

PRESTIGE VAISHNAOI

Rainbow Waters

LIVING BY THE LAKE

RAIDURG

LAKEFRONT LIVING
AT ITS FINEST



RERA Reg No.: P02400006240

Artist's Impression



Artist's Impression



LUXURY BY THE LAKE

Discover a living experience like none other in Hyderabad.

Discover exquisite luxury by the lakefront at Prestige Vaishnavi Rainbow Waters.

A brilliantly planned community of 150 four-bed and duplex high rise homes that offer sweeping unobstructed views of the picturesque Malkam Cheruvu, West Hyderabad's most beautiful landmark.

Read on and explore the finest of opulent residences in the city.

LOCATED FOR CONVENIENCE

Raidurgam, where Prestige Vaishnai Rainbow Waters is located, is a premium neighbourhood that is within quick and easy reach of all prominent spots in the city. It is surrounded by commercial hubs with excellent road connectivity, and superior civic infrastructure. You will find everything you need to live a comfortable and trouble free life within easy driving distance, and commuting is smooth and fast.



Drive times to major locations:

- **CBD Area** (Raheja Mindspace, Ascends IT Park, Financial District, Gachibowli) – **5 mins**
- **Outer Ring Road** – **5mins**
- **Rajiv Gandhi International Airport** – **35mins**
- **Schools** - Delhi Public School, Oakridge International School, The Shri Ram Universal School, Keystone International School, Jubilee Hills Public School & Bharatiya Vidya Bhavan's Public School.
- **Hospitals** - KIMS Hospital, Care Hospital, Rainbow Children's Hospital & AIG Hospital,
- **Shopping & Entertainment** - Inorbit Mall, Preston Mall, Sarath City Capital Mall and IKEA
- **Business & IT Parks** - NSL Divyasree Orion, Sattva Knowledge Park, Microsoft, Waverock SEZ, Amazon, Google, ICICI, Wipro, Capgemini, Cognizant, etc.





Artist's Impression

OUTDOOR ACTIVITIES



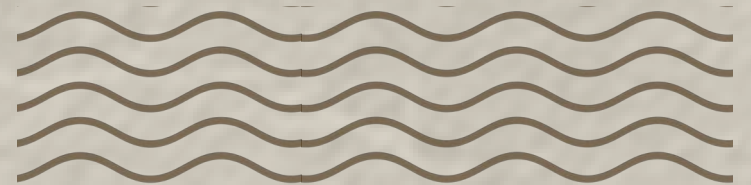
DEDICATED PUBLIC SPACE

Artist's Impression

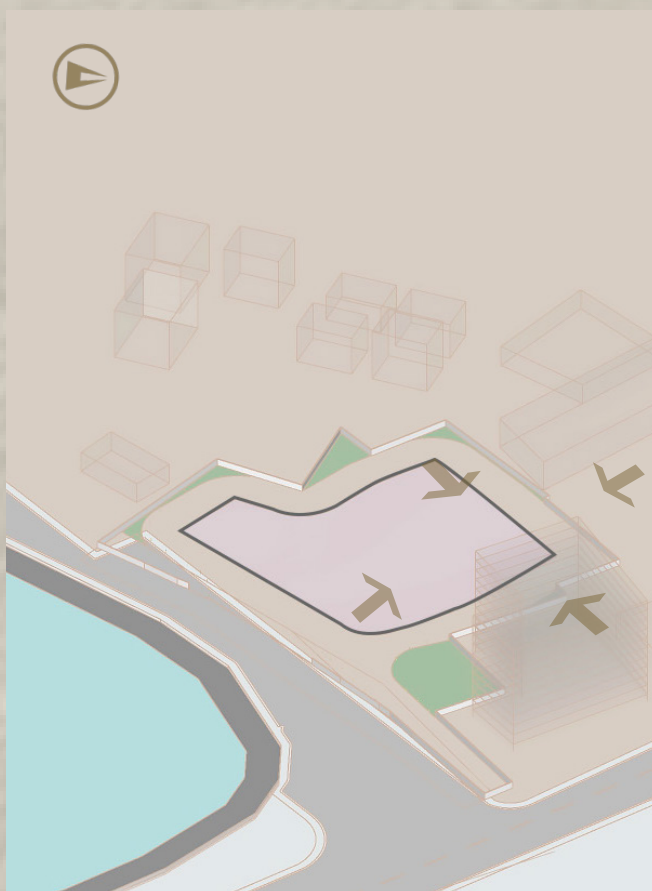
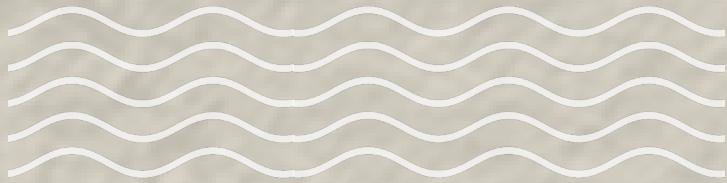
DESIGNED FOR ALL ROUND LUXURY

Prestige Vaishnani Rainbow Waters has been designed to provide a comprehensive luxury experience right from the moment you enter the community, all the way to your front door.

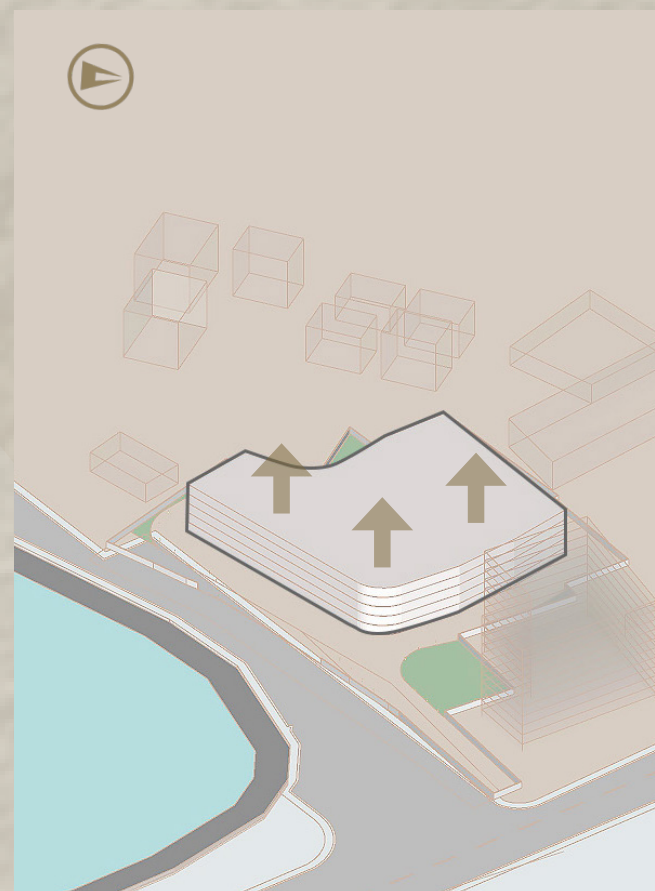
The spacious landscaped grounds use the principles of biophilic design to keep you connected to nature. The various social amenities located within them feature broad lawns, flower beds, trees, waterbodies all dotted with community seating and interlaced with walking paths. You will find myriad ways to bond with both Mother Nature and your fellow residents to lead an emotionally fulfilling life.



MANSIONS WITH A VIEW!



Site aptly set in the vicinity of Malkam Cheruvu lake making it the perfect elite landmark element.

