

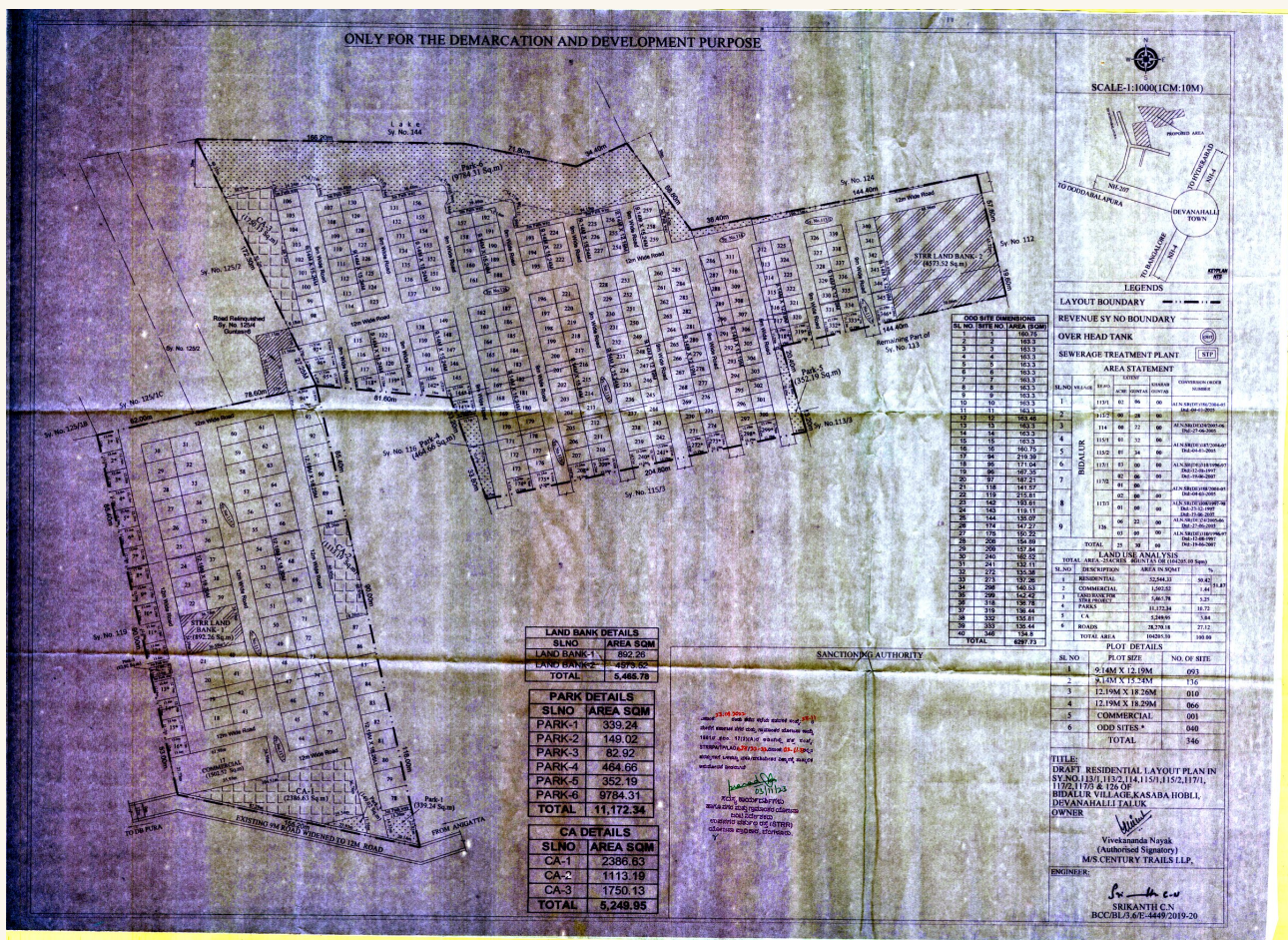
QUIETLIST

Buyer's Report

Century Trails, Bidaluru

A plot today. A home and shared responsibilities over time.

Phase 1 · Bidaluru, Devanahalli Taluk, Bengaluru Rural
Century Prime Properties Pvt Ltd
RERA PRM/KA/RERA/1250/303/PR/281223/006510



1. Should you consider buying?

Yes, as a conditional shortlist for a self-built home; the supplied evidence does not justify an unconditional purchase or a ready-to-build claim. The layout has useful plot sizes, 9 m and 12 m roads, and a substantial northern park. But the title reports contain unresolved conditions, the operative site-release documents are not supplied, and the contract leaves important amenity and running-cost commitments open.

Where I would start

- **Northern green:** compare 130, 156 and 192 (30×50, east road) with 131, 157 and 193 (same size, west road). All have a northern side beside a 3 m pathway and Park-6. Add 256 for a smaller 30×40 budget; 257 has pathways on two sides. Plot 106 adds CA-3 to the west, whose future use is not fixed.
- **A wider house frontage:** compare 31 and 61 (40×60, north/east road corners) with mid-row east-road plots 62–76. The latter avoid a road on a second side. For less land than a 40×60, compare nonstandard plots 2–11 and 13–15: about 40 ft of road frontage and 44 ft depth, rather than a standard 30 ft frontage and 50 ft depth.
- **A compact corner:** compare 253 or 285 (30×40, north/east roads) with 286 or 312 (north/west roads). These are road corners, not all park-view plots. Plot 340 adds STRR land-bank adjacency; that is a different future-use risk, not guaranteed open space.

Positions and sizes: Approved Layout Plan, p. 1; RERA portal record, Plot Details and Quarterly Update plot-dimension table. Section 6 compares 57 selected plots and all 40 nonstandard plots.

The three purchase gates

- **Identify the land under the plot.** Fill the survey number(s), measured boundaries and release reference in the agreement. Have independent counsel close the relevant title conditions, including court status and the historical bank discharge where applicable. A declaration of “no litigation” cannot substitute for this.
- **Prove lawful release and usable services.** Obtain the operative approved layout and site-release order covering the offered plot, plus commissioned water, sewage and power evidence. A February 2026 completion application is not the approval itself.
- **Price the complete obligation.** Put the handover date, amenity deadlines, maintenance, club charges and refund terms into the executed agreement. Do not pay a permanent-open-view premium for CA land, STRR land bank or a neighbour’s field.

A patient owner-builder may value the flexibility here. A buyer needing immediate occupation, a completed private club or predictable fixed running costs should wait for the missing evidence. No asking prices are supplied, so this report identifies trade-offs and negotiation reasons rather than a valuation. The portal lists 343 sold and three unsold plots without identifying those three; the shortlist may require a resale purchase.

Sources: Advocate Report, pp. 19, 31, 66, 79, 93, 109–111; Proforma Agreement for Sale, pp. 4, 9, 16, 21–22, 28–34; RERA portal record, Completion Details.

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How to read the comparisons

“East road” means the plot’s road boundary is on the east. It does not mean a house already has an east-facing door. “North side” is not necessarily the rear. A corner has two road boundaries; a pathway is not a second vehicular road. Dimensions are in metres unless marked feet; standard size names such as 30×50 are nominal feet.

The facts come from the filing. The conclusions about privacy, house-planning flexibility, traffic exposure and maintenance are advisory interpretations. Vastu preferences are identified separately from physical benefits; no orientation or corner is promised a resale premium.

Page references to the Advocate Report and Agreement for Sale use PDF page numbers, counted from the first page, because their internal numbering restarts. All other page references follow the same convention. The last section identifies the readable source titles and their scope.

2. What you are buying — and sharing

Century Trails Phase 1 is a serviced plotted layout, not a scheme of completed villas. Its 104,205.10 sqm (25 acres 30 guntas) contains 345 residential plots and commercial plot 17. The residential house is the buyer's separate project, requiring its own building permission and compliant setbacks. The approved sheet expressly says it is for demarcation and development purposes.

Approved Layout Plan, p. 1; Agreement for Sale, pp. 1–4, 28–29.

Plot family	Count	Area each (sqm)	Total (sqm)
30×40 ft	93	111.4166	10,361.74
30×50 ft	136	139.29	18,943.44
40×59.9 ft	10	222.5894	2,225.89
40×60 ft	66	222.9551	14,715.04
Nonstandard (“Odd Site”)	40	119.11–219.39	6,297.73
Commercial: 17	1	1,502.52	1,502.52
Total	346		54,046.36

Calculated from RERA portal Plot Details. Residential rows total 52,543.84 sqm, 0.49 sqm below the plan's 52,544.33 sqm; the small difference is consistent with rounding. Counts and all 40 odd-site areas match the Approved Layout Plan, p. 1.

The registration boundary is not the amenity-user boundary

The agreement describes a larger development in phases. It grants owners in all phases access to common amenities, and expressly permits amenities to remain unfinished when an individual plot is registered or handed over. The supplied plan gives no complete later-phase plot count. Consequently, neither the park nor the club should be valued as an exclusive facility for just these 345 residential households.

Owners receive their plot and shared use rights. Roads, parks and open spaces are to be relinquished to the authority, while the promoter and then the association maintain them. The clubhouse remains promoter-owned. This can offer organised upkeep, but buyers fund services and repairs without owning every asset they pay to maintain. The contract also reserves passage for services for the entire Century Trails development.

Agreement for Sale, p. 9, provisions J(a)–(d); p. 12, clauses 1.10–1.11; pp. 28–33, clauses 32–33.

Identity and access

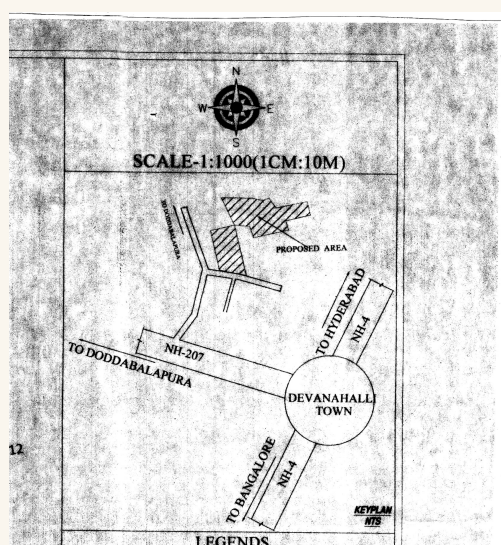
The promoter is Century Prime Properties Pvt Ltd, incorporated on 31 August 2022. The agreement records two purchases dated 31 August 2023, documents DNH-1-6340 and 6341/2023-24. Earlier permissions name Century Trails LLP as GPA holder for MSK Holdings and others. This is an authority/ownership chain to reconcile, not evidence that the entities are interchangeable. The promoter declares that it owns the land and has no joint-development arrangement.

CA Registration Certificate, pp. 1–3; Agreement for Sale, p. 2; JDA Undertaking, p. 1; BESCOM NOC, p. 1.

Land allocation, location and cost

Use on approved layout	Area (sqm)	Share
Residential plots	52,544.33	50.42%
Commercial	1,502.52	1.44%
STRR land bank	5,465.78	5.25%
Parks	11,172.34	10.72%
Civic amenity (CA)	5,249.95	5.04%
Roads	28,270.18	27.12%
Total	104,205.10	100.00%

The parks work out to about 32.4 sqm per residential plot within this phase, but this is an accounting ratio, not a private garden entitlement or a final sharing ratio. Roads and authority land make up much of the remaining area. They should not all be advertised to you as recreational green space.



