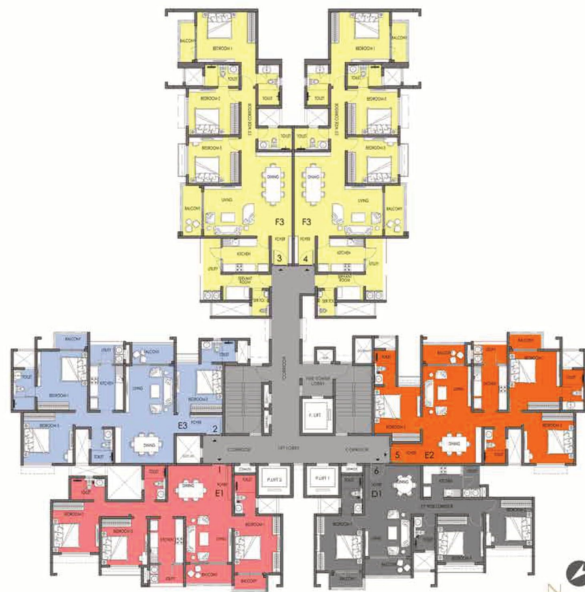
BUILDING-01 - TOWER 1				
COLOR	TYPE	UNIT NO	NO OF BED	SBA/SQ.FT
Light Blue	G1	1	4 BED	2204
Red	G2	2	4 BED	2290



KEY PLAN

Typical Floor Plan

BUILDING - 1 TOWER - 02
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



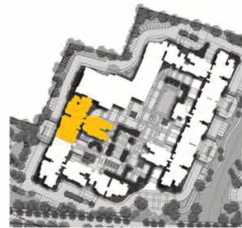
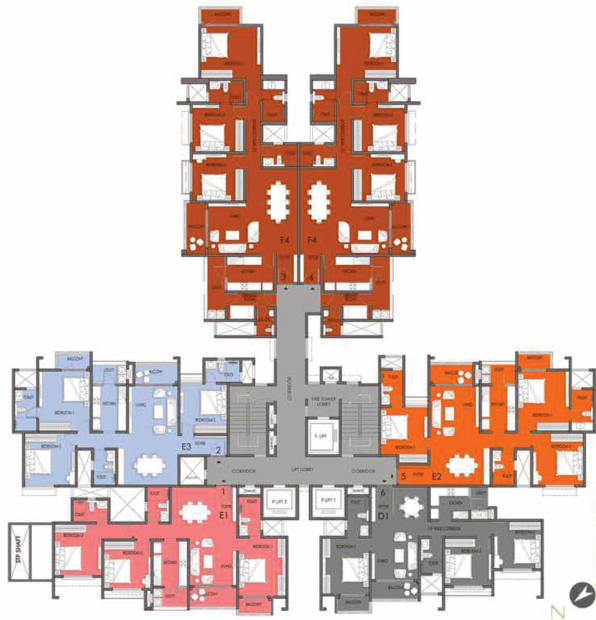
BUILDING-01 - TOWER 2				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Red	E1	1	3BED PREMIER	1536
Blue	E3	2	3BED PREMIER	1620
Yellow	F3	3	3BED ULTIMA	1898
Orange	F3	4	3BED ULTIMA	1898
Orange	E2	5	3BED PREMIER	1599
Grey	D1	6	3BED CLASSIC	1361



KEY PLAN

Typical Floor Plan

BUILDING - 1 TOWER - 03
(2nd - 18th Floor & 20th - 27th & 29th Floor)



KEY PLAN



BUILDING-01 - TOWER 3				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Red	E1	1	3BED PREMIER	1536
Blue	E3	2	3BED PREMIER	1620
Dark Red	F4	3	3BED ULTIMA	1898
Dark Red	F4	4	3BED ULTIMA	1898
Orange	E2	5	3BED PREMIER	1599
Grey	D1	6	3BED CLASSIC	1361

Typical Floor Plan

BUILDING - 1 TOWER - 04
(2nd - 18th Floor & 20th - 27th & 29th Floor)



KEY PLAN

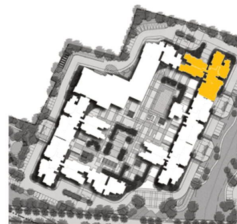


BUILDING-01 - TOWER 4				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Light Blue	G1	1	4 BED	2204
Red	G2	2	4 BED	2290



Typical Floor Plan

BUILDING - 1 TOWER - 05
(2nd - 18th Floor & 20th - 27th & 29th Floor)