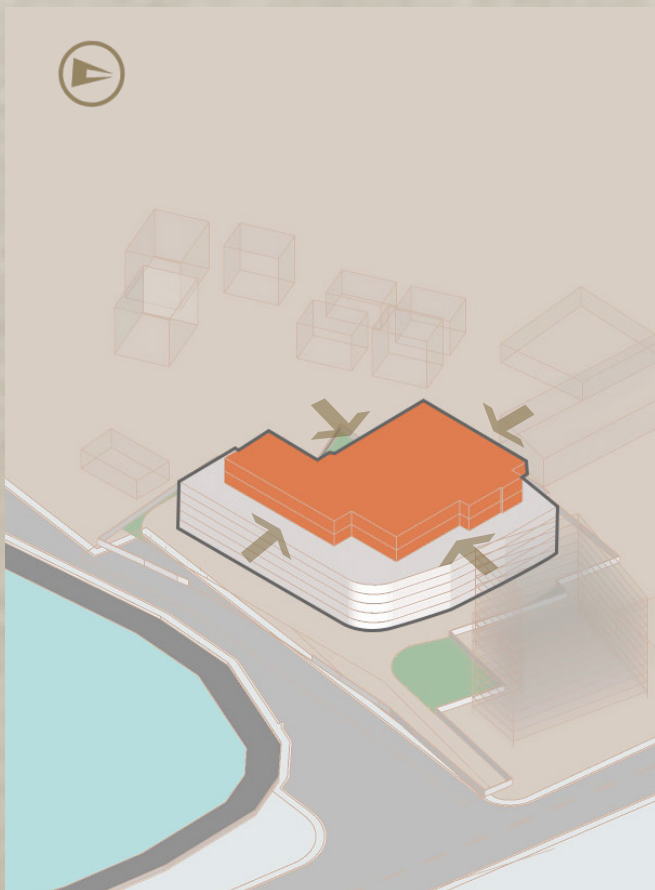


Basement and podium raised 15 metres above the ground, thereby elevating the units above the surrounding buildings. Capitalizing 360 degree view. Ensuring vertical disposition of pedestrian and vehicular movement.

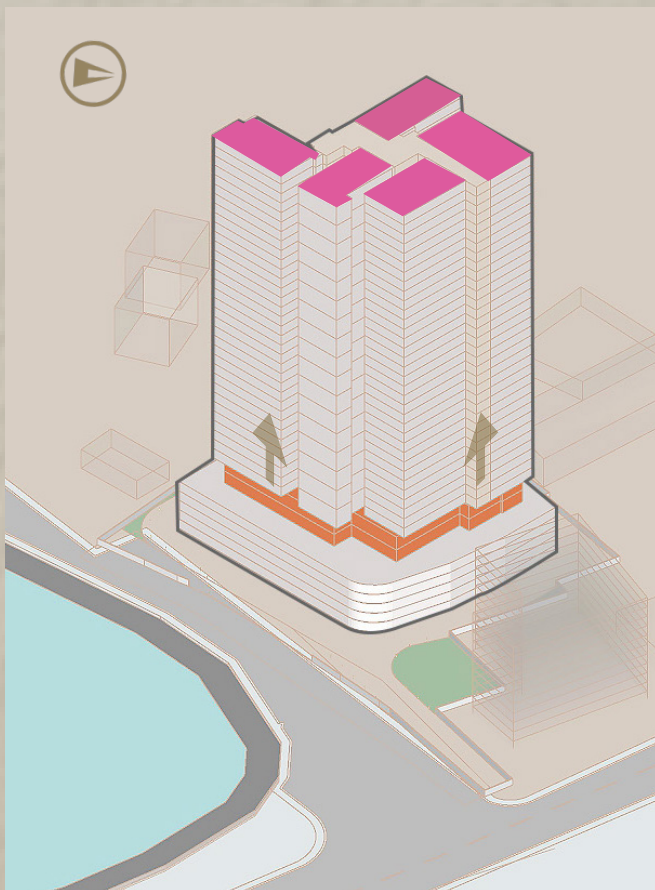
The one hundred and fifty homes at Prestige Vaishnaoi Rainbow Waters are set in a single tower that rises above 2 basements+five podium level parkings + 2 floors of clubhouse.

Designed as villas in the sky, they give you both the social benefit of an apartment home and the privacy of an independent villa.

Leveraging the natural advantage of its lakefront location, the homes have been laid out to allow natural light and ventilation. The balcony design demonstrates a willingness to engage in a dialogue with its surrounding environment. It also introduces a new way of communal living by offering maximal exterior private spaces.



Featuring the clubhouse with opulent common facilities sandwiched between the podium and units gazing the lake.



Spacial homes above the clubhouse overlooking the lake and the city span.



Artist's Impression

EXTERIOR VIEW



MASTER PLAN



1. Security Cabin
2. Fire Driveway
3. Pedestrian Path
4. Grass Pavers For Eva
5. Cricket Practice Net
6. Drop Off
7. Golf Putting
8. Outdoor Gym
9. Reflexology Park
10. Informal Seating
11. Feature Wall
12. Children's Play Area
13. Rock Climbing Wall
14. Toddler's Play Area
15. Shaded Seating Area
16. Viewing Deck
17. Work From Home Zone
18. Pedestrian Path
19. Extended Party Deck
20. Outdoor Gym
21. Outdoor Cafe
22. Amphitheatre
23. Kid's Pool
24. Deck Lounge Seating
25. Informal Seating Area



