



FAQ's

1. What is Prestige Valley Crest all about and where is it located?

PrestigeValley Crestis located at Bejai Main Road near Bejai Museum in the heart of Mangalore city. This is a residential development spread over approximately 4.78 acre area with 510 exclusive apartments offering views of the city and the Arabian Sea.

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

Prestige Valley Crest consists of 1, 2, 2.5 and 3 bedroom apartments.

Bedroom	Area (Sqft)
1	677- 698
2	1196 -1376
2.5	1410 -1447
3	1625 -1713

3. What are the amenities provided at Prestige Valley Crest?

A fully equipped clubhouse with a Gymnasium, Steam Sauna, Swimming Pool, Aerobics Room, Badminton Court, Table Tennis, Squash Court, Reading Room, Children's Play Area, Mini Theatre and a multi-purpose Party Hall

4. How do I book my home at Prestige Valley Crest?

- Identify your apartment
- Fill out the booking application form
- Pay by cheque/DD

The booking amount is 20% of sale value including car park

5. What happens thereafter?

You will be required to issue post-dated cheques (PDCs) for the remaining amount within 30 days against which a formal letter of allotment will be issued. Agreements will follow after completion of allotment process.

6. When do I receive 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.

7. Can I make a 100% down payment?

Yes. This offer is applicable for a limited period only, please check with the sales team for more details.

8. 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.

The schedule of payment is on a time bound basis as mentioned in the payment schedule.

9. 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, 1% of the sale value will be forfeited before agreements and 15% of the sale value will be forfeited after agreements as cancellation fee and the balance will be returned without interest.

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

Construction will commence in the month of May 2016 and your new home will welcome you by the December 2019.

11. 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.



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12. What about car parking space?

We can provide one car parking space for every 1, 2 and 2.5 bedroom apartment. Whilst we can provide two car parking spaces for every 3 bedroom apartment. Additional car parking requests can be taken up towards project completion.

13. Is the title of the property clear?

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

14. Has Mangalore Corporation sanctioned the plans?

Yes, the development plan has been sanctioned by Mangalore City Corporation.

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

The agreements need to be signed are Agreement to Sell and Agreement to Construction, followed by a Sale Deed.

16. 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.

17. What is the process of assignment?

Assignment can be done only after the Agreements have been signed, PDCs given and the new party complying with the terms and conditions of the principal agreement. If you have availed a loan then you have to also retrieve and hand over to Prestige all letters and documents issued by Prestige to the bank/housing finance institution. Requests

for assignments will be accepted only after 20% of the sale value and 5 instalments payments are paid as per the payment schedule.

18. What are the additional amounts to be paid?

MESCOM and Sanitary Charges, VAT, Service Tax, Sinking Fund, Piped gas, Advance maintenance charges, Khata assessment charges, Generator charges, Registration charges and any other charges are payable at the time of possession based on the then prevailing laws/regulations. 100 percent power back up may be provided for all units at an additional cost.

19. Has Prestige Valley Crest been approved by banks/housing finance institutions (HFIs) for loans?

Yes. Leading HFIs have approved the development and will extend loans to customers based on their specified criteria.

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

It is your responsibility to ensure timely disbursement of instalments from HFIs and no demand will be made by us to the HFIs for the same. To facilitate smooth payments, customers are required to issue a consent letter. Post-dated cheques handed over for the instalments will be returned on receipt of the payment from the HFI.

21. Who will take care of the maintenance of Prestige Valley Crest?

The maintenance will be taken care of by Prestige Property Management & Services. Now you can rest assured that Prestige Valley Crest will be cared for by professionals.

22. What is the scheme for maintenance?

The scheme for maintenance is as under:

- A sum of Rs.60/- per sq ft will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of your



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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/- per sq ft corresponding to the super built area will be collected as sinking fund. This amount will be deposited in an Escrow account and the accruals will be used for major expenditure.

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

Please email us at: mangalore@prestigeconstructions.com or meet us at: Prestige Estates Projects Ltd, The Forum Fiza Mall, 4th Floor, Pandeshwar Road, Mangalore – 575001. Ph+ 91-824-6661521/22/23

SPECIFICATIONS

STRUCTURE:

- RCC Framed structure with cement blocks for all walls where needed.
- Lobby

Elegant ground floor lobby flooring and wall cladding in granite/marble. Upper floors lobby flooring in vitrified tiles and lift cladding in marble /granite. All lobby walls works in texture paint and ceilings in distemper. Service staircase and service lobby in Kota with texture paint on walls.

- Lifts

Lifts in all blocks of suitable size and capacity.

- Apartment flooring

Vitrified tiles in the foyer, living, dining, corridors and all bedrooms. Balconies in anti-skid ceramic tiles.

- Kitchen

Ceramic/ vitrified tile flooring. Ceramic tile dado for 2 feet over the granite counter.

Single bowl, single drain steel sink with CP tap. Ceramic / vitrified tiled flooring and ceramic dado in the utility.

- Toilets

Anti-Skid ceramic tiles for flooring. Ceramic tiles on walls.

- Master Toilets

Granite counter with ceramic wash basin in the Master toilet and pedestal wash basins in all other toilets. EWC's and chrome plated fittings. Single Lever tap and CP shower mixer. Geysers in all toilets except the maids toilet. Suspended pipelines in toilets concealed within the grid false ceiling

- External Doors and windows

Main door – 8 feet high opening with pre moulded flush shutter and frame in wood, polished on both sides. Other internal Doors – 7 feet with wooden frames and flush shutters. External Door – Aluminium / UPVC frames and sliding / operable shutters. 3 track aluminium / UPVC framed windows with clear glass and provision for mosquito mesh shutters. MS designer grill, enamel painted for ground floor apartments only.

- Painting

External walls with Cement/ Texture paint. Internal walls railings and ceilings in distemper. All railings in enamel paint.

- Electrical

All electrical wiring is concealed with PVC insulated copper wires with modular switches.

- Sufficient power outlets and light points provided.

Electrical Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided for.

2.4 KW power will be provided for a single bed apartment.

4 KW power will be provided for a double bed and double bed plus study apartment.

6.4 KW power will be provided for a three bed apartment.

TV and telephone points provided in the living area and all bedrooms.

Split AC provisions in the living and all bedrooms.

ELCB and individual meters will be provided for all apartments.

- Security System

Security cabins at all entry / exits with peripheral CCTV coverage.

- DG Back Up

Generator will be provided for all common services. 100% backup power for all apartments will be provided at an additional cost.

- Amenities

A fully equipped clubhouse with a swimming pool, gymnasium, jogging track, squash court, badminton court, table tennis room, indoor games room, theatre, library, party hall, steam/sauna and children's' play area amidst aesthetically landscaped greens.