Location inset from Approved Layout Plan, p. 1: Bidaluru north of Devanahalli, approached from the NH-207 side. It is a schematic, not a measured travel-time map.

The brochure's "15 minutes from the airport" is a marketing claim. The supplied records establish no measured journey time or daily school/work commute. The southern approach is labelled an existing 9 m road widened to 12 m on the layout; that label does not establish the current condition of the full approach route.

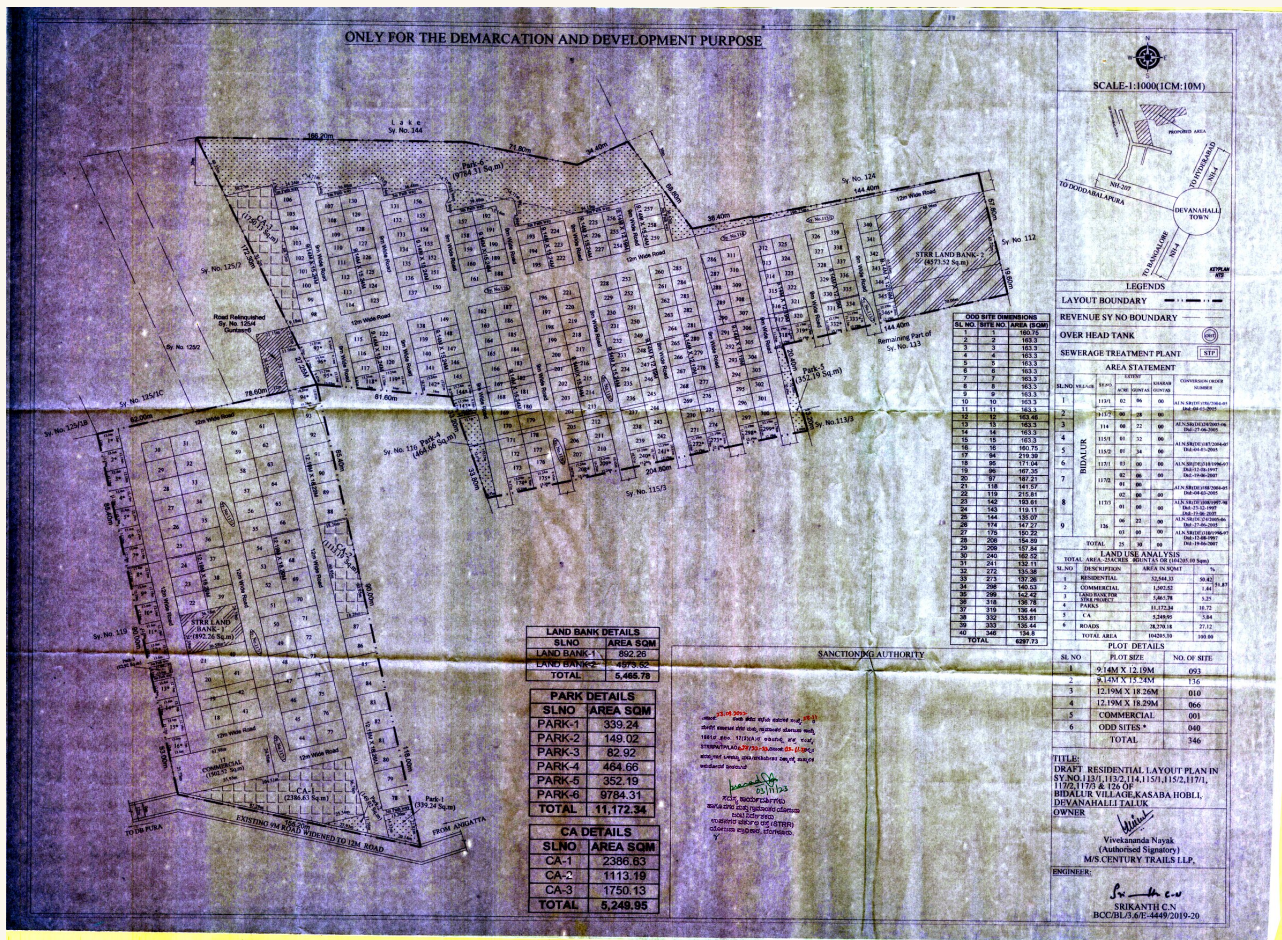
Financial figures are dated disclosures, not a price benchmark

The November 2023 CA certificate estimates **Rs 86.26 crore**: land Rs 34.76 crore, approvals/other costs Rs 5.37 crore and construction Rs 46.13 crore. It identifies an Axis Bank designated account and reports no borrowing or mortgage at that date. The completion record reports Rs 92.86 crore spent, about **7.65% above** the estimate. This does not establish present solvency or a harmless overrun.

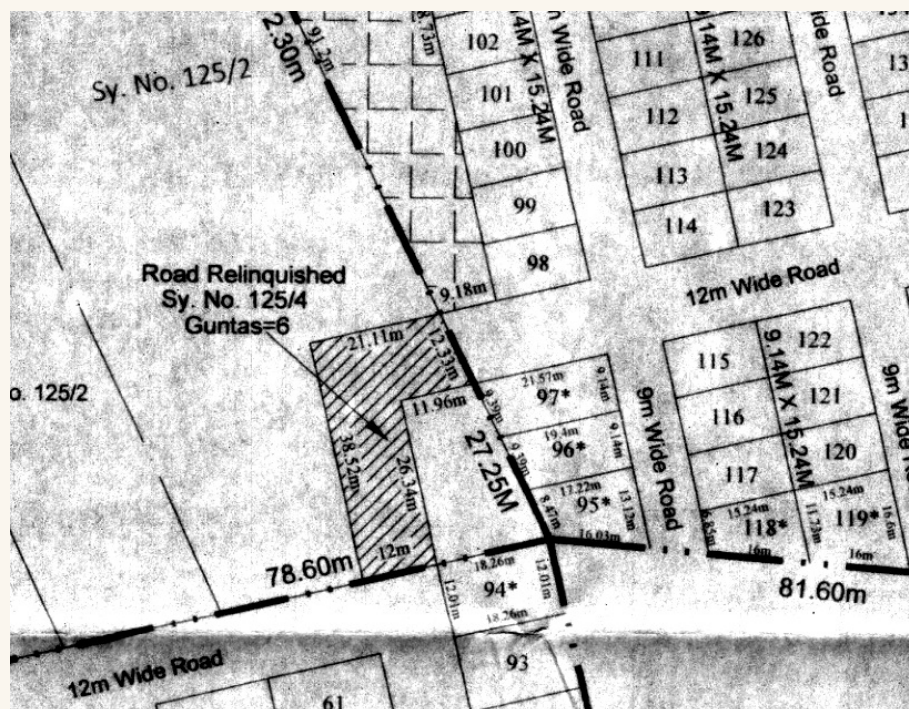
The portal also displays buyer collections of Rs 23,444,088,634 (Rs 2,344.41 crore). This is not reconciled to certificates supplied here. Its scale warrants clarification, but neither a corrected figure nor the cause of the discrepancy can be inferred from project cost. Do not use it to justify an asking price.

CA Registration Certificate, pp. 2–3; RERA portal record, Cost Details and Completion Details; Brochure, p. 1.

3. The layout on the ground

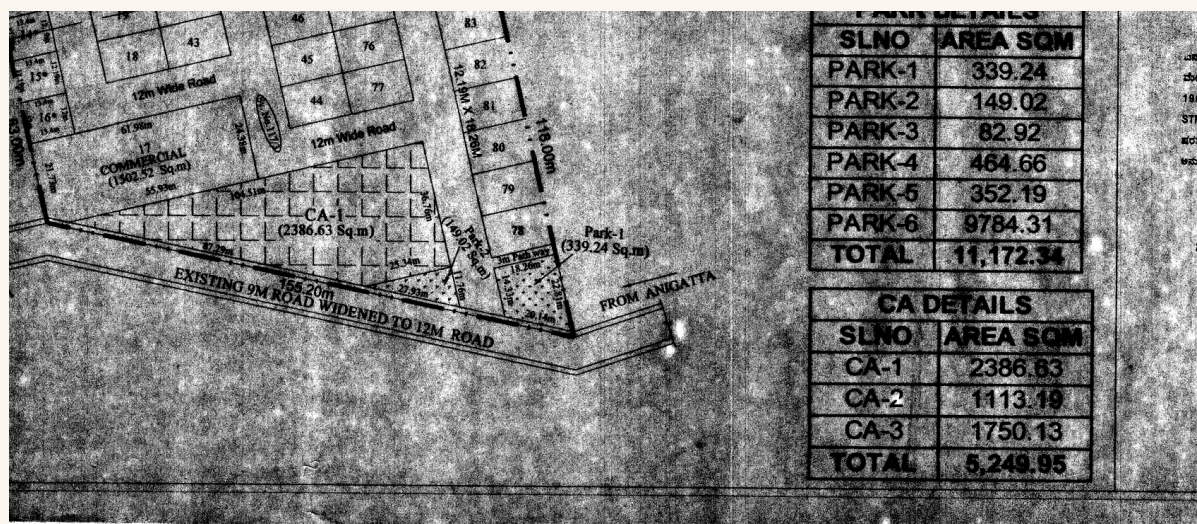


The actual connecting road and the entrance

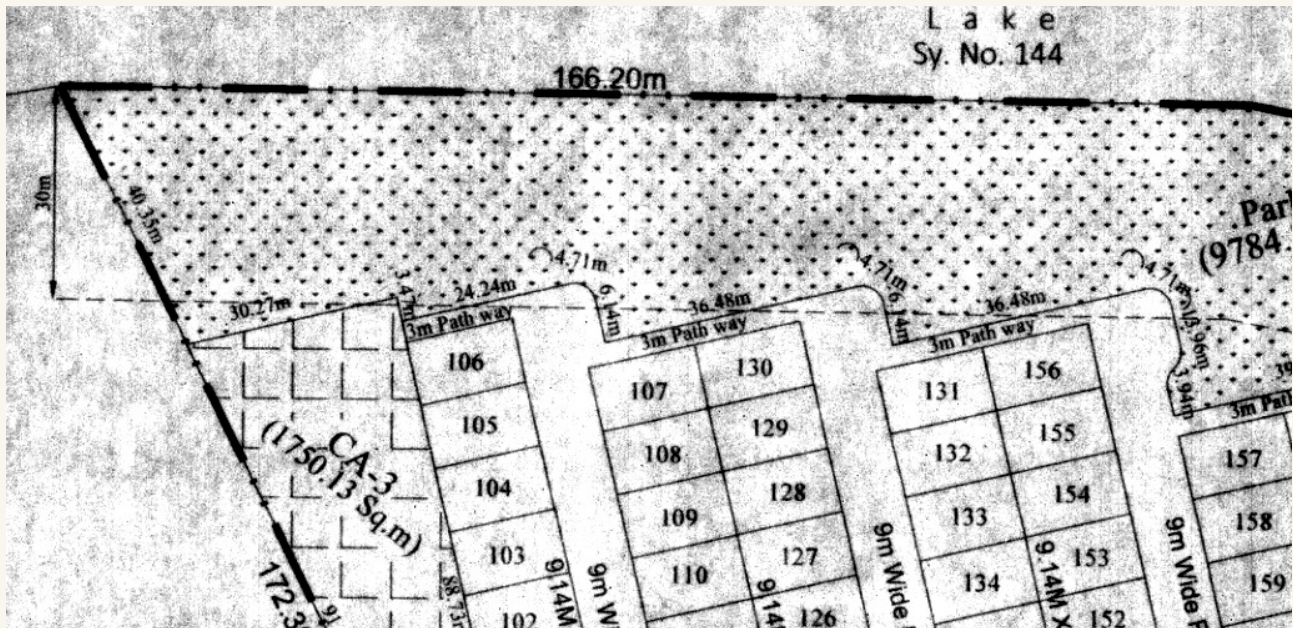


The connecting strip is explicitly hatched "Road Relinquished, Sy No. 125/4, Guntas = 6", outside the main boundary. It bends around plots 95–97 to meet the 12 m spine near plot 98. Source: Approved Layout Plan, p. 1, enlarged crop.