Artist's Impression



Artist's Impression





TYPICAL FLOOR PLAN WITH DUPLEX GROUND FLOOR

FLOORS: 3, 5, 7, 9, 11, 15, 17, 19, 23, 25, 27, 29, 33 & 35



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TYPICAL FLOOR PLAN WITH DUPLEX UPPER FLOOR

FLOORS: 4, 6, 8, 10, 12, 16, 18, 20, 24, 26, 28, 30, 34 & 36

TYPICAL FLOOR PLANS



BELOW REFUGE LEVEL PLAN

FLOORS: 13, 21 & 31



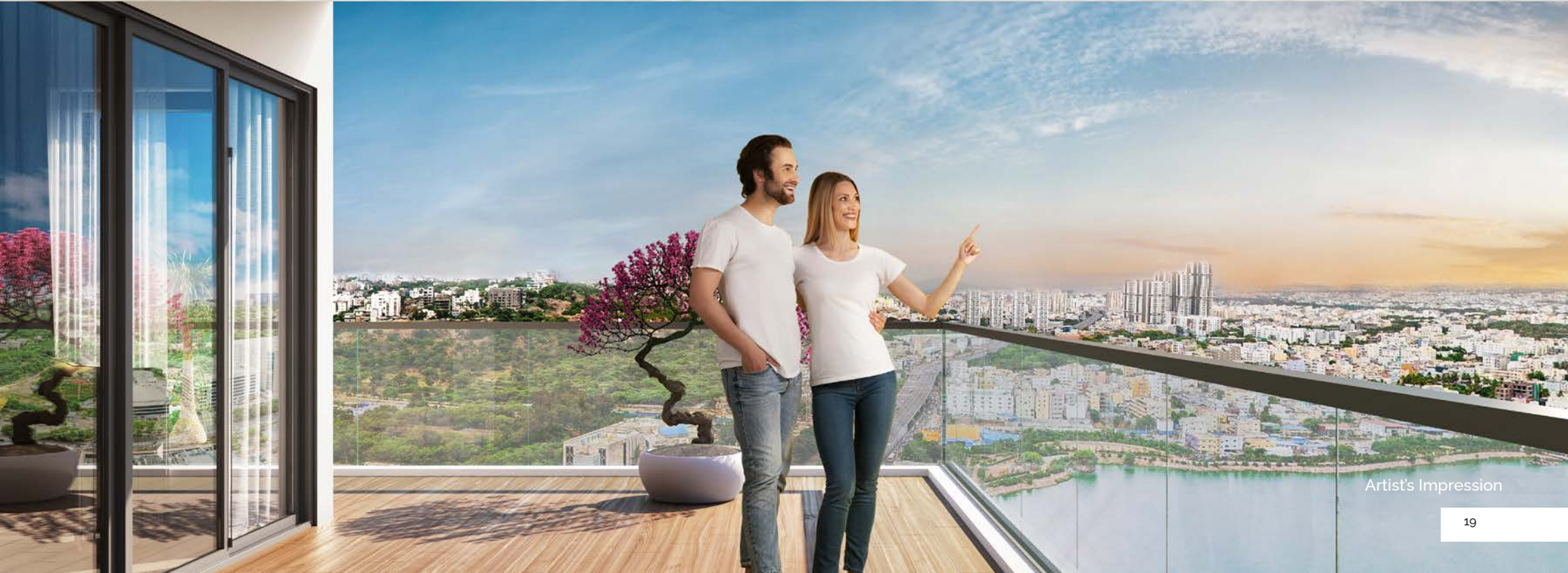
DOUBLE VOLUME
TOWER ENTRANCE LOBBY

Artist's Impression

REFUGE FLOOR PLANS



REFUGE
LEVEL PLAN
FLOORS: 14, 22 & 32



Artist's Impression

PREMIUM HARMONY TRANQUILITY WARMTH

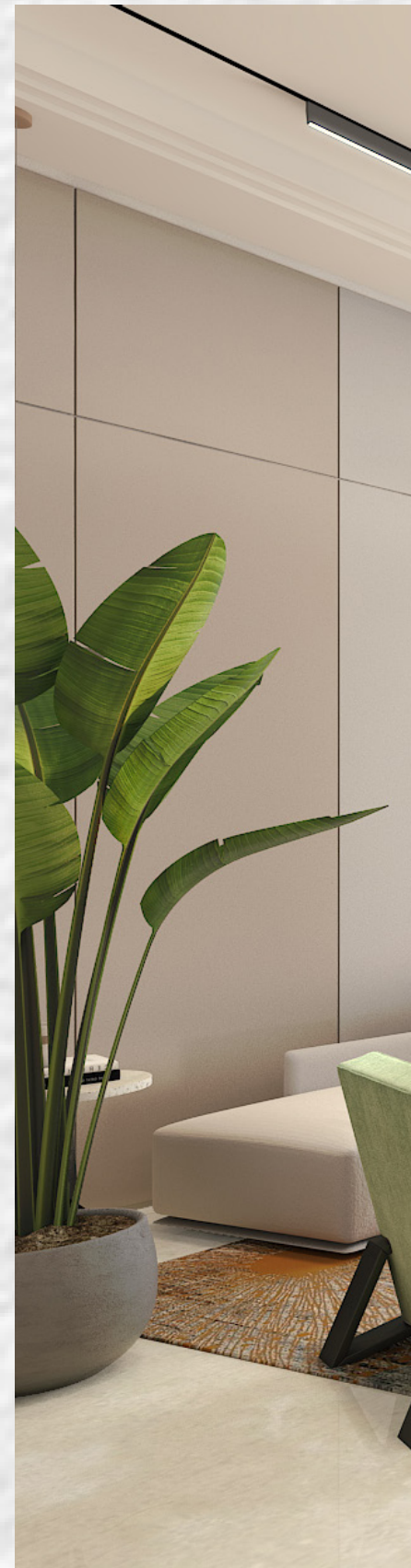
DESIGNED TO MAKE HOME AN EMOTION



With large, bright and airy family spaces, Prestige Vaishnai Rainbow Waters helps you fill each day with precious moments with your family. The large balcony decks provide brilliant views of the Malkam Cheruvu and create a seamless connection between the indoors and the breezy atmosphere outdoors.



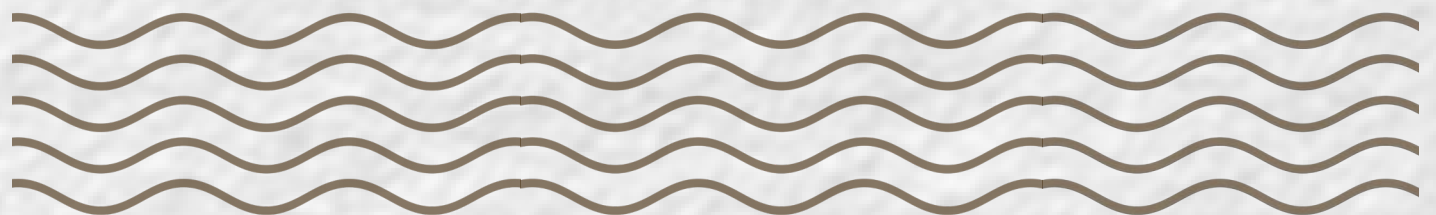
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FORMAL LIVING SPACE

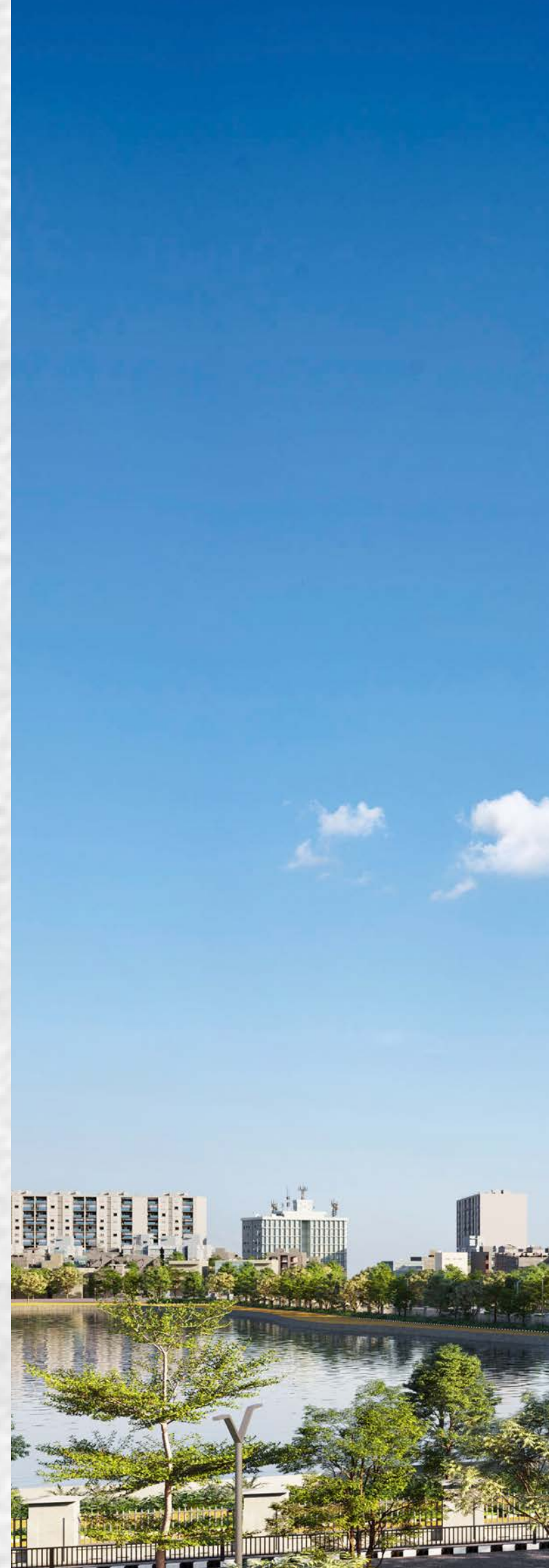
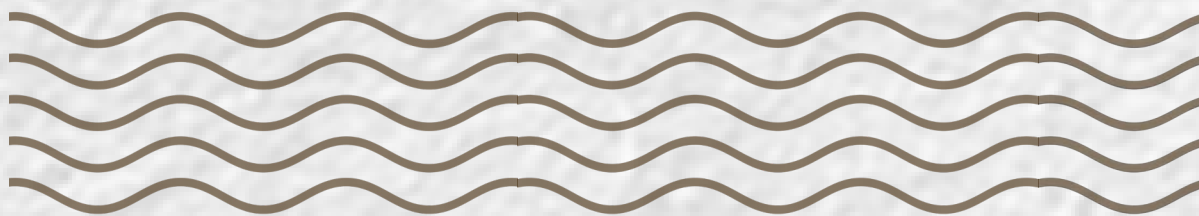


