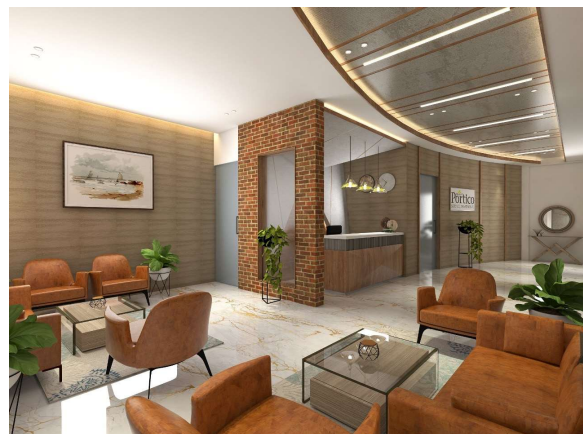
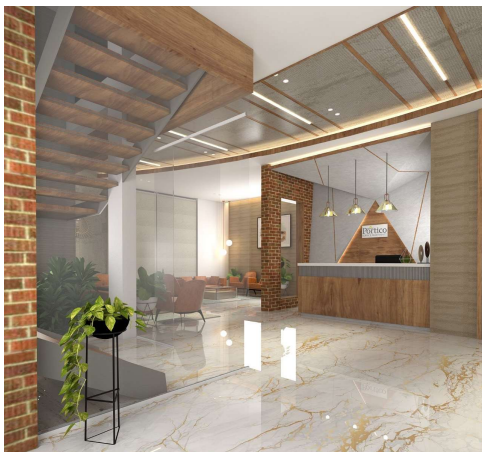