The drawing supports a planned connection; its legal continuity depends on the registered road rights. The portal names a connecting-road relinquishment deed, but its contents are not supplied. This is a specific document to obtain before committing to a northeast plot, rather than a reason to assert that no road exists. The six-gunta strip is irregular; it should not be treated as a simple measured rectangle.



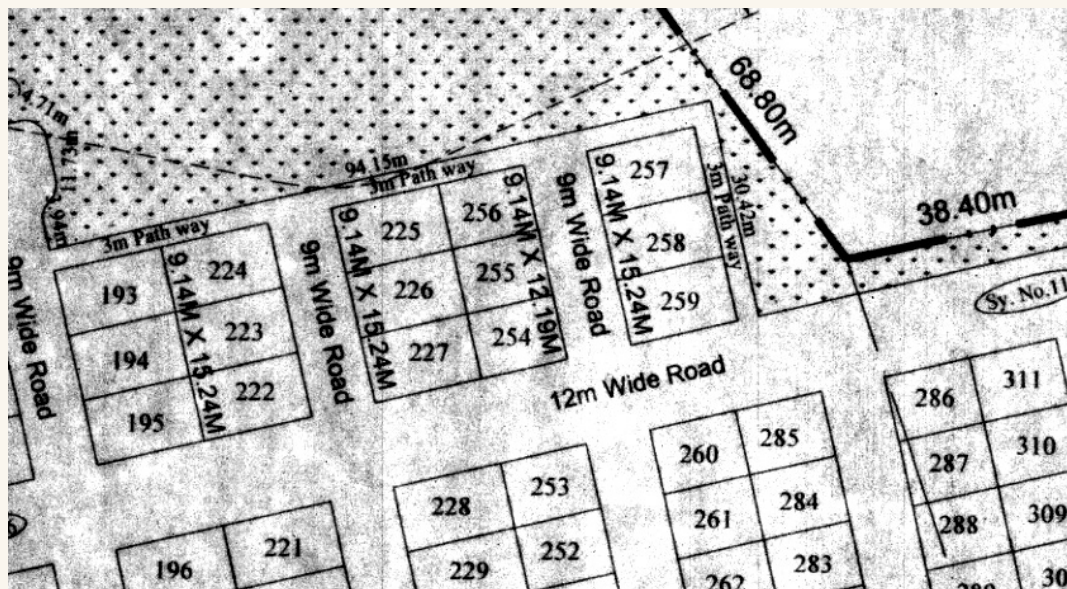
Park-6: a useful northern side, not a rear garden



The roads beside 106/107 and 130/131 run north–south and end beside the green. The 3 m path and Park-6 lie to the plots' north. For plot 130, for example, the road is east and plot 107 is west: the green is a side boundary. Source: Approved Layout Plan, p. 1.

Park-6 contains 9,784.31 sqm, **87.6% of all park area**. It is the principal landscape opportunity in this phase. The other five parks total 1,388.03 sqm and are smaller edge or roadside spaces, rather than five equivalents of Park-6. They can still provide planting and local separation; there is no basis for assigning them zero value.

Lake Sy 144 lies beyond the northern boundary and the sheet marks a 30 m buffer. Park reservation and the lake-related buffer provide a stronger basis for expected openness than ordinary adjoining land. They do not prove a permanent unobstructed lake view, an exclusive garden, a right to cut a private gate, or present drainage performance. No contour, lake-level or finished-level evidence here establishes flood risk either way.



At the eastern end of Park-6, 256 has an east road and a northern pathway; 257 has a west road and pathways north and east. Plot 259 has roads south/west and a pathway east, with 258 immediately north. Source: Approved Layout Plan, p. 1.

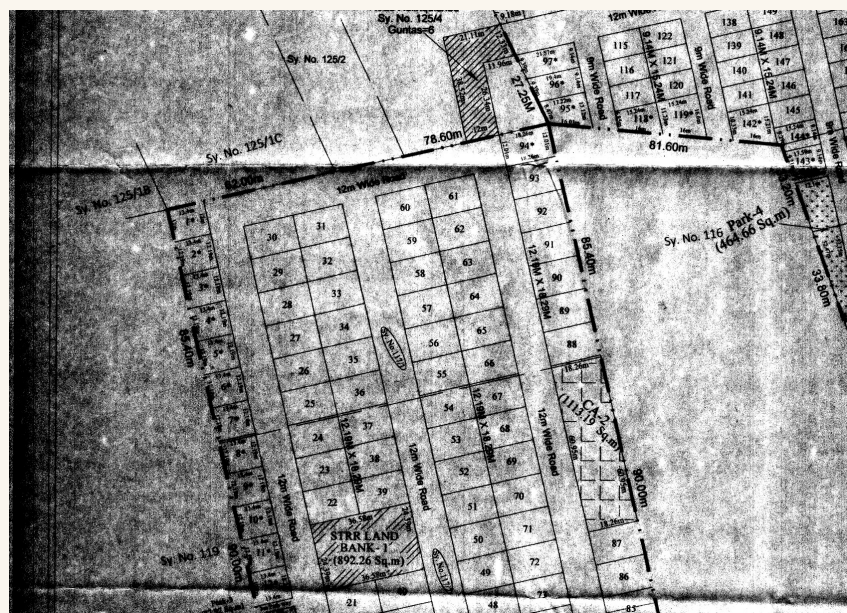
A north-side window or sit-out can use this openness if the eventual house plan and setbacks allow it. The public/shared pathway also brings passing people beside the house; boundary design should balance light and privacy. Walking access and the actual park entrance matter more to children or older residents than a view over a boundary wall.

Authority land: compare the future use, not just today's gap

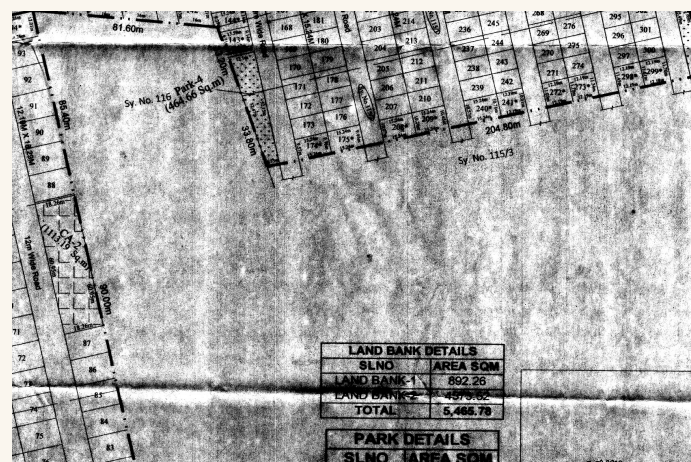
Reservation	Area (sqm)	Position
CA-1	2,386.63	Southern entry; beside commercial 17
CA-2	1,113.19	East edge of southwest block, between 87 and 88
CA-3	1,750.13	West of 98–106
STRR land bank 1	892.26	Between 21/40 and 22/39
STRR land bank 2	4,573.52	East of 340–346

The supplied relinquishment deed records transfer of these CA and STRR reservations to the authority (registered 1 September 2023, document 6427/2023-24). This distinguishes them from saleable house plots. It does **not** secure perpetual open land: civic facilities or an authority-directed land-bank use could change the neighbour's activity, built form and access. CA-1 is not identified as an approved clubhouse location.

STRR Land Bank and CA Relinquishment Deed, pp. 1, 3, 5 and registration endorsement p. 6; Approved Layout Plan, p. 1.

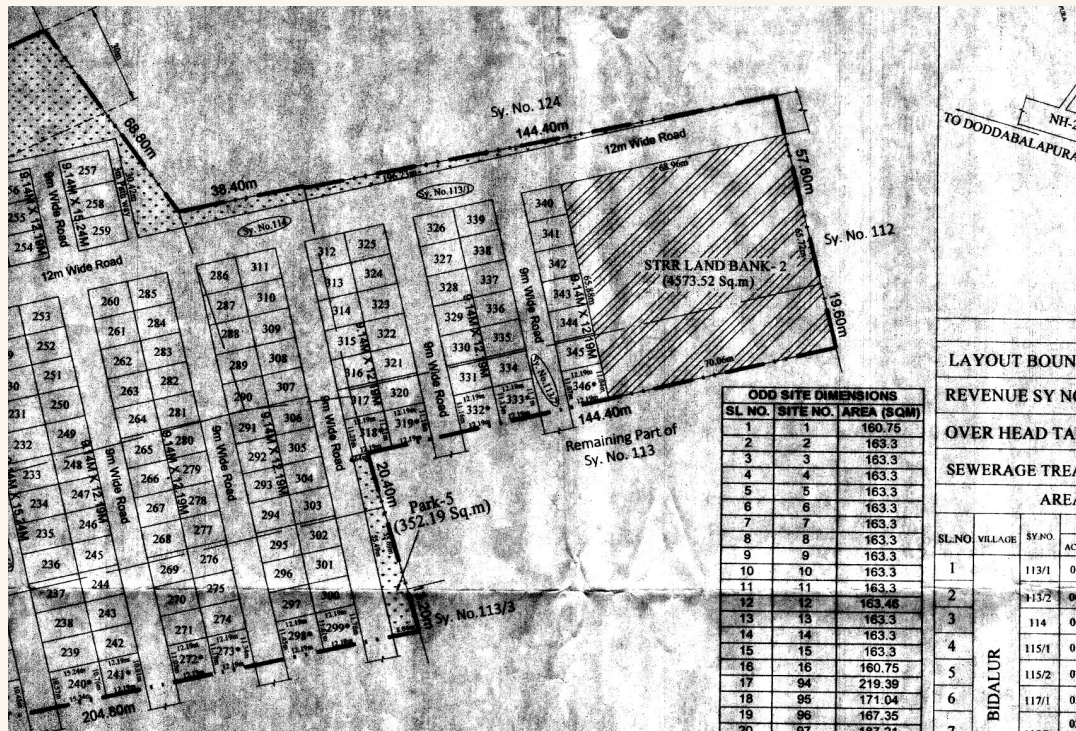


STRR bank 1 separates 21/40 from 22/39. All four have a 12 m road on one side and the land bank on a north or south side. This is potential lateral separation, conditional on future authority use. Source: Approved Layout Plan, p. 1.