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HOMES TO MATCH AND ENHANCE YOUR LIFESTYLE

Your home at Prestige Vaishnavi Rainbow Waters are designed to complement your tastes and preferences. The rooms are spacious and designed to enable optimal use of the floor area, as demanded by the premium lifestyle that you are used to. They also include a well-designed space for a home office.



EXTERIOR VIEW



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UNIT-1

SALE AREA : 4,955 sft
CARPET AREA : 2,981 sft
BALCONY & UTILITY : 495 sft



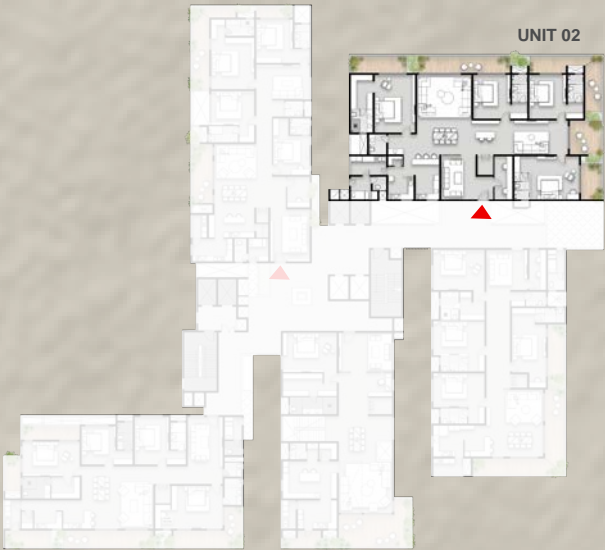
UNIT 01





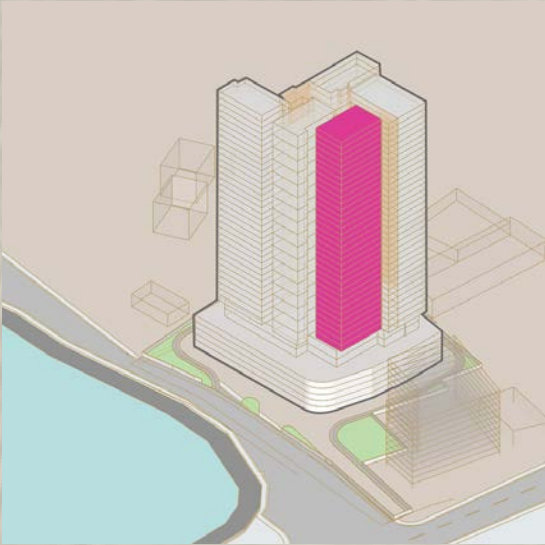
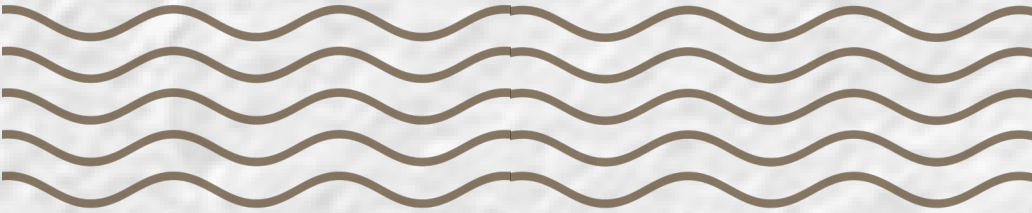
UNIT- 2