KEY PLAN



BUILDING-01 - TOWER 5				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Grey	D1	1	3BED CLASSIC	1361
Orange	E2	2	3BED PREMIER	1599
Yellow	F3	3	3BED ULTIMA	1898
Yellow	F3	4	3BED ULTIMA	1898
Blue	E3	5	3BED PREMIER	1620
Red	E1	6	3BED PREMIER	1536



Typical Floor Plan

BUILDING - 1 TOWER - 06
(2nd - 18th Floor & 20th - 27th & 29th Floor)



KEY PLAN

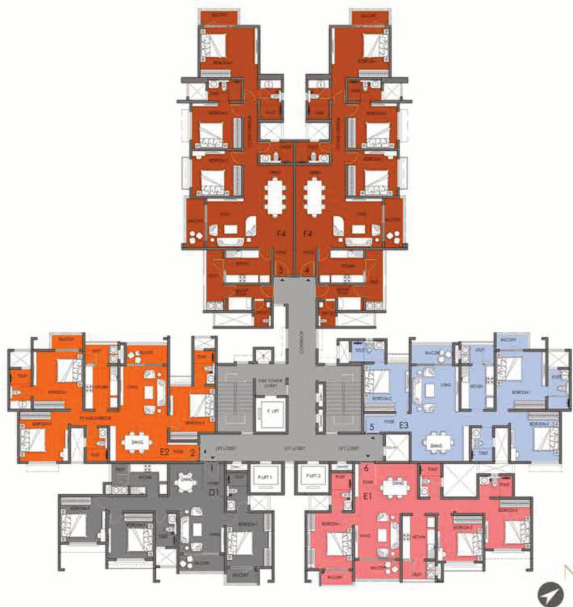


BUILDING-01 - TOWER 6				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Grey	D1	1	3BED CLASSIC	1361
Orange	E2	2	3BED PREMIER	1599
Green	E7	3	3BED PREMIER	1657
Blue	E3	4	3BED PREMIER	1620
Red	E1	5	3BED PREMIER	1536



Typical Floor Plan

BUILDING - 1 TOWER - 07
(2nd - 18th Floor & 20th - 27th & 29th Floor)



BUILDING-01 - TOWER 7				
COLOR	TYPE	UNIT NOS	NO OF BED	SBA/SQ.FT
Grey	D1	1	3BED CLASSIC	1361
Orange	E2	2	3BED PREMIER	1599
Dark Red	F4	3	3BED ULTIMA	1898
Dark Red	F4	4	3BED ULTIMA	1898
Blue	E3	5	3BED PREMIER	1620
Red	E1	6	3BED PREMIER	1536



KEY PLAN

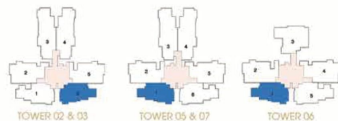
TYPE D1
SBA - 1361 SQ.FT/ 126.42 SQ.M
CARPET AREA - 904 SQ.FT/ 83.95 SQ.M

3 Bed Classic

BUILDING - 1 TOWER - 02, 03, 05, 06 & 07



KEY PLAN



T - 5, 6 & 7 UNIT NO - 1 (2ND - 29TH FLOOR)
T - 3 UNIT NO - 6 (2ND - 29TH FLOOR)
T - 2 UNIT NO - 6 (1ST - 29TH FLOOR)

CLUSTER PLAN

3 Bed Premier

BUILDING - 1 TOWER - 02, 03, 05, 06 & 07

TYPE E1

SBA- 1536 SQ.FT/142.71 SQ.M

CARPET AREA- 1029 SQ.FT/ 95.58 SQ.M



KEY PLAN



CLUSTER PLAN

T - 02 & 3 UNIT NO - 1 (2ND - 29TH FLOOR)
 T - 05 & 07 UNIT NO - 6 (2ND - 29TH FLOOR)
 T - 06 UNIT NO - 5 (2ND - 29TH FLOOR)

TYPE E2
 SBA- 1599 SQ.FT/148.57 SQ.M
 CARPET AREA- 1077 SQ.FT/100.05 SQ.M

3 Bed Premier

BUILDING - 1 TOWER - 02, 03, 05, 06 & 07



KEY PLAN



CLUSTER PLAN

T - 02 UNIT NO - 5
 (1ST - 18TH FLOOR, 20TH - 27TH & 29TH FLOOR)
 T - 03 UNIT NO - 5
 (2ND - 18TH FLOOR, 20TH - 27TH & 29TH FLOOR)
 T - 05 & 06 UNIT NO - 2
 (2ND - 18TH FLOOR, 20TH - 27TH & 29TH FLOOR)
 T - 07 UNIT NO - 2
 (1ST - 18TH FLOOR, 20TH - 27TH & 29TH FLOOR)