CA-2 (left, between 87/88) and Park-4 (upper edge, beside the northeast grid) are separated by external Sy 116. They are not in the connecting-road neck. Source: Approved Layout Plan, p. 1.

The eastern road and the land-area reconciliation



Eastern grid and STRR bank 2. The 12 m road along the top adjoins external Sy 124, while Park-5 is farther south. Plots 286/311, 312/325, 326/339 and 340 are not directly opposite Park-6. Source: Approved Layout Plan, p. 1.

For 340–346, the STRR land bank is the eastern rear neighbour and the road is west. For 99–105, CA-3 is the western rear neighbour and the road is east. In contrast, plots 1–16 adjoin private Sy 119 on the west; 78–94 adjoin Sy 116 on the east; several southern odd plots meet Sy 115/3 or Sy 113/3. Their current openness may be pleasant but the filing grants no right to preserve it.

Sy 113/2: use the project extent, not the whole survey holding

The portal land table gives 2 acres 6 guntas for Sy 113/2. The approved area statement, approval letter and agreement recital instead include **28 guntas**, which reconciles the project total to 25 acres 30 guntas. The advocate distinguishes the larger survey holding from the converted portion and requires its location to be surveyed. Do not equate the plan's generic "Remaining Part of Sy No. 113" label with a precise resolution of the 113/2 title boundary.

AREA STATEMENT						
SL. NO.	VILLAGE	SY. NO.	EXTENT		KHARAB GUNTAS	CONVERSION ORDER NUMBER
			ACRE	GUNTAS		
1		113/1	02	06	00	ALN.SR(DE)186/2004-05 Dtd: 04-03-2005
2		113/2	00	28	00	

Enlarged first two entries in the area statement: Sy 113/2 is 00 acres 28 guntas. Source: Approved Layout Plan, p. 1.

Approval Letter & Work Order, p. 1; Agreement for Sale, p. 1; Advocate Report, pp. 14–19; RERA portal record, Land Details. Exact plot-to-survey mapping belongs in the executed deed.

4. Approvals, services and readiness

The supplied approval is a conditional layout-development permission, not a final house-building or occupation permission. The STRRPA letter dated 3 November 2023 has a two-year validity and conditions on infrastructure, handover, certification and release. Its original period has elapsed by this review date. A later release or renewal may resolve this, but cannot be presumed from a completion application.

Evidence	What it establishes	What remains decisive
STRRPA Approval Letter, pp. 1–4	Conditional development layout; roads/parks handover, infrastructure certificates and release controls.	Operative approved layout and release order that includes the offered plot.
RERA portal Completion Details	Application on 26 Feb 2026; end date 31 Mar 2027; no extension shown; 343 sold, 3 unsold.	Named release, service and completion attachments are not supplied for inspection.
BESCOM NOC, pp. 1–3	13 Jun 2023 planning NOC for 1,384 kW / 1,628 kVA, 346 sites; two-year validity.	Final power sanction and energisation. NOC expressly is not a commitment to supply.
Water NOC Clarification, p. 1	Promoter says on 7 Nov 2023 it has applied to Bidaluru Grama Panchayat.	Actual permission, quantity/source, commissioned treatment and operating cost.
KSPCB Acknowledgement, pp. 1–4	CFE application 183426 and fee particulars; one 100 kVA diesel generator declared.	Granted consents and operational STP evidence; the application is not the consent.

Conversion is recorded; it does not replace release

The approved sheet lists residential conversion orders. The promoter's zoning clarification relies on a rule honouring conversions made before the final Master Plan 2031 approval, with exceptions for road alignments, natural drains and waterbodies. The enclosed rule supports that stated basis; the clarification is not itself a fresh authority approval or a waiver of buffers. Keep conversion, layout release and permission for the individual house distinct.

Approved Layout Plan, p. 1, area statement; Clarification on Zoning Regulations, pp. 1 and 5 (enclosed regulation 17.3.15.1).

The dates do not tell one consistent readiness story

The allotment format promises possession by **14 March 2026**, but its own annexure schedules roads/footpaths to 1 March 2027, sewage treatment to 26 March 2027 and electrical infrastructure to 31 March 2027. The sale agreement gives 31 March 2027 plus six months' grace. These are templates and stated schedules, not proof of completed work or of a particular buyer's breach claim.

For a purchase now, replace the conflicting dates with a current, specific handover commitment and evidence of completed services. The February 2026 application could reflect accelerated work; it is not evidence that services scheduled for 2027 remained unfinished either. Only the current release and commissioning documents can settle readiness.

Allotment Letter Format, pp. 2 and 6; Agreement for Sale, p. 3; RERA portal record, Development Details and Completion Details.

The services your future home depends on

Water and sewage: common systems are consequential

The specifications promise a water-treatment plant and water-line termination at each plot, underground sewer with inspection chambers at required intervals, underground power and paver roads/footpaths. The contract prohibits an individual borewell, requires rainwater harvesting and use of treated sewage water for gardening/secondary purposes, and requires the home's sewage to connect to the provided chambers without cutting internal roads.

This makes source reliability, summer supply, water quality and the treatment operator material purchase terms. Include inlet pressure, potable/non-potable separation, chamber levels and connection points in the house-design brief. A low-level ground-floor bathroom can be difficult to drain if the connection invert is too high; the filing does not give levels to test that here. Confirm them before setting the plinth and driveway levels.

Project Specifications, p. 1; Agreement for Sale, pp. 29, 32–34. The level consequence is design advice, not a defect found on this site.

Power: the allocation promise exceeds the planning-NOC total

Residential allocation in specifications	Plots	Nominal total
Up to 1,200 sq ft: 4 kW	93	372 kW
Above 1,200 to 2,400 sq ft: 6 kW	252	1,512 kW
Residential total, before commercial/common loads	345	1,884 kW
June 2023 NOC: whole 346-site layout		1,384 kW

The 252 larger residential plots include all 40 nonstandard plots, using the filed areas. The residential allocation sum is 500 kW above the NOC figure. Connected loads need not operate simultaneously, and a later sanction may differ, so this is **not proof of inadequate supply**. It is a concrete reason to obtain the final load schedule and the sanctioned connection for the chosen house, especially with air-conditioning, induction cooking or EV charging.

The portal says purchaser power backup is not provided. The KSPCB application nevertheless lists a 100 kVA diesel generator with acoustic enclosure. This may serve limited common equipment; it does not promise home backup. Budget your house's backup separately unless a contract and circuit schedule state otherwise.

Project Specifications, p. 1; BESCOM NOC, pp. 1–3; KSPCB Acknowledgement, pp. 2–3; RERA portal Plot Details and Common Areas matrix.

Equipment location and the crossing power line

The layout legend names STP and overhead-tank symbols but does not establish a usable equipment-location plan. Separate STP/tank drawings are named in the portal but not supplied. The BESCOM NOC records a line passing through the site and requires shifting at the applicant's cost. Obtain the as-built plant, transformer, generator and line alignment before paying a location premium. Judge actual separation, screening, access and operating arrangements; adjacency alone does not prove noise or odour.

Approved Layout Plan, p. 1; BESCOM NOC, p. 2; RERA portal Other Documents and Completion Details.

5. Title: conditions tied to the actual land

The nine JSA title reports are dated 14 July 2023 and precede the promoter's August 2023 purchases. They identify the then owners but make their certificates conditional. They are useful evidence of the history and open issues, not a present title certificate for a numbered plot. The following table preserves the conditions that should follow the plot into the buyer's legal review.

Survey / project extent	Position in the July 2023 reports	Condition to close
113/1 · 2A 06G	C. Bheemaraju identified as owner.	Updated tax receipts and e-khatha / assessment extract. Certificate p. 7.
113/2 · 28G	Converted portion of a larger holding; appeal R.A. 15061/2022 linked to a June 2023 confirmation deed.	Survey locating 28G versus retained agricultural portion; withdrawal order, EC recording confirmation deed, e-khatha and tax receipts. pp. 15–19.
114 · 22G	MSK Holdings identified as owner; the akarbana land register records all 22G as "B" kharab.	Rectified land-register extract, e-khatha and taxes. The report also discusses the original grant restriction. pp. 27–31.
115/1 · 1A 32G	C. Bheemaraju identified as owner.	Updated taxes and e-khatha; inheritance records discussed in the chain. pp. 38–41.
115/2 · 1A 34G	C. Bheemaraju identified as owner.	Updated taxes and e-khatha; counsel also noted non-participating daughters in an earlier sale and recommended public notice. pp. 48–52.
117/1 · 3A	MSK Holdings; certificate expressly subject to O.S. 132/2011.	Current suit outcome, e-khatha and taxes. pp. 61–66.
117/2 · 3A 06G	MSK Holdings; same pending suit; missing historical sale entry in EC.	EC showing 30 Jan 1995 deed 2517/1994-95, suit outcome, e-khatha and taxes. pp. 75–79.
117/3 · 3A	MSK Holdings; two pending suits and unavailable GPA supporting a sale in the chain.	GPA, outcomes of O.S. 132/2011 and 620/2013, e-khatha and taxes. pp. 88–93.
126 · 9A 22G	MSK Holdings; confirmation deeds improve parts of the chain; O.S. 36/2010 remains a certificate condition.	Plaintiffs' genealogy, missing RTC years, suit outcome, e-khatha and taxes; also resolve historical bank discharge. pp. 105–111.

Source: Advocate Report, PDF pages cited within the table. A = acre; G = gunta; 40 guntas = one acre. EC = encumbrance certificate; RTC = revenue record of rights. Khatha is a tax/assessment record, not by itself proof of title.

Do not infer a plot's complete legal exposure from a survey oval printed nearby. Survey boundaries cross plot blocks, and the precise portion of a suit schedule matters. Schedule B of the agreement has a blank for the underlying survey number: fill every relevant number and attach the measured plot plan before paying a non-refundable amount.

Approved Layout Plan, p. 1; Agreement for Sale, p. 4.

Court status: distinguish settlement evidence from closure

Matter	Land and last evidenced position	Buyer consequence
O.S. 132/2011	117/1–3, total 9A 06G. MSK obtained a temporary injunction in 2012, upheld on appeal in 2016. July 2023 report says suit pending and negotiations ongoing.	An interim injunction is not final adjudication. Obtain the current order sheet and final outcome, if any. Advocate Report pp. 61–62, 76, 89.
O.S. 620/2013	One-acre part of 117/3. Family plaintiffs sought partition and challenged the 23 Jun 1999 sale; amended plaint and suit recorded as pending.	This is a substantive claim in the title chain, not merely an administrative formality. pp. 89–90, 93.
O.S. 36/2010	Two-acre part of 126. Suit pending, but parties executed confirmation deed 12411/2022-23 dated 3 Jan 2023; report says it appears in EC.	Positive settlement evidence, with missing genealogy and suit outcome still conditions. pp. 106–107, 111.
R.A. 15061/2022	113/2 converted 28G. Appeal after dismissal of O.S. 404/2008; confirmation deed 2374/2023-24 dated 3 Jun 2023. Withdrawal was expected, not evidenced as completed.	Get withdrawal/disposal evidence and the missing EC entry. pp. 15–16, 19.
O.S. 138/2011	Another two-acre part of 126. Report records dismissal on 13 Jan 2023 without liberty to bring a fresh suit on the same cause, and Dec 2022 confirmation deed.	A documented positive for that branch; retain the order and confirmation deed. p. 107.
PTCL proceedings	117/1: writ dismissed 7 Jun 2023. 117/2: appeal dismissed 20 Feb 2023. 117/3: application rejected 4 Oct 2021; report says no appeal understood to be filed.	These grant-land proceedings are distinct from the civil suits above. Obtain current advice on later proceedings; do not call every claim extinguished. pp. 62, 76, 89.