SALE AREA	: 6,069 sft
CARPET AREA	: 3,363 sft
BALCONY & UTILITY	: 946 sft



UNIT- 3

SALE AREA : 4,983 sft
CARPET AREA : 2,937 sft
BALCONY & UTILITY : 565 sft





Artist's Impression

PODIUM VIEW



FORMAL LIVING SPACE

Artist's Impression

UNIT- 4 DUPLICATE

SALE AREA : 7,757 sft
CARPET AREA : 4,622 sft
BALCONY & UTILITY : 762 sft

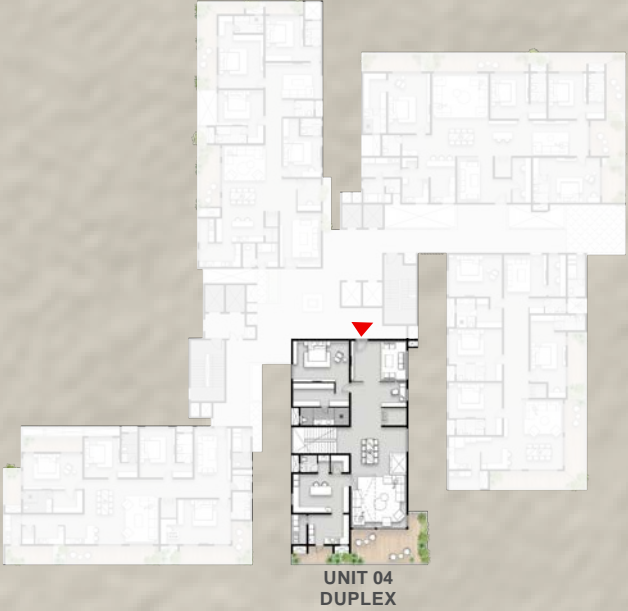


LEVEL-1



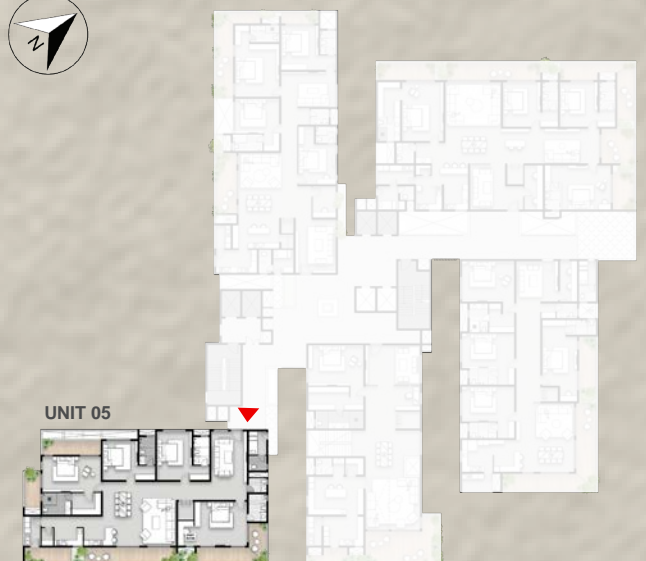
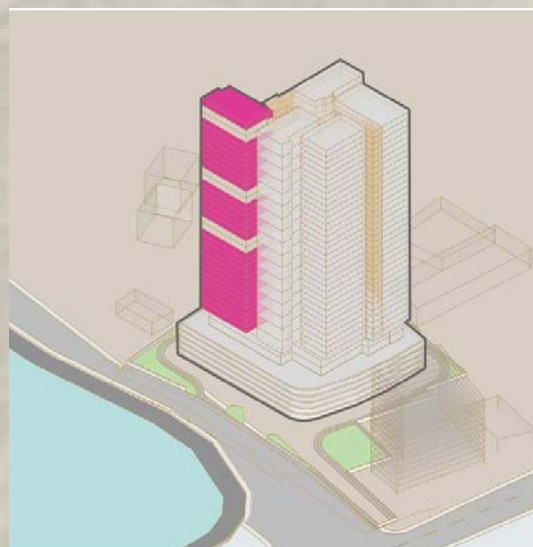
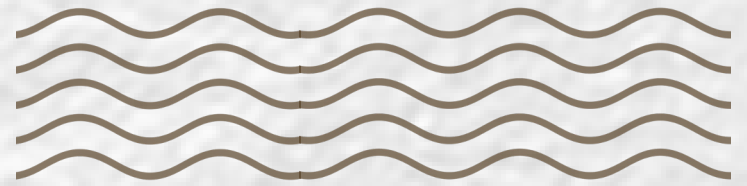


LEVEL-2



UNIT- 5

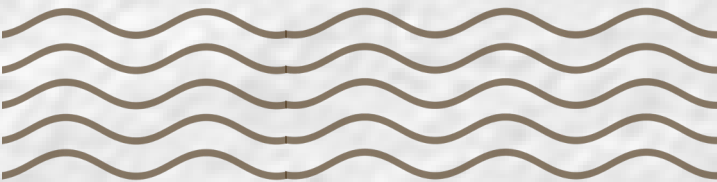
SALE AREA : 4,971 sft
CARPET AREA : 2,794 sft
BALCONY & UTILITY : 698 sft





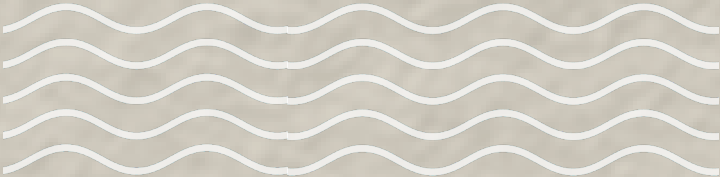
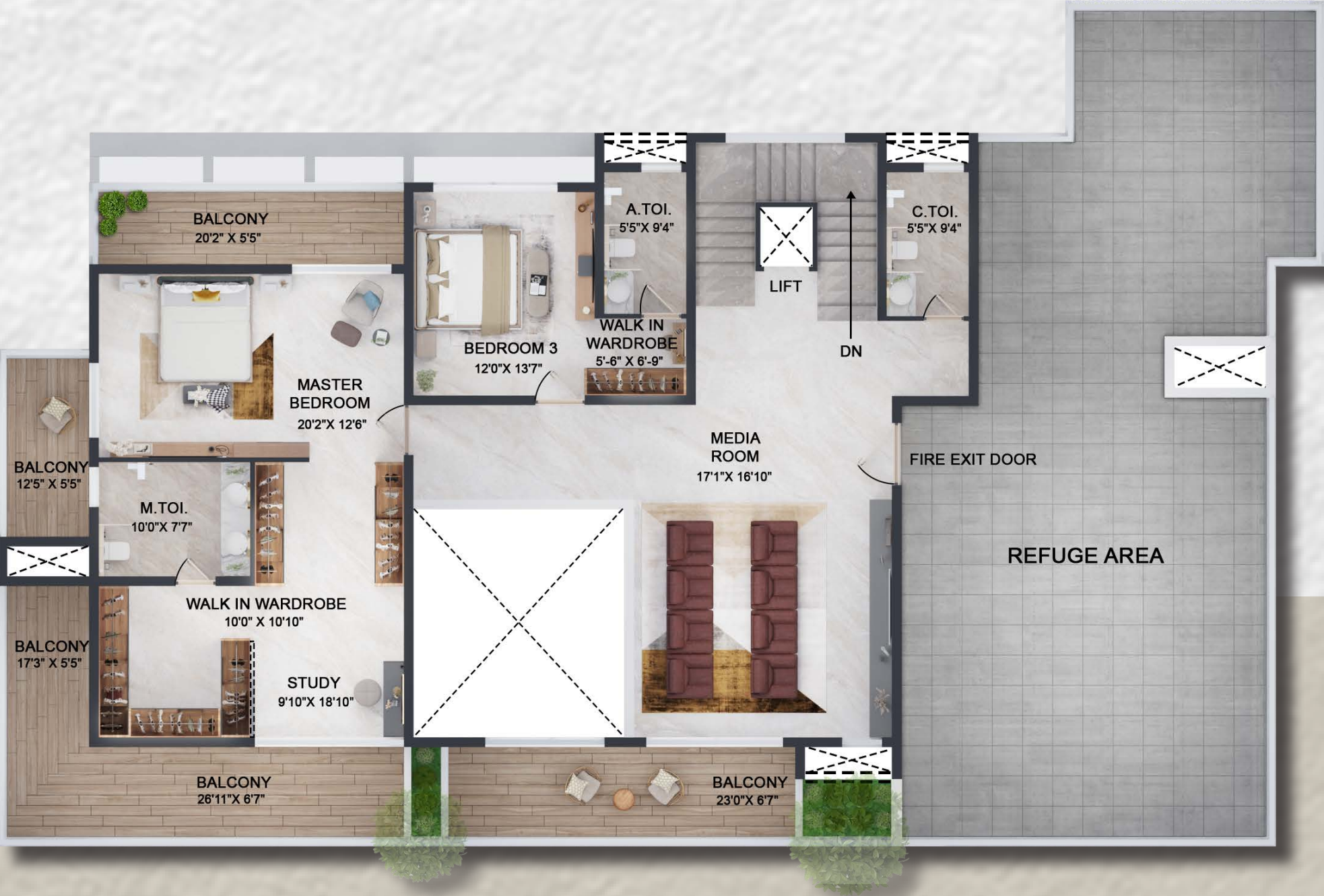
UNIT- 6 DUPLEX

SALE AREA : 8,001 sft
CARPET AREA : 4,168 sft
BALCONY & UTILITY : 1349 sft



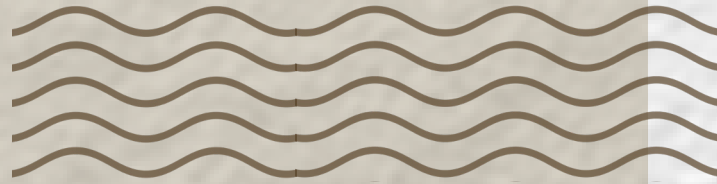
LEVEL-1





LUXURY AT LEISURE

The clubhouse at Prestige Vaishnani Rainbow Waters is an opulent haven of recreational luxury. It offers you a plethora of leisure amenities including a Party Hall, a Swimming Pool, Badminton and Squash Courts, Snooker and Pool Tables, a Gym and Health Club, and much more.