3 Bed Premier

BUILDING - 1 TOWER - 02, 03, 05, 06 & 07

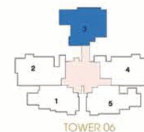
TYPE E3
SBA- 1620 SQ.FT/ 150.51 SQ.M
CARPET AREA- 1088 SQ.FT/ 101.04 SQ.M



- T - 02 UNIT NO - 2 (2ND - 29TH FLOOR)
- T - 03 UNIT NO - 2 (1ST - 29TH FLOOR)
- T - 05 UNIT NO - 5 (GF - 29TH FLOOR)
- T - 07 UNIT NO - 5 (2ND - 29TH FLOOR)
- T - 06 UNIT NO - 4 (2ND - 29TH FLOOR)

CLUSTER PLAN

TYPE E7
SBA- 1657 SQ.FT/ 153.91 SQ.M
CARPET AREA- 1112 SQ.FT/ 103.33 SQ.M



UNIT NO - 3 (2ND - 29TH FLOOR)

CLUSTER PLAN

3 Bed Premier

BUILDING - 1 TOWER - 06

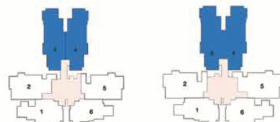
3 Bed Ultima

BUILDING - 1 TOWER - 02 & 05

TYPE F3
SBA- 1898 SQ.FT/176.31 SQ.M
CARPET AREA- 1252 SQ.FT/116.34 SQ.M



KEY PLAN



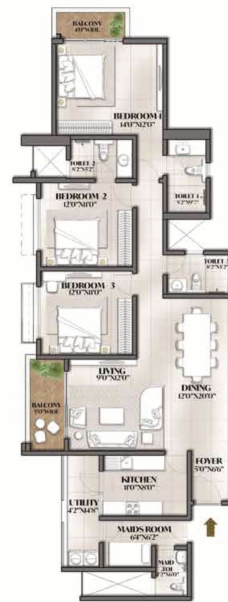
TOWER 02 TOWER 05
UNIT NO - 3 & 4 (2ND - 29TH FLOOR)

CLUSTER PLAN

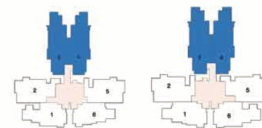
TYPE F4
SBA- 1898 SQ.FT/176.31 SQ.M
CARPET AREA- 1252 SQ.FT/116.34 SQ.M

3 Bed Ultima

BUILDING - 1 TOWER - 03 & 07



KEY PLAN



TOWER 03 TOWER 07
UNIT NO - 3 & 4 (2ND - 29TH FLOOR)

CLUSTER PLAN

4 Bed

BUILDING - 1 TOWER - 01 & 04

TYPE G1
SBA- 2204 SQ.FT/204.74 SQ.M
CARPET AREA- 1490 SQ.FT/138.46 SQ.M



KEY PLAN



CLUSTER PLAN

T - 01 UNIT NO- 1 (GF - 29TH FLOOR)
 T - 04 UNIT NO- 1 (3RD - 29TH FLOOR)

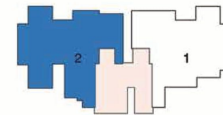
4 Bed

BUILDING - 1 TOWER - 01 & 04

TYPE G2
SBA- 2290 SQ.FT/212.78 SQ.M
CARPET AREA- 1538 SQ.FT/142.85 SQ.M



KEY PLAN



CLUSTER PLAN

T - 01 & 04 UNIT NO - 2 (2ND - 29TH FLOOR)



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**

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

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

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 6.8 acres of land, Avalon Park comprises 950 spacious and well-laid apartments in seven majestic towers. These high-rise towers which go up to 29 levels above the ground, house 3 bed and 4 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 Avalon 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?

Avalon Park offers 3 bed apartments of various configurations with sizes between 1361 & 1898 sft and 4 bed apartments with sizes between 2204 & 2290 sft.

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

Avalon Park has a fully equipped clubhouse which includes a swimming pool & kids' pool, gym, health club, spa, salon, badminton courts, squash court, snooker, mini theatre, board games, table tennis, multipurpose halls, convenience store, café and creche.

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 February 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/210928/004316

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 Avalon 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 the 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 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.

Frequently Asked Questions

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 sq.ft 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 Avalon 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 Avalon Park?

The maintenance will be taken care of by a professional property management agency appointed by Prestige. You can rest assured that Avalon 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: avalonpark@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.