PRISUNIC
Portico
SERVICE APARTMENTS

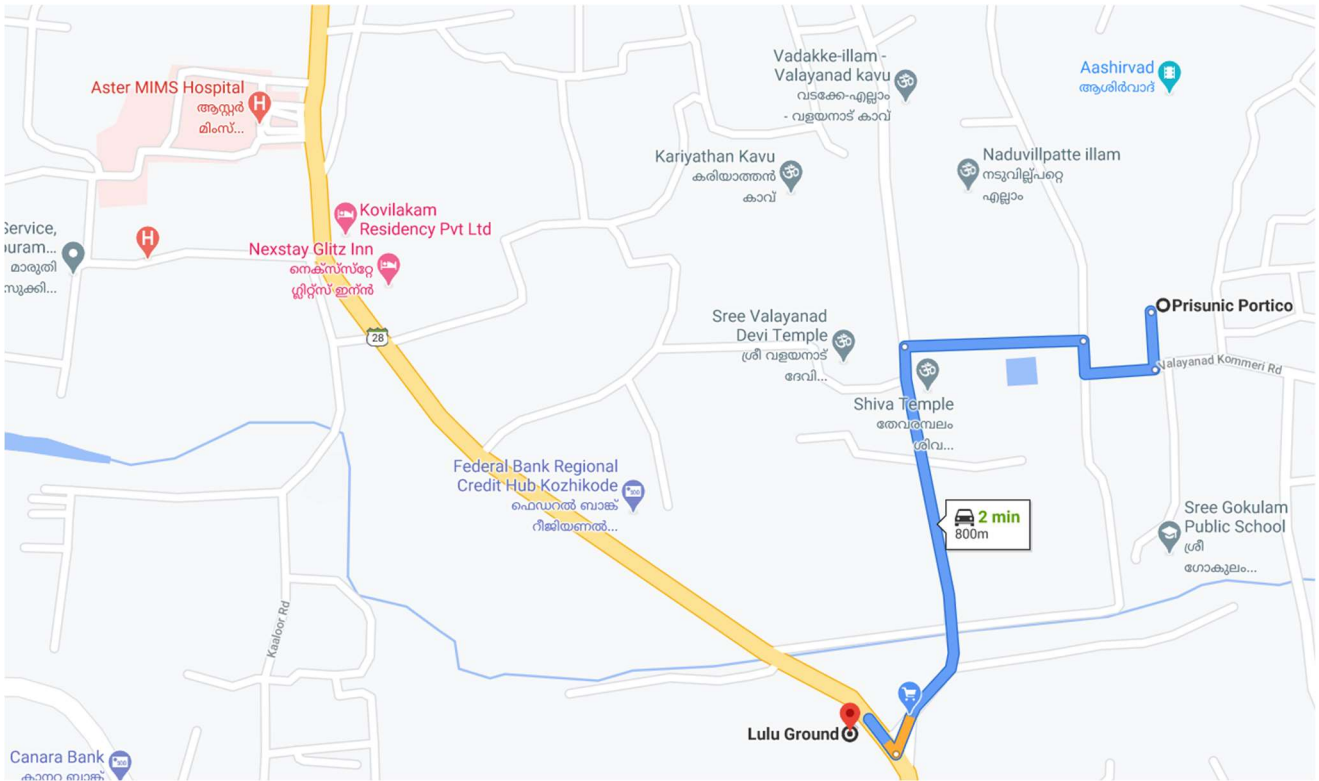


HOW DOES IT WORK?

- Portico Service Apartment is constructed by Prisunic Builders Pvt. Ltd. with all the facilities of a 3-star hotel. The service apartment consists of a mix of 1, 2 and 3 BHK units which are fully furnished to support extended stays with facilities like microwave, cook top, fridge, etc.
- Individual investors like you would buy one or more units which will be owned completely by you and will be registered in your name once payment is completed.
- The price that you pay for the unit is all inclusive of the cost of the unit plus land, building, furniture, and deposits.
- At the time of booking, you need to enter into a 3 year Rental Management Agreement (RMA) with Prisunic Builders Pvt. Ltd. (the operator)
- Prisunic Builders Pvt.Ltd will establish and run Portico service apartment on behalf of the consortium of investors, on legal terms, for a guaranteed period of 3 years, which could be further renewed on mutual consent. The lease returns on the investment shall be 6.50% per annum
- Prisunic Builders Pvt. Ltd. (the operator) will then bring in manpower to run this service apartment and rent out the units.
- The total income generated by Portico Service Apartments is then pooled into one single account at the end of each month and from the total income, assured income is distributed equally among all investors – based on the size of the unit owned by them.
- You earn income irrespective of whether your unit is rented out or not - since income of all rooms is pooled into a single account and then divided equally among all unit owners, you will earn as much income as any other similar unit owner – irrespective of whether your own particular unit is occupied or not.
- This means you earn rental return of 6.50% in the beginning – which is 2-3 times greater than rental income from normal apartments or villas – and the income grows substantially over a period of time.
- Income is credited directly to your bank account every month without any hassles.



LOCATION MAP:



**PRISUNIC PORTICO HOTEL APARTMENT
CONSTRUCTION WISE PAYMENT SCHEDULE**

	Name of client: Flat type:	
Sl.No.	Description	%
	On Booking amount payment	5%
1	On signing of agreement	20%
2	On completion of foundation work & plinth beam	5%
3	On completion of Ground floor coloums & slab	3%
4	On completion of first floor coloums & slab	3%
5	On completion of second floor coloums & slab	3%
6	On completion of third floor coloums & slab	3%
7	On completion of block masonry work (First floor)	5%
8	On completion of block masonry work (Second floor)	5%
9	On completion of block masonry work (Third floor)	5%
10	On completion of internal plastering work	5%
11	on completion of flooring work	6%
12	On completion of doors and windows work	5%
13	On completion of external plastering	6%
14	On completion of painting work	6%
15	On completion of sanitary and electrical fittings	6%
16	On completion of furnishing	5%
17	On completion of equipments installation	2%
18	on Handing over	2%
	Total	100%
Registration expenses will be additional and has to be paid as and when demanded.		
GST and labour cess will be collected along with instalment amount.		