EXTERIOR VIEW: CLUBHOUSE



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LAKE VIEW: CLUBHOUSE



Artist's Impression

LAKE VIEW: CLUBHOUSE



Artist's Impression

LUXURIOUS AMENITIES



LEVEL-1



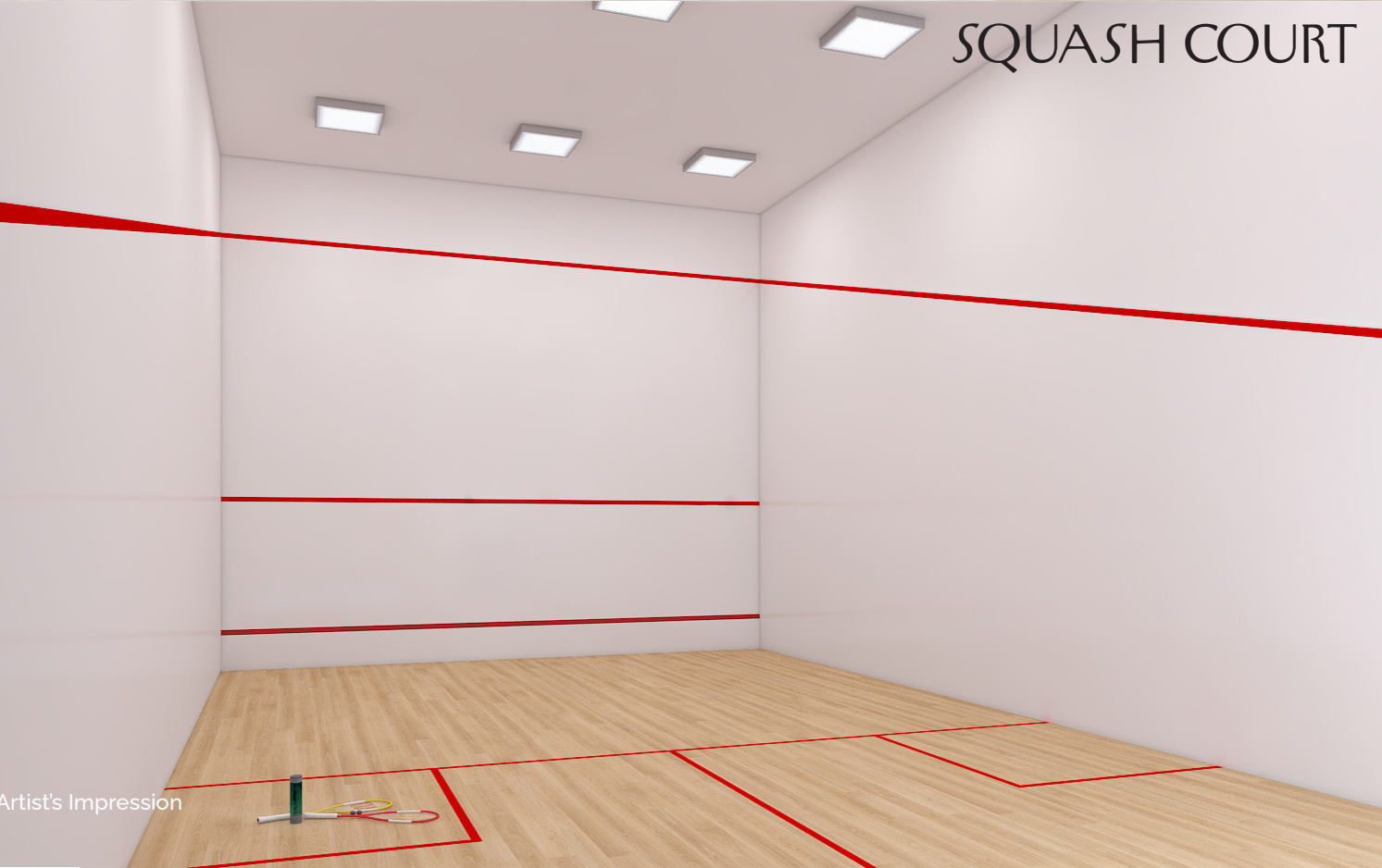


AMPHITHEATRE

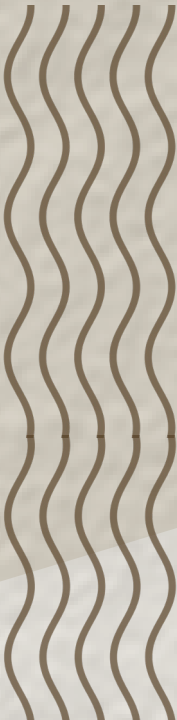


Artist's Impression

SQUASH COURT



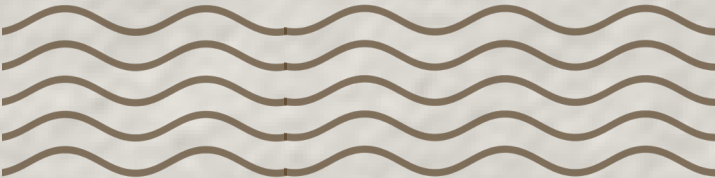
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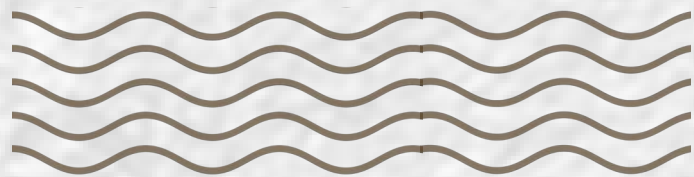
LUXURIOUS AMENITIES