The registration-stage no-litigation declaration and portal flag do not explain how these conditions were later closed. Equally, the old reports do not prove the cases remain pending today. The purchase condition should be a current, plot-linked legal opinion backed by the relevant orders, not a generic assurance that “RERA has approved it”.

No-Litigation Affidavit, pp. 1–2; RERA portal record, Litigation Details; Advocate Report, pages above.

Three title details that should not disappear into a checklist

1. The old bank charge on Sy 126

The advocate records a mortgage and a lease-cum-mortgage to the Primary Land Development Bank (Limited), both dated 18 August 1971, and explicitly says a release/discharge deed was not provided. A later nil-period EC or the promoter's 2023 "no mortgage" declaration does not by itself explain that old charge. Counsel should establish the discharge or other legally sufficient closure for the relevant land before treating it as clean.

Advocate Report, p. 109; CA Registration Certificate, p. 3. No conclusion is made here that the 1971 debt remains payable.

2. Sy 114: a revenue classification needs documentary correction

The report notes that the entire 22 guntas is recorded as "B" kharab in the akarband and recommends a rectified extract. It also records a 1962 sale within the original ten-year grant restriction, while noting the long absence of a claim. Preserve the advocate's distinction: the history was assessed, but the rectified record remained a certificate condition. Layout approval is not the missing rectification.

Advocate Report, pp. 27, 29, 31.

3. Sy 113/2: extent agreement is not a surveyed boundary

The advocate describes a purchased 28¾-gunta portion, of which 28 guntas was converted and ¾ gunta remained agricultural. It also discusses inconsistent revenue entries in the larger holding, including 1.04 guntas in the Government's name. That does not establish that a sale plot encroaches on Government land; it does explain why the required survey, conversion sketch and corrected ownership entries matter. The 28-gunta project extent is supported; the exact ground delineation must accompany the plot title review.

Advocate Report, pp. 14–19; Approved Layout Plan and Approval Letter, p. 1 each.

Khatha, ownership and the lender's file

The portal gives khatha particulars but some extent labels are inconsistent, including a square-metre label against a figure resembling square feet for the 117 holdings. Use the registered deeds, correct revenue extracts and a measured survey to reconcile the plot; do not treat the portal entry as the operative certificate. A bank's willingness to lend can be useful, but it does not replace your own review of the conditions above.

The executed agreement should retain the promoter's warranties of clear title and a plot free of claims at conveyance, and its defective-title compensation clause. It also allows financing against the larger land before conveyance, so a current EC and lender release, where applicable, remain necessary. Resolve these before commitment; a warranty is not a practical substitute for a saleable, financeable title.

RERA portal record, Land Details; Agreement for Sale, pp. 17–19, 24 and 28, clauses 6.6, 7, 15 and 32.4.

6. Which plots to pursue — and how to compare them

Availability and prices are not given for the individual plots. Treat these as positions to pursue in the promoter's remaining inventory or resale market. Every choice is subject to the title, release and services conditions already explained. A better location cannot compensate for an unresolved right to sell or build.

Choose the house envelope before the premium

Family	Usual frontage × depth at E/W road	What the difference buys
30×40 · 111.42 sqm	9.14 × 12.19 m	Smallest standard land commitment. Parking, stair, ground-floor bedroom, kitchen/utility and setbacks compete for a compact footprint.
30×50 · 139.29 sqm	9.14 × 15.24 m	About 25% more area, with the same 30 ft frontage. Extra depth can help an entry-level bedroom or utility/courtyard, but does not widen side-by-side rooms.
40×59.9 / 40×60 · 222.59 / 222.96 sqm	12.19 × 18.26 / 18.29 m	About 60% more area than 30×50 and one-third more frontage. More flexibility for parking, a stair and rooms; greater purchase and landscape upkeep commitment.
Western odd plots 2–11, 13–15 · 163.30 sqm	12.19 × 13.40 m	About 17.2% more area than 30×50, with wider frontage but 1.84 m less depth. A credible alternative if a broad ground floor matters more than a deep rear garden.

RERA portal record, Plot Details and Quarterly Update plot-dimension table; Approved Layout Plan, p. 1. Ratios calculated from filed areas. These are land dimensions, not permitted floor areas.

No sanctioned house plans or plot-specific built-floor-area entitlements are supplied. A corner offers extra external sides but may also attract road-side setback requirements; no numerical buildable footprint can be promised from this layout alone. Fit the household's parking, accessible entry, one bedroom/bathroom at ground level if needed, storage, kitchen exhaust, laundry drying and stair before choosing a floor count.

Direction, comfort and Vastu

An east road can suit a household seeking an east entrance and morning light at the front. Its rear is west, so it is not inherently shaded in the afternoon. West-road houses can work well with shaded verandahs and controlled west glazing. North-side openness can help daylight and a second air path, but Bengaluru's seasonal sun can reach north-facing surfaces too. Ventilation depends on actual openings, neighbouring buildings and usable setbacks, not the word "corner".

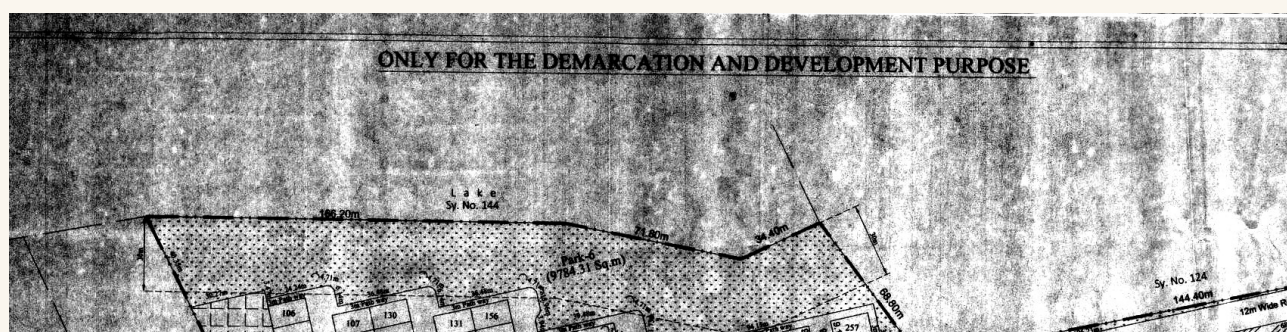
For north/east entrance preferences, shortlist the east-road park plots and north/east road corners identified below. This is a preference choice, not a scientific comfort ranking or a promised resale advantage. Exact door position and room arrangement remain design decisions; the filing contains no completed house layouts to certify for Vastu.

A. Park-6 side plots — the complete 12-plot comparison

These plots have the 3 m pathway and Park-6 on the north. Choose the road side you want; the park is lateral to east/west access, not at the rear. Regular 30×50 plots are 139.29 sqm; 256 is 111.42 sqm.

Plot	Size (ft)	Road boundaries	Additional neighbour / trade-off
106	30×50	East (9m)	North pathway + Park-6; CA-3 to west. Extra non-house neighbour, but CA use could change.
107	30×50	West (9m)	North pathway + Park-6; west road. Allow front shading and pathway-side privacy.
130	30×50	East (9m)	North pathway + Park-6; east road. Strong starting options for an east-entrance preference.
131	30×50	West (9m)	North pathway + Park-6; west road. Allow front shading and pathway-side privacy.
156	30×50	East (9m)	North pathway + Park-6; east road. Strong starting options for an east-entrance preference.
157	30×50	West (9m)	North pathway + Park-6; west road. Allow front shading and pathway-side privacy.
192	30×50	East (9m)	North pathway + Park-6; east road. Strong starting options for an east-entrance preference.
193	30×50	West (9m)	North pathway + Park-6; west road. Allow front shading and pathway-side privacy.
224	30×50	East (9m)	North pathway + Park-6; east road. Strong starting options for an east-entrance preference.
225	30×50	West (9m)	North pathway + Park-6; west road. Allow front shading and pathway-side privacy.
257	30×50	West (9m)	Pathways north and east, Park-6 beyond; west road. More exposed boundary, more privacy work.
256	30×40	East (9m)	North pathway + Park-6; east road. Smallest regular park-side option in this group.

RERA portal Plot Details, plot numbers shown; Approved Layout Plan, p. 1, northern edge.



The longer Park-6 setting, including its lake-adjointing boundary and the 30 m buffer annotation. Source: Approved Layout Plan, p. 1.

Priority: start with 130/156/192 for a straightforward east-road comparison, then 131/157/193 if price or front shading favours west access. The filing does not establish a material hierarchy among these repeated positions. Consider 106 only with a separate view on CA-3, and 257 for its second pathway edge rather than calling it a road corner.

B. Main-spine corners — all 19 comparable 30×50 plots

Each is 139.29 sqm, with one 12 m and one 9 m road boundary. The extra road side can improve separation and access choices, but exposes more of the house to passing traffic and may constrain the permitted building envelope. These are alternatives to the quieter northern road ends, not a universal upgrade.

Plot	Size (ft)	Road boundaries	Additional neighbour / trade-off
98	30×50	South (12m) + East (9m)	CA-3 to west as well as south/east roads. More non-residential edges; no permanent-open-view guarantee.
114	30×50	South (12m) + West (9m)	South + west roads: afternoon exposure deserves design attention.
115	30×50	North (12m) + West (9m)	North + west roads: north entrance may suit preference; shade west openings.
122	30×50	North (12m) + East (9m)	North + east roads: useful choice if either entrance direction is preferred.
123	30×50	South (12m) + East (9m)	South + east roads: east entrance option with a more exposed south side.
137	30×50	South (12m) + West (9m)	South + west roads: afternoon exposure deserves design attention.
138	30×50	North (12m) + West (9m)	North + west roads: north entrance may suit preference; shade west openings.
149	30×50	North (12m) + East (9m)	North + east roads: useful choice if either entrance direction is preferred.
150	30×50	South (12m) + East (9m)	South + east roads: east entrance option with a more exposed south side.
161	30×50	South (12m) + West (9m)	South + west roads: afternoon exposure deserves design attention.
162	30×50	North (12m) + West (9m)	North + west roads: north entrance may suit preference; shade west openings.
187	30×50	North (12m) + East (9m)	North + east roads: useful choice if either entrance direction is preferred.
188	30×50	South (12m) + East (9m)	South + east roads: east entrance option with a more exposed south side.
195	30×50	South (12m) + West (9m)	South + west roads: afternoon exposure deserves design attention.
196	30×50	North (12m) + West (9m)	North + west roads: north entrance may suit preference; shade west openings.
221	30×50	North (12m) + East (9m)	North + east roads: useful choice if either entrance direction is preferred.
222	30×50	South (12m) + East (9m)	South + east roads: east entrance option with a more exposed south side.
227	30×50	South (12m) + West (9m)	South + west roads: afternoon exposure deserves design attention.
228	30×50	North (12m) + West (9m)	North + west roads: north entrance may suit preference; shade west openings.