LEVEL-2



LUXURIOUS AMENITIES





Artist's Impression

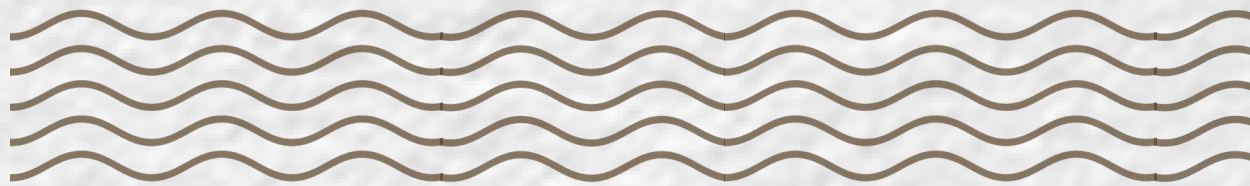
TODDLER'S PLAY AREA



CLUBHOUSE ENTRANCE

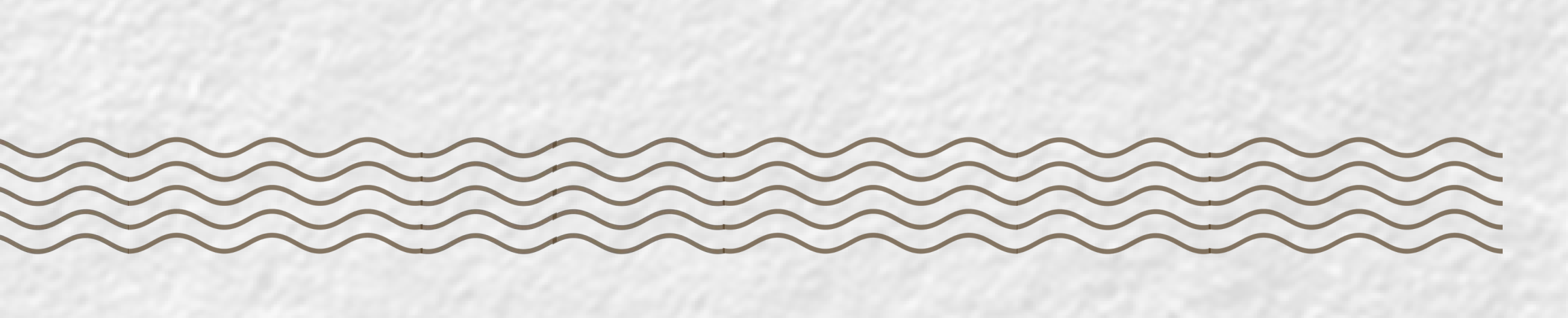
Artist's Impression

LUXURIOUS AMENITIES



Artist's Impression

BADMINTON COURT



INDOOR SWIMMING POOL



Artist's Impression



Artist's Impression

SPECIFICATIONS

STRUCTURE

- RCC Structure

LIFT LOBBY

- Flooring in Imported Marble on the Ground Floor
- Basement and Upper Floor Corridor Flooring in vitrified tiles
- Lift cladding in marble / granite as per architect's design
- Service staircase and service lobby in KOTA Stone cement tiles on the threads
- All lobby walls will be finished emulsion paint

LIFTS

- Lifts of suitable size and capacity will be provided.

APARTMENT FLOORING

- Imported Marble in the foyer, living, dining and all bedrooms
- Anti-skid Ceramic tiles in the balcony & utility
- Vitrified tiles in Kitchen

KITCHEN

- Provision for RO point, dishwasher, exhaust fan and for washing machine in the utility

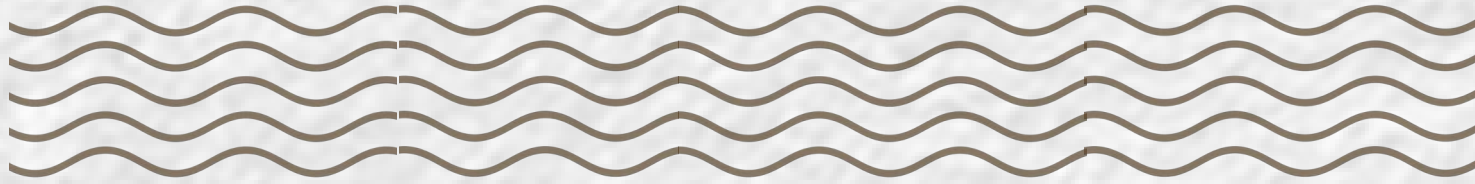
TOILETS

- Flooring and dado up to false ceiling in Marble
- Master Bath with Shower Panels and Shower partitions in all toilets
- European water closets and chrome plated CP Fittings and accessories (Brands to be used - Gessi/ Fantini/Kohler or equivalent)
- All toilets with countertop wash basins
- Geysers in all toilets
- Suspended pipeline in all toilets concealed within false ceiling.
- Provision for Exhaust fan

DOORS



SPECIFICATIONS



- Main Door - 8 feet height Engineered Wooden Frame with flush shutter in premium finish
- Internal Doors - 8 feet height Engineered Wooden Frame with flush shutter in premium finish
- Toilet Doors - 8 feet height Engineered wooden frames and laminated Flush shutters

WINDOWS

- Aluminium frame with sliding shutters in clear glass for all balconies.
- Aluminium framed windows with clear glass and provision for mosquito mesh.

PAINTING

- Texture with Premium External Emulsion on exterior walls.
- Internal walls and ceilings in Emulsion.

ELECTRICAL

- All electrical wiring is concealed with PVC insulated copper wires and modular switches
- Sufficient power outlets and light points provided.
- TV points provided in the living and all Bedrooms.
- Telephone points provided in the living and Master Bedroom.
- ELCB and individual meters will be provided for all apartments.
- Data points will be provided in living and study areas.

SECURITY SYSTEM

- Security cabins at Main Entrance and Exit.
- CCTV coverage at main entrance and exit, along with periphery wall and tower entrance lobby.

DG POWER

- Generator will be provided for all common areas.
- DG POWER - 100% Backup for all apartments at additional cost.

ADDITIONAL AMENITIES

- VRV Airconditioning system with indoor units in the living, family area and all bedrooms.



FREQUENTLY ASKED QUESTIONS

1. What is Prestige Vaishnaoi Rainbow Waters and where is it located?

Prestige Vaishnaoi Rainbow Waters is set to become the newest landmark in Raidurgam, developed by the Prestige Vaishnaoi Realty Ventures. This apartment community is a perfect place for those who seek a lifestyle of opulence, a beautifully planned enclave with four-bedroom high-rise homes. Raidurgam is a Premium locality in the Western part of Hyderabad close to the Hi-tech City and IT Parks Offices, Retail, Hotels, Entertainment and Healthcare developments next to Jubilee Hill, Financial District, Gachibowli - Hyderabad.

2. What is the extent of the project land?

Over 2.42 acres of land, this project comprises 150 spacious and well-laid 4BR, 5BR Duplex apartments in a single tower. This high-rise tower goes up to 36 levels placed over 5 levels of podium parking above the ground and 2 levels in the basement.

3. What are the distinct advantages or the USPs of Prestige Vaishnaoi Rainbow Waters?

The project is located in the heart of the booming western corridor of Hyderabad which is a promising location surrounded by commercial hubs with excellent road connectivity, a wide road network, and better civic infrastructure planning. It is also an extension of the current CBD Area (Financial District, Gachibowli).

Distance from key locations:

CBD Area (Raheja Mindspace, Ascends IT Park, Financial District, Gachibowli) – 5 mins drive

ORR – 9 mins drive

Rajiv Gandhi International Airport – 35mins drive.

SCHOOLS: DPS, Okridge International School, Sriram Universal School, Key Stone, Jubilee Hills Public School, Bharatiya Vidya Bhavan.

HOSPITALS: KIMS Hospital, Care Hospital, AIG Hospital, Rainbow Children's Hospital.

SHOPPING & ENTERTAINMENT: In orbit Mall, Preston Mall, Sarath City Capital Mall, and IKEA

BUSINESS & IT PARKS, NSL Divyasree Orion, Sattva Knowledge Park, Microsoft, Waverock SEZ, Amazon, Google, ICICI, Wipro, Capgemini, Cognizant, etc.

4. Who are the architects/master planners of Prestige Vaishnaoi Rainbow Waters?

Urban Frames are the architects.

FREQUENTLY ASKED QUESTIONS

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

Apartment Configuration:

Unit Details

S.NO	UNIT NO	No. of BRs	SALE AREA	CARPET AREA SFT	NOS
1	UNIT 1	4BHK	4955	2981	34
2	UNIT 2	4BHK	6069	3363	34
3	UNIT 3	4BHK + LAKE VIEW	4983	2938	34
4	UNIT 4	4BHK + DUPLEX +LAKE VIEW	7757	4622	17
5	UNIT 5	4BHK + LAKE VIEW	4971	2794	28
6	UNIT 6	5BHK + DUPLEX +LAKE VIEW	8001	4167	3
					150 UNITS

Note: The carpet area does not include balcony and utility area.