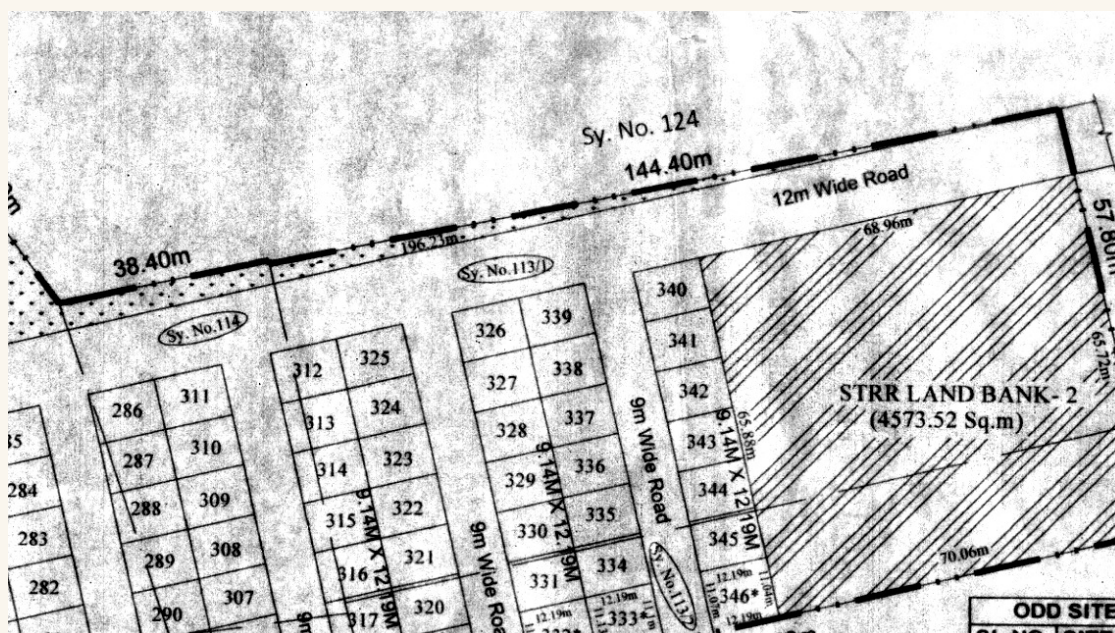
RERA portal Plot Details; Approved Layout Plan, p. 1. Road sides in the table are boundaries, not an approved entrance arrangement.

For a household that values north/east access, compare 122, 149, 187 and 221 on price and exact survey/title position. If a less exposed house matters more than two road sides, keep the mid-row alternatives on your viewing list. The filing does not establish a justified percentage corner premium.

B continued. Smaller corners and the eastern road

Plot	Size (ft)	Road boundaries	Additional neighbour / trade-off
259	30×50	South (12m) + West (9m)	139.29 sqm; pathway to east, plot 258 north. Close to the park-end path, not directly park-sided on north.
253	30×40	North (12m) + East (9m)	111.42 sqm; north/east roads on the main spine. Plots lie across the spine to north.
254	30×40	South (12m) + East (9m)	111.42 sqm; south/east roads. Plot 255 north; not directly park-sided.
260	30×40	North (12m) + West (9m)	111.42 sqm; north/west roads on spine. Plots lie across the spine to north.
285	30×40	North (12m) + East (9m)	111.42 sqm; north/east roads. Compare with 253 for an N/E entrance preference.
286	30×40	North (12m) + West (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
311	30×40	North (12m) + East (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
312	30×40	North (12m) + West (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
325	30×40	North (12m) + East (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
326	30×40	North (12m) + West (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
339	30×40	North (12m) + East (9m)	12 m + 9 m corner. Private land lies beyond the northern boundary road; no direct Park-6 frontage.
340	30×40	North (12m) + West (9m)	111.42 sqm; north/west roads and STRR bank 2 east. More exposure and uncertain authority-land use.

RERA portal Plot Details; Approved Layout Plan, p. 1, eastern grid.



The north-boundary 12 m road is separated from external Sy 124 by the layout boundary; plots 286 onward should not be sold a direct Park-6 premium on this evidence. Source: Approved Layout Plan, p. 1.

Priority: 253/285 for north/east-road preference; 286/312 for north/west-road preference. Keep 340 as an alternative for those comfortable with the land-bank neighbour, rather than naming it the best small plot irrespective of price or future use.

C. Larger southwest plots — 14 specific choices

Plot	Size (ft)	Road boundaries	Additional neighbour / trade-off
21	40×60	West (12m)	STRR bank 1 north; west road. Lateral authority land, not a permanent garden.
22	40×60	West (12m)	STRR bank 1 south; west road. Same land-bank uncertainty as 21.
39	40×60	East (12m)	STRR bank 1 south; east road. East-entrance option with lateral separation.
40	40×60	East (12m)	STRR bank 1 north; east road. North-side land bank may appeal, but use is not fixed.
18	40×60	South (12m) + West (12m)	South/west road corner near commercial-plot part of the layout.
30	40×60	North (12m) + West (12m)	North/west road corner along the upper southwest-block road.
31	40×60	North (12m) + East (12m)	North/east road corner: a strong large-plot comparison for N/E preference.
43	40×60	South (12m) + East (12m)	South/east road corner nearer the commercial-plot part.
44	40×60	South (12m) + West (12m)	South/west road corner. Compare afternoon shading and road activity.
60	40×60	North (12m) + West (12m)	North/west road corner on the upper road towards the connecting link.
61	40×60	North (12m) + East (12m)	North/east road corner: compare with 31; upper road also feeds the link.
77	40×60	South (12m) + East (12m)	South/east road corner closer to the southern access route.
87	40×59.9	West (12m)	222.59 sqm; CA-2 north, private Sy 116 east, west road. Two uncertain non-house neighbours.
88	40×60	West (12m)	222.96 sqm; CA-2 south, private Sy 116 east, west road. Same future-use trade-off.

RERA portal Plot Details; Approved Layout Plan, p. 1. Standard 40×60 = 222.9551 sqm; 40×59.9 = 222.5894 sqm.

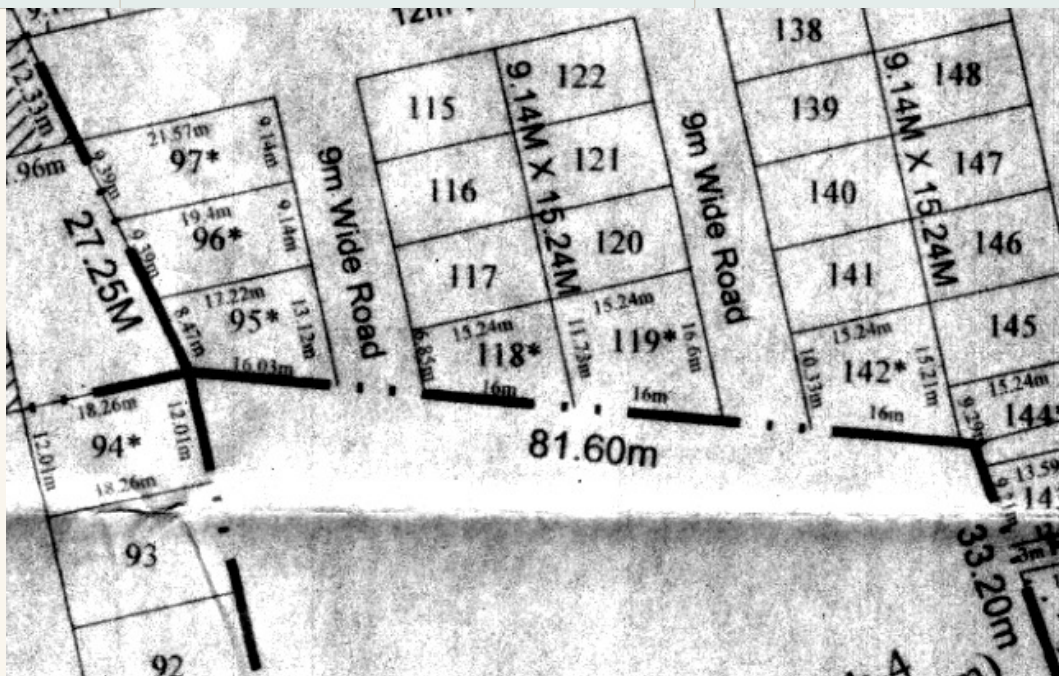
Priority: compare 31/61 with mid-row east-road 62–76 if family space and an east entrance matter. Compare 39/40 with 21/22 if a side adjoining the land bank suits you. These are different settings, not structurally “better” land: no geotechnical or structural data has been supplied.

The southwest block falls in the 117 survey family on the drawing, but the exact plot-to-subdivision and affected suit portion still need the deed/survey mapping. The pending civil-suit conditions are reasons to close title before commitment, not merely to seek a cheaper price.

D. Nonstandard plots: useful alternatives, not one risk category

"Odd Site" is the portal category for 40 plots outside the standard size families. Several have equal opposite side lengths and a near-rectangular outline; others are visibly tapered. An automatic discount for all 40 would overlook useful frontage. Use the complete schedules on the next pages to compare the chosen house footprint.

Choice	Why investigate it	Trade-off
2–11, 13–15	163.30 sqm; 12.19 m east-road frontage and 13.40 m depth. Wider and shallower than 30×50.	Private Sy 119 at rear; no lasting view right. The road is 12 m.
12 / 13	Similar broad frontage; a 3 m pathway lies south of 12 and north of 13, near small Park-3.	Pathway-side passing activity; not a second vehicular road or an extra private strip.
119 versus 118	119 has 16.60 m on its east road; 118 has only 6.85 m on its west road. Areas 215.81 vs 141.57 sqm.	Area alone conceals a very different frontage. Both have sloping southern edges beside Sy 116.
97	187.21 sqm; north 12 m road and east 9 m road; unusually long north boundary.	Corner taper and private Sy 125/2 rear. Price the usable envelope, not just corner status.
174/175 through 298/299	Generally gradual rather than extreme side-length differences; some add frontage to a standard-depth plot.	Southern private land can develop. 240 and 241 have different depths despite sharing a row end.
318 / 346	318's south schedule includes Park and Sy 113/3; 346 has STRR bank to east.	Partial park adjacency is not an all-green boundary; 346 remains a land-bank comparison.



Read the actual shapes: 95–97 at left, and 118/119 below 117/120 at right. Plot 118 is particularly short on its west road side; 119 has the broader east frontage. Source: Approved Layout Plan, p. 1.

Four boundary lengths alone do not establish angles, a surveyed rectangle or the permitted building envelope. The tables retain the filed area rather than multiplying approximate lengths into a substitute area. A house concept and survey are most valuable where taper, a corner or a narrow frontage changes room planning.

RERA portal record, Quarterly Update plot-dimension table; Approved Layout Plan, p. 1, plot geometry and odd-site schedule.