6. Is there a clubhouse and what are the amenities provided in Prestige Vaishnaoi Rainbow Waters?

The development is complemented by the fully equipped clubhouse, which includes a Badminton Court, Indoor Swimming Pool (Temperature Controlled), Indoor Café, Fine Dining Restaurant, Business Centre, Private Dining, Squash Court, Multipurpose Hall, Guest Suites, Open-Air Theatre, SPA, Sauna, Yoga room, Gym, Open Library, ATM, Pharmacy, Clinic, Supermarket, Indoor Games, Snooker Lounge, Movie Theatre, Cricket/Golf Simulator.

7. Is this a phased development and what are the timelines for completion?

Prestige Vaishnaoi Rainbow Waters is a single-phase development and is scheduled for completion by Dec 2026 with a grace period of additional 6 months.

8. What about car parking space?

We shall provide three car parks for a unit and One EV Charging provision per unit. Additional car parking requests will be taken up toward project completion.

FREQUENTLY ASKED QUESTIONS

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

Yes, there is differential pricing for apartments. For every floor, there is an increase. In addition to the floor rise, selected apartments will also attract a Preferential Location Charge (PLC).

10. How do I book my home at Prestige Vaishnai Rainbow Waters?

- Please identify your apartment from the available options.
- Fill in the booking application form and provide your KYC documents.
- Pay the initial booking amount of 10% by way of cheque/DD favoring " Prestige Vaishnai Realty Ventures", together with the required supporting documents

11. What happens thereafter?

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

12. When do I get a confirmed allotment?

On payment of 20% of the sale value allotment will be confirmed.

13. How are installments to be paid and is it time bound?

Installments 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 the case of a home loan, these PDCs are held with us as collateral and returned at the time of possession.

14. 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 if you cancel before the Agreements are executed and 10% of the sale value will be forfeited if you cancel after the Agreements are executed as a cancellation fee and the balance will be returned (subject to

FREQUENTLY ASKED QUESTIONS

statutory deductions) without interest.

Kindly Note:

1. Cancellation will attract GST as applicable.
2. 5% GST paid on installment towards the flat will not be refunded.

15 Are modifications permitted in the apartment?

The specifications and designs have been carefully worked out. Considering the shear wall technology being adopted,

16 Is the title of the property clear?

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

17 Who is the plan sanctioning authority?

The development plans have been sanctioned by GHMC.

18 Has RERA approved this Project?

Yes, the RERA Registration number is P02400006240.

19 What are the documents that need to be signed?

The documents that need to be signed are Agreement to Sell, followed by a Sale Deed upon completion of the development.

20 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.

21 Has Prestige Vaishnai Rainbow Waters 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.

22 What is the process of Assignment?

FREQUENTLY ASKED QUESTIONS

Assignment, subject to the discretion of Prestige, can be done only after the Agreements have been signed, PDCs given, 4 instalments paid and the new party complies with the terms and conditions of the Principal Agreement. A transfer fee of Rs. 200/- per sq. ft plus GST, as applicable, will be levied. 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 a loan closure letter. Please note that transfer will be done only when there are no dues and stamp duty and registration charges, if applicable, have been paid.

23 What if Prestige delays the construction and possession?

Our endeavour is to complete and hand over the project as per the committed timelines. However, for reasons beyond our control, if the project is delayed, Prestige will pay compensation* as per RERA guidelines set by Telangana government.

24 What are the additional amounts to be paid?

HMWSSB/TRANSCO charges, GST, Generator charges, Registration & Stamp duty charges, Sinking Fund & Advance Maintenance, and any other statutory charges/ duties as applicable. GST will be collected along with the booking amount and installments spread till possession.

25 What is my responsibility for the disbursement of instalments through HFIs?

It is the purchaser's responsibility to ensure timely disbursement of installments 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, tripartite agreement with bank

26 Who will take care of the maintenance of Prestige Vaishnaoi Rainbow Waters?

The maintenance will be taken care of by Prestige Property Management & Services. You can be rest assured that Prestige Vaishnaoi Rainbow Waters will be cared for by professionals.

27 Am I permitted to shift my booking?

No, you are not permitted to shift your booking either to a different unit or to a different project.

28 What is the scheme for maintenance?

The scheme for maintenance is as under:

- A sum of Rs. 48/- per Sqft. + GST will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of

FREQUENTLY ASKED QUESTIONS

your accounts. From the second year onwards, maintenance charges will levy on a quarterly basis payable in advance. All future payments are to be made favouring the property management company.

- An additional sum of Rs. 60/- per Sqft. corresponding to the super built-up area will be collected as Sinking Fund. This amount will be deposited in an Escrow Account and the accruals will be used for major expenditures.

29 Will there be validity to the price list?

The prices are subject to change from time to time, subject to the discretion of the Management.

30 What is the main source of water?

Water will be obtained through the available groundwater and HMW/SSB supply. Water Recycling Plants, Rainwater Harvesting, and other methods for the optimum use of water resources are planned.

31 What happens if I have any more questions/clarifications? Please email us at:

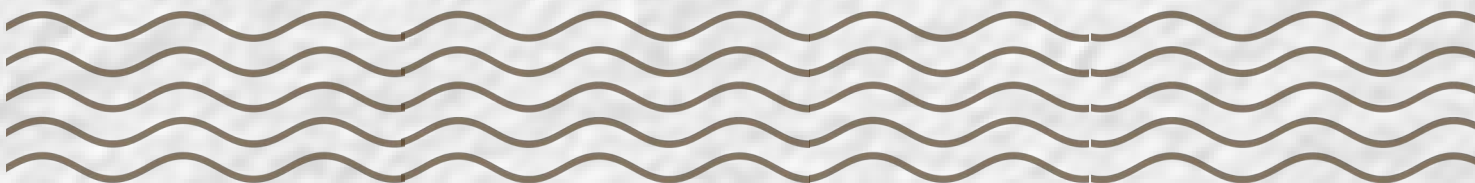
hyd@prestigeconstructions.com. info@vaishnaoigroup.com
OR contact us Toll-Free: 1800-313-0080/ Corporate Office
Landline: 040-23351440/41, 080-2559 1080.

OR meet us at

Prestige Estates Projects Ltd.,
Level 1, Merchant Towers, Road No: 4, Banjara Hills, Hyderabad – 500034
OR Prestige Estates Projects Ltd., 'The Falcon Towers' No 19,
Brunton Road, Bengaluru – 560025.

Vaishnaoi Group

Plot No. 11, Kavuri Hills Rd, Amar Co-Operative Society, Masthan Nagar,
CBI Colony, Madhapur, Hyderabad, Telangana 500081





Artist's Impression



Bengaluru | Chennai | Goa
Hyderabad | Kerala | Mangaluru
Delhi-NCR Mumbai | Ahmedabad
Dubai Sales Office

Prestige Estates Projects Limited
Level 1, Merchant Towers, Road no: 4, Banjara Hills,
Hyderabad - 500034.
Mobile: +91 9618078661
TOLLFREE: +91 7676880000
hyd@prestigeconstructions.com
www.prestigeconstructions.com

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Prestige Falcon Towers, No.19, Brunton Road,
Bengaluru - 560025, Karnataka, INDIA.
Ph: +91-80-25591080.
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Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variations in carpet areas.