All 40 nonstandard plots — dimensions, part 1

Lengths below are the north/south/east/west boundary lengths, not the direction of travel. N/S boundaries broadly give east–west depth on an east/west-road plot; E/W boundaries give its frontage/back width. “E12” means the east boundary adjoins a 12 m road. All dimensions are metres; areas are square metres.

Plot	Area	North / South	East / West	Road
1	160.75	13.4 / 13.4	12 / 12	E12
2	163.30	13.4 / 13.4	12.19 / 12.19	E12
3	163.30	13.4 / 13.4	12.19 / 12.19	E12
4	163.30	13.4 / 13.4	12.19 / 12.19	E12
5	163.30	13.4 / 13.4	12.19 / 12.19	E12
6	163.30	13.4 / 13.4	12.19 / 12.19	E12
7	163.30	13.4 / 13.4	12.19 / 12.19	E12
8	163.30	13.4 / 13.4	12.19 / 12.19	E12
9	163.30	13.4 / 13.4	12.19 / 12.19	E12
10	163.30	13.4 / 13.4	12.19 / 12.19	E12
11	163.30	13.4 / 13.4	12.19 / 12.19	E12
12	163.46	13.4 / 13.4	12.2 / 12.2	E12
13	163.30	13.4 / 13.4	12.19 / 12.19	E12
14	163.30	13.4 / 13.4	12.19 / 12.19	E12
15	163.30	13.4 / 13.4	12.19 / 12.19	E12
16	160.75	13.4 / 13.4	12 / 12	E12
94	219.39	18.26 / 18.26	12.01 / 12.01	W12
95	171.04	17.22 / 16.03	13.12 / 8.47	E9
96	167.35	19.4 / 17.22	9.14 / 9.39	E9
97	187.21	21.57 / 19.4	9.14 / 9.39	N12, E9

RERA portal record, Quarterly Update plot-dimension table, plots 1–16 and 94–97; areas cross-checked to Approved Layout Plan, p. 1.

Western row: 1 and 16 are slightly shorter than the repeated 2–15 plots; 16 is next to commercial plot 17 to the south. Plot 1 meets external Sy 125/1C to the north. For a broad compact house frontage, start with the repeated middle plots before paying extra for a boundary end.

Near the link: 94 has a west 12 m road, Sy 125/2 north and Sy 116 east. Plots 95/96 have east 9 m access; 97 adds the north 12 m road. Do not treat the extra land in 97 as automatically equivalent to rectangular floor-planning space.

All 40 nonstandard plots — dimensions, part 2

Plot	Area	North / South	East / West	Road
118	141.57	15.24 / 16	11.73 / 6.85	W9
119	215.81	15.24 / 16	16.6 / 11.73	E9
142	193.61	15.24 / 16	15.21 / 10.33	W9
143	119.11	13.59 / 12.47	9.14 / 9.21	E9
144	135.07	15.24 / 13.59	9.14 / 9.29	E9
174	147.27	15.24 / 15.24	9.76 / 9.57	W9
175	150.22	15.24 / 15.24	9.95 / 9.76	E9
208	154.89	15.24 / 15.24	10.26 / 10.07	W9
209	157.84	15.24 / 15.24	10.45 / 10.26	E9
240	162.52	15.24 / 15.24	10.76 / 10.57	W9
241	132.11	12.19 / 12.19	10.91 / 10.76	E9
272	135.38	12.19 / 12.19	11.18 / 11.03	W9
273	137.26	12.19 / 12.19	11.34 / 11.18	E9
298	140.53	12.19 / 12.19	11.61 / 11.45	W9
299	142.42	12.19 / 12.19	11.76 / 11.61	E9
318	136.78	12.19 / 12.19	11.21 / 11.23	W9
319	136.44	12.19 / 12.19	11.18 / 11.21	E9
332	135.81	12.19 / 12.19	11.13 / 11.16	W9
333	135.44	12.19 / 12.19	11.1 / 11.13	E9
346	134.80	12.19 / 12.19	11.04 / 11.07	W9

RERA portal record, Quarterly Update plot-dimension table, plots 118–346 listed above; areas cross-checked to Approved Layout Plan, p. 1.

Frontage can reverse an area-based ranking. Plot 118 is slightly larger than a standard 30×50, yet its west road boundary is only 6.85 m (about 22.5 ft), compared with 9.14 m on a regular plot. Plot 119 has 16.60 m (about 54.5 ft) on its east road. For 142 the west road side is 10.33 m; the longer 15.21 m side is away from that road. These differences matter for parking and the entry-room arrangement.

Depth also changes. Plot 240 has 15.24 m north/south boundaries; 241 has 12.19 m. Plots 272–346 in this table mostly retain the 12.19 m depth family but add width relative to a standard 30×40. Their slightly unequal side lengths warrant an accurate boundary plan, not blanket rejection.

E. Quieter interiors and the premium decision

Regular alternatives worth retaining

Priority	Specific alternatives	Reason to compare
30×50, east road	124–129, 151–155, 189–191	Standard 139.29 sqm plots on northern fingers. Park-end neighbours are farther along the same road; no direct park-side entitlement.
30×50, west road	108–113, 132–136, 158–160	Same area and northern-finger setting. Front shading matters; fewer exposed boundaries than corners.
40×60, east road	62–76	Standard 222.96 sqm in the southwest block, on a 12 m road. More regular house planning without a second road side.
40×60, west road	45–59	Equivalent land area on the opposite road side. Compare driveway design and afternoon sun.
CA-backed alternative	99–105, east road	CA-3 at rear. Potential separation, conditional on future civic use; not protected park openness.
STRR-backed small alternative	341–345, west road	111.42 sqm each, with STRR bank 2 east. Compare with 340 if a corner is not needed.

RERA portal Plot Details; Approved Layout Plan, p. 1. “Quieter” is a relative expectation from internal position, not measured noise. The northern fingers are drawn as road ends.

How to use a quotation

- **Compare like-for-like totals:** plot price and verified area, corner/road/park charges, taxes and registration, maintenance advance/corpus, club fees, connection costs and the future house budget. The supplied filing does not provide prices to calculate a fair discount.
- **Pay for a usable difference:** an extra room-planning width, a genuine park-side boundary or a preferred entrance option can be useful. A nonstandard plot can be good value even without a nominal “odd-site discount”.
- **Do not pay for an unsupported promise:** permanent CA/STRR openness, a private lake garden, guaranteed fast resale, extra floors merely because the road is wider, or an already-operational club.
- **Separate fixable design trade-offs from purchase gates:** west sun, pathway privacy and taper can often be designed around. A missing release or unresolved title condition must be closed, not traded for a cosmetic discount.

For a resale, establish whether the seller already owns the registered plot or only has an allotment/agreement. The contract’s 5% pre-conveyance assignment fee is a different situation from an owner’s post-conveyance resale, for which the agreement calls for a no-dues certificate. This distinction can materially change the all-in deal.

Agreement for Sale, pp. 27–29, clause 31 and owner obligation 3.

7. Contract terms that move money

The filed agreement is a proforma with blank plot, price and charge particulars. Its terms are the negotiation starting point, not proof of what an individual buyer signed. Page numbers below refer to the 34-page Proforma Agreement for Sale unless another source is named.

Payment runs ahead of completion

Schedule C trigger	Stated payment	Buyer reading
Expression of interest / booking / allotment	Amounts and allotment % blank	Complete the amounts and reconcile the total; the later stated percentages sum to 90%.
Within 30 days of booking/plot selection	15%	Time-based, not a completion test.
Initiation of roads and service lines	40%	Starting work can trigger a large payment.
Initiation of levelling / demarcation	25%	Together the two initiation stages represent 65%.
Registration	10%	Little price remains unpaid by conveyance under this template.

Seek evidence-based tranches: a limited initial commitment after legal conditions are met, the substantial balance against the operative release and demonstrated infrastructure, and a defined retention for registration/handover obligations. These are proposed commercial terms, not existing entitlements. For an already released plot, negotiate a near-simultaneous payment and conveyance instead of relabelling old launch milestones.

Agreement for Sale, p. 5, Schedule C; p. 13, clause 1.14 deems 10% the booking amount if unspecified.

Date, release and the 30-day window

The agreement states 31 March 2027 plus six months' grace, while the allotment format states 14 March 2026. Its entire-agreement clause supersedes prior understandings. For a new purchase now, record a realistic current possession date, the specific site-release reference and an independently dated amenity schedule. Do not assume the earlier template date survives signing the later agreement.

After full/partial site release, the promoter can call for payment, registration and possession within 30 days. Delay in taking possession attracts **Rs 5 per sq ft per month** holding charges, plus interest on outstanding consideration. At nominal 1,200 / 1,500 / 2,400 sq ft, that is approximately **Rs 6,000 / 7,500 / 12,000 a month**, before other charges. Property taxes/outgoings are tied to the conveyance period; maintenance has its own earlier trigger described next.

Agreement for Sale, pp. 3–4 and 16, clauses 6.2–6.3; Allotment Letter Format, p. 2. Charge examples are arithmetic, not quoted invoices.

Area, price and later levies

The price includes development and connections under clause 1.2.6, while maintenance is separate. Statutory charge changes can be passed through with supporting notification, subject to the completion-date limitations in clauses 1.2–1.4. A final area reduction requires a refund within 60 days with MCLR + 2% interest; an increase can be charged at the next milestone at the same agreed rate. Measure and settle the price before registration, especially on tapered plots.

Agreement for Sale, pp. 10–12 and 21, clauses 1.2–1.9 and 10.1.

Refunds: keep the stages and causes separate

Situation	Filed term	Change to seek
Before ATS: allotment cancellation	Nil deduction within 15 days; 1% at 16–30 days; 1.5% at 31–60 days; 2% in the last band, worded “after 61 days”. Refund within 45 days.	Clarify the day-61 wording and correct cross-references. This is not automatically the post-ATS cancellation regime.
After ATS: buyer withdraws without promoter fault	Clause 6.5: up to 10% of total price plus non-recoverable remitted taxes/dues; balance after 6 months in 6 equal instalments.	Negotiate lower capped deduction and a short definite refund date; define instalment dates if retained.
Promoter cannot complete / deliver	Clause 6.6: interest-bearing refund within 60 days, allowing retention of non-recoverable remitted government dues. Clause 8.2.2 says entire money with interest, after 6 months in 6 instalments.	Reconcile both deductions and timing for promoter default; preserve interest and other statutory remedies.
Buyer stays despite promoter delay	Section 6 wording pays delay interest within 60 days of it becoming due; clause 8.2.2 says within 6 months.	Reconcile the payment deadline for delay interest as well as for cancellation refunds.
Buyer payment default	Two demands; continued default beyond 2 months after notice may lead to cancellation, with 30 days’ prior notice and deductions.	Ensure demand service, cure period, deductions and refund deadline are explicit.

Allotment Letter Format, pp. 2–4, clauses 8, 11–12; Agreement for Sale, pp. 17–21, clauses 6.5–6.6 and 8. The quoted six instalments have no frequency specified in these passages.

The agreement uses SBI MCLR + 2% for both sides’ delay-interest rates, but equal rates do not cure different payment deadlines. The allotment format’s 45-day refund and 0–2% deduction do not automatically override the executed agreement: clause 12 says later cancellation is governed by that registered agreement.

The allotment form also contains mistaken clause references: 8(ii) refers to 9(i), the staged-booking footnote refers to the cancellation table as clause 9, and 11(iii) refers to 12(ii). Have the execution copy corrected. Do not rely on a prediction that every ambiguity will later be interpreted in your favour.

Useful protections to retain

Retain the defective-title compensation provision, the promoter’s warranties about title and lawful possession, the ban on mortgage/charge over the plot after agreement, and the five-year common-area defect provision. Read these with the reserved financing right over the larger property and insist on a free-and-clear plot at conveyance. The contract also gives a response to promoter default by stopping further payments until development milestones are corrected; its operation should be reviewed against the facts before withholding a demand.

Agreement for Sale, pp. 17–20, 23–25 and 28, clauses 6.6, 7, 8.2.1, 11, 15 and 32.4.

The running cost of a plot, including while it is empty

Maintenance starts before you necessarily move in

Maintenance applies to all plots from possession or the promoter's intimation to take possession, whichever is earlier. The agreement refers to corpus, sinking fund, advance and first-year costs, but Schedule C supplies no amounts for them. If the advance/corpus is exhausted, further contributions can be called. Capital replacements, including generators and transformers, can fall within common expenditure.

There is no explicit build-within-a-fixed-period covenant in the supplied agreement. That flexibility is useful to a patient owner-builder, but it does not mean a vacant plot is free to hold. The contract does not exempt an owner who forgoes amenity use. Ask for a phase-by-phase operating budget, the unsold-plot contribution policy, allocation basis and the promoter's contribution before accepting a maintenance figure.

Agreement for Sale, pp. 21–23, clause 10; p. 33, owner obligations 28–29. No external maintenance-rate assumption is used.

For payments specified as shared, clause 22.1 allocates the share in proportion to plot area. On that basis, a 40×60 plot bears about twice a 30×40 plot's share, and a 30×50 about 1.25 times. The larger home envelope therefore brings a larger share of these common costs as well as private upkeep. This ratio is not a quoted bill or proof that every club or usage charge follows the same rule.

Agreement for Sale, pp. 22 and 25, clauses 10.3 and 22.1; RERA portal Plot Details. Ratios use filed plot areas.

Who controls the amenities

The clubhouse belongs to the promoter, which may appoint another operator and set membership rules. Membership accompanies ownership and transfers on resale. During a lease, the tenant uses the club instead of the owner. The contract permits third-party events and requires non-objection. A club membership here is therefore not ownership of a residents-only clubhouse.

Future-phase owners also share common amenities. Require a location plan, facilities list, capacity and opening dates, charges and escalation basis, guest/event policy, and the costs allocated across phases. The supplied plan does not locate an approved clubhouse building, and CA-1 should not be assumed to be that building's site.

Agreement for Sale, pp. 9, 12, 30–32; Approved Layout Plan, p. 1. The portal Common Areas matrix lists a clubhouse, community hall, sports, swimming pools and gym, but does not prove commissioning.

Association, household works and future transfer

If the owners' association is not formed at 100% release/completion, the agreement calls for allottees to form it within 60 days. It provides for accounts/balance handover. Establish who maintains the relinquished roads and parks, and how the maintenance obligation is funded. The house builder must keep common routes clear, connect to provided chambers and bear damage-repair costs; plan construction logistics before work starts.

Before conveyance, assignment needs promoter consent; non-family transfers attract 5% of sale consideration, with associated stamp/registration obligations. After conveyance, a no-dues certificate is required for resale. These terms matter if the offered "resale" is only a transfer of an allotment. For a family transfer, do not assume discretionary consent becomes automatic merely because the fee exemption applies.

Agreement for Sale, pp. 21–23, 27–29 and 33–34, clauses 10, 31 and owner obligations 1, 3, 30–31.

8. Negotiation priorities

The strongest negotiating reasons are the specific documentary and contractual gaps, not a claim that three unsold plots make the promoter distressed. Match each concession to something concrete in the execution copy.

Priority	Request	Why it matters here
1 · Title and release	A condition before non-refundable commitment: complete plot/survey identity, current title opinion, relevant court orders and operative site release; defined refund if the condition fails.	The old title certificates remain conditional; a release filename is not the order.
2 · Payment and dates	Replace initiation triggers with verified work/release; record current possession and separate amenity dates, plus a workable registration notice period.	65% is triggered by initiating works; supplied dates conflict.
3 · Refund consistency	One promoter-default deadline and interest-payment deadline; a lower, defined no-fault withdrawal deduction and prompt refund.	The same agreement contains 60-day versus six-month provisions.
4 · Running costs	Complete the corpus/advance/maintenance schedule, contribution basis, budget, capital-replacement obligations and audit handover; specify future-phase sharing.	All plots pay, including empty plots; no final user denominator or cost schedule is supplied.
5 · Club rights	Attach approved location, facilities, access dates, charges/escalation, event and guest rules.	Membership is in a promoter-owned facility; third-party events and future-phase sharing are allowed.
6 · Services and plot premium	Final service plan with equipment/line locations, water permissions, sewer levels, sanctioned power and commissioning records; no price premium for unproven openness.	Plot use depends on common infrastructure and on what actually adjoins the chosen boundary.
7 · Resale flexibility	Reduce the pre-conveyance assignment fee and set a time limit/clear grounds for transfer consent, including family transfers.	5% fee and discretionary consent can make an allotment transfer costly or slow.

For a resale, these requests may need documents from both the seller and promoter. Put the all-in purchase price beside the expected house cost and ongoing charges. A cheaper taper may be worthwhile if the house fits; a premium park-side plot may be worthwhile if the side can actually be used. There is no filed price evidence for a universal premium or discount.

Source basis: Agreement for Sale, pp. 4–5, 9–13, 16–23, 27–34; Advocate Report certificates; RERA portal Completion Details; Project Specifications, p. 1.

9. Before you commit: the targeted closing file

These requests address specific unresolved matters in this filing. Close them before the relevant non-refundable payment, not simply on the morning of registration.

1. The offered plot. Survey number(s), khatha, exact four boundaries, area and dimensions; attach Schedule D plan and cross-match the sale/release number. If a resale, obtain the seller's registered deed or identify that it is only an allotment transfer.

2. Title conditions. Current EC and independent title opinion spanning the promoter purchase and relevant earlier gaps. Obtain applicable court outcomes for 132/2011, 620/2013, 36/2010 and R.A. 15061/2022; the 113/2 survey, 114 rectification, 117/3 GPA and 126 bank-discharge/genealogy evidence where the plot is affected.

3. Operative release. STRRPA release order covering this plot, current approved layout and supporting infrastructure certificates. Reconcile the expired original approval period and any later revisions. Do not substitute RERA registration for plot release.

4. The connecting road. Registered Sy 125/4 connecting-road relinquishment/right and match to the six-gunta hatched strip. Clarify permitted through access and any future-phase use of the route.

5. Operational services. Panchayat water permission and source/capacity; potable-water tests and operating arrangements; commissioned STP and KSPCB status; chamber locations/levels; final power sanction, energisation and completed line shifting; plant/generator/transformer positions.

6. The actual future neighbour. Verify the park/path boundary and access, CA/STRR reservation and any approved use, and external-land boundary. Do not infer an exclusive gate into a park or a permanent view from today's vacant land.

7. Executable money terms. Filled price and charges, current handover date, amenity deadlines, corrected refunds, maintenance and club schedules, and an assignment/consent arrangement appropriate to this sale.

8. A house that fits. Surveyed boundary plan, local building-permission requirements and a household concept with setbacks, parking, accessible ground floor if needed, service inverts and rainwater harvesting. Confirm that promised plot benefits survive this exercise.

Decision rule: proceed when a plot suits the household at its all-in price and these conditions close. Keep another suitable plot in reserve. Do not let a preferred entrance direction or an attractive green edge rush an unresolved title or release decision.

Source basis: Approved Layout Plan, p. 1; Advocate Report, pp. 19, 31, 66, 79, 93, 109–111; Approval Letter, pp. 1–4; Agreement for Sale, pp. 4–5, 9, 16–34; BESCOM NOC, pp. 1–3; Water NOC Clarification, p. 1; KSPCB Acknowledgement, pp. 1–4.

10. Sources and limits of the advice

Readable source	Pages / portal record	Use in this report
Approved Layout Plan (Annexure 70)	1 large sheet; identical plotting/infrastructure copies in bundle	Plot counts, sizes, numbered positions, roads, pathways, parks, CA/STRR reservations, survey labels, north compass and area statement.
RERA portal record — project-detail	Project/Plot/Land/Cost/Development Details; Quarterly Update plot dimensions; Completion Details	346-row schedules and dimensions; identity, dates, work schedule, inventory and financial disclosures. Named attachment content is not assumed.
Approval Letter & Work Order (Annexure 67)	pp. 1–4; portal title “Commencement Certificate”	3 Nov 2023 STRRPA conditional development permission and release/handover conditions.
BESCOM NOC (Annexure 68)	pp. 1–3; p. 4 blank	Planning-only power NOC, load, validity and line-shifting requirement.
Water NOC Clarification (Annexure 69)	p. 1	Promoter’s application-status letter, not the water permission itself.
Project Specifications (Annexure 75)	p. 1	4/6/8 kW plot allocations, water, sewer, pavers and general amenity specification.
Advocate Report (Annexure 79)	119-page bundle, 9 title reports dated 14 Jul 2023	Historical title and conditions. Certificate pages 7, 19, 31, 41, 52, 66, 79, 93, 111; material passages cited in Section 5.
CA Registration Certificate (Annexures 56–57)	pp. 1–3	Promoter details, cost estimate, bank and dated borrowing/mortgage declaration.
STRR Land Bank and CA Relinquishment Deed (Annexure 110)	pp. 1, 3, 5–6; filed under “Coastal Regulation Zone Authority”	Reservation extents and registration endorsement.
Proforma Agreement for Sale (Annexure 86)	34 pages; PDF page numbering used	Plot rights, phased sharing, money terms, handover, club and owner obligations.
Allotment Letter Format (Annexure 87)	pp. 1–4 and 6	Booking, cancellation, possession date and inconsistent infrastructure schedule.
KSPCB Acknowledgement (Annexure 99)	pp. 1–4; filed under “Section 109”	Application, generator declaration and fee; not a granted consent.
JDA / No-Litigation declarations; Brochure	JDA p. 1; no-litigation pp. 1–2; brochure pp. 1–4	Dated promoter representations and marketing claims. Brochure is misfiled under “Proforma For Sale Deed”.
Clarification on Zoning Regulations (Annexure 82)	pp. 1–5; promoter letter and enclosed notification/regulation	Stated conversion basis; not a fresh authority change-of-land-use order.

The report is complete as buyer research from the supplied bundle. It does not certify current title, compliance or physical completion. No current court/SRO search, measured site inspection, soil/level test, water test or market-price exercise was possible from these sources. Kannada approval/deed passages are read for their material meaning, not supplied as a certified translation.

In particular, the final release and commissioning documents are named in the portal but not supplied as document content. Their absence here does not establish that the promoter never filed or obtained them. Future-phase inventory, individual current availability, final plant locations and the operative house-building envelope remain unresolved. The recommendations are conditional on those matters where they affect the buyer’s choice.