Quietlist

Buyer's Report

Crown Residences
at Godrej Golf Links

Plot REP-1, Sector 27, Greater Noida

288 homes · Amber / Coral / Pearl
AR Landcraft LLP
UPRERAPRJ438937/04/2026

A conditional shortlist for a 2030 purchase horizon
Property choices · Ownership · Delivery · Negotiation

Independent analysis of the supplied filing · 15 September 2026

1. The buying decision

Consider Crown if you want an apartment in a large recreational township and can plan around the declared completion date of 6 May 2030. Its strongest physical attraction is the combination of green outlooks, a three-tower enclave and nearby low-rise homes. The filing supports a shortlist, but supplies no live prices or residential floor plans with which to select a particular flat or establish value.

My starting shortlist is A2 on the green side, A3 toward the adjoining low-rise homes, and A1 toward the large green. They serve different priorities. A2 offers a central position; A3 is farther from the main plant block; A1 offers attractive end openness. None is automatically the quietest or worth a premium. The mall and event uses beyond the green, community halls, road and local service routes change the comparison. See pages 6–8.

What matters first	Buyer consequence
Green with public uses	GNIDA protects a designated 12.5-acre recreational green from construction, while requiring public access to substantial township recreation. The master also shows a mall and event uses. Buy the view and access actually promised, with their operating conditions.
Mortgage and authority conditions	The loan record discloses ICICI and group funding. Obtain a Crown-unit-specific lender consent and release mechanism, plus evidence that the GNIDA dues and correction-deed conditions have been resolved.
A demanding contract	The 52-page agreement defines booking money as 20% of Total Price and contains post-OC wording claiming the entire price on buyer default. These require legal revision before a substantial commitment.
Old progress, long programme	The progress snapshot is 30 November 2025. It does not establish today's stage. Common works run to the declared completion day, leaving no visible project-wide finishing buffer.

When I would pause

Pause if you need near-term occupation, guaranteed residents-only golf or club rights, or a flat chosen mainly for an east/north entrance without its floor plan. Also pause if the seller will not attach the offered unit's plans, all-in price, dated payment schedule, parking allocation and written amenity rights to the agreement. An attractive tower position cannot repair those omissions.

Sources: UP RERA Project Summary; Detailed Agreement (52 pages), pp. 6, 9, 12, 18; GNIDA letter, 20 January 2024, p. 16 of Loan Disclosure; Township Plans, pp. 1–2; Architect Certificate, pp. 1–3. "OC" means occupancy certificate; GNIDA is the Greater Noida Industrial Development Authority. Page references throughout refer to PDF pages, including covers; source guide on page 18.

2. What the purchase actually includes

Scope	Filed position	How to read it
Crown registration	288 homes on 18,166 sq m	About 4.49 acres; around 4.5% of the township land. This is the relevant land denominator for Crown density.
Tower structure	A1 Amber, A2 Coral, A3 Pearl; two basements, stilt and 26 superstructure slabs each	The certificate describes the structure. It does not establish bedroom mix or four homes on every floor.
Wider township	403,575 sq m, approximately 99.7 acres	Contains other residential phases, golf, clubs and commercial/recreational uses. It is not private open space shared only by Crown's 288 homes.
Tenure	Lease deed dated 12 November 2014; supplementary deed 27 May 2015	The draft sublease recites a 90-year term from 2014. That would leave about 74 years in 2030, rather than a fresh 90-year term at purchase.

Crown's arithmetic density is approximately **159 homes per hectare, or 64 per acre**. That describes a tower enclave within a much larger landscape; it does not measure usable garden space per household. Similarly, 288 divided by three gives an average of 96 homes per tower, not a certified tower-wise inventory.

The deed supplied is a template with a different inventory

The 22-page Draft Sublease recites **114 units**, while the Crown agreements identify 288. Its terms help expose issues to settle, but cannot certify the final Crown rights. Obtain the Crown-specific deed and underlying lease before relying on its statements about public common areas, shared commercial services, transfers or one-time lease rent. The detailed agreement also binds the buyer to the underlying lease.

What is still blank matters more than the brand

The detailed agreement's unit plan, payment, price and approval schedules are unfilled. It identifies a unit by carpet area plus exclusive areas, such as appurtenant outdoor space. These should be separately measured and priced. The specification promises a basic finished apartment; the Godrej name and the initial manager do not guarantee a permanent operator or every furnishing shown in sales material.

Sources: Model Agreement (18 pages), p. 2; Detailed Agreement, pp. 5–6, 32, 47–52; Architect Certificate, pp. 1–2; Draft Sublease (22 pages), pp. 3, 5, 8. Area conversions and density are calculations from these filed inputs. The underlying executed lease and a Crown-specific executed sublease are not supplied.

3. The wider outlook: green, mall and neighbours

Township landscape drawing, January 2024, p. 1: enlarged source pixels with numbered markers. This earlier sheet explains surrounding uses; use the later certificates for Crown's tower height and current services drawings for its ground layout.

Marker	What is drawn	Implication
1 · Crown	A1–A3 beside the 60 m road and Gate 03	Direct road presence and a separate marked township gate; security arrangements still matter beside public recreation.
2 · Shopping mall	G+5, terrace level +24 m, beyond the A1-side green	A useful potential destination, with possible traffic, lighting and evening activity. Its delivery date and operation are not established.
3 · Large green	Green between Crown, mall and neighbouring phases	A genuine openness opportunity. Do not describe the whole outlook as a permanently quiet private park.
4 · Main club / courts	Across the internal green from Crown	Nearby on the plan does not mean included membership or a direct private route.
5 · Presidential	Low-rise homes beside the A3 end	A credible lower-mass outlook to compare with A2's position between towers.
6 · Recreation	Drive-in cinema, fairground / exhibition centre and amusement zone	Potential occasional activity beyond everyday landscaping. The drawing does not prove these are operating today.

Sources: Township Plans, p. 1; GNIDA letter, 20 January 2024, Loan Disclosure p. 16. The drawing is evidence of planned relationships, not a current site photograph or a commitment to operating dates.

4. Open space, access rights and alternatives

There is a meaningful protection for part of the outlook. GNIDA's 20 January 2024 letter requires the revised layout for the undeveloped 18 acres to include **12.5 acres of recreational green where construction is not permitted**. The stamped revised master labels a corresponding "Green New Cluster (12.5 acre)". This supports the value of designated green; it does not remove the mall footprint or make every visible area unbuildable.

The same letter requires a correction deed securing **public access in perpetuity to 75 acres of recreational green and facilities**, with security near residences. The detailed agreement retains developer ownership of the master golf course and club, allows public use and separates membership, subscription and usage charges. A Crown-specific project club is described as something the developer "may develop". These are different promises from an included residents-only golf lifestyle.

The developer reserves future floor-area rights and phased development, subject to approvals and applicable law. That is a reason to distinguish the protected green from other land where future construction may be allowed; it is not an unrestricted right to build over the designated green. (Detailed Agreement, p. 36.)

There is also a useful project-only promise: clause 1.19 reserves project amenities for its buyers, except declared independent areas. Page 8 separately allows public use of commercial-zone community-centre/retail facilities. These may be different facilities. Map the four Crown halls and each access right in the signed amenity schedule and declaration; do not assume that either public or private wording applies to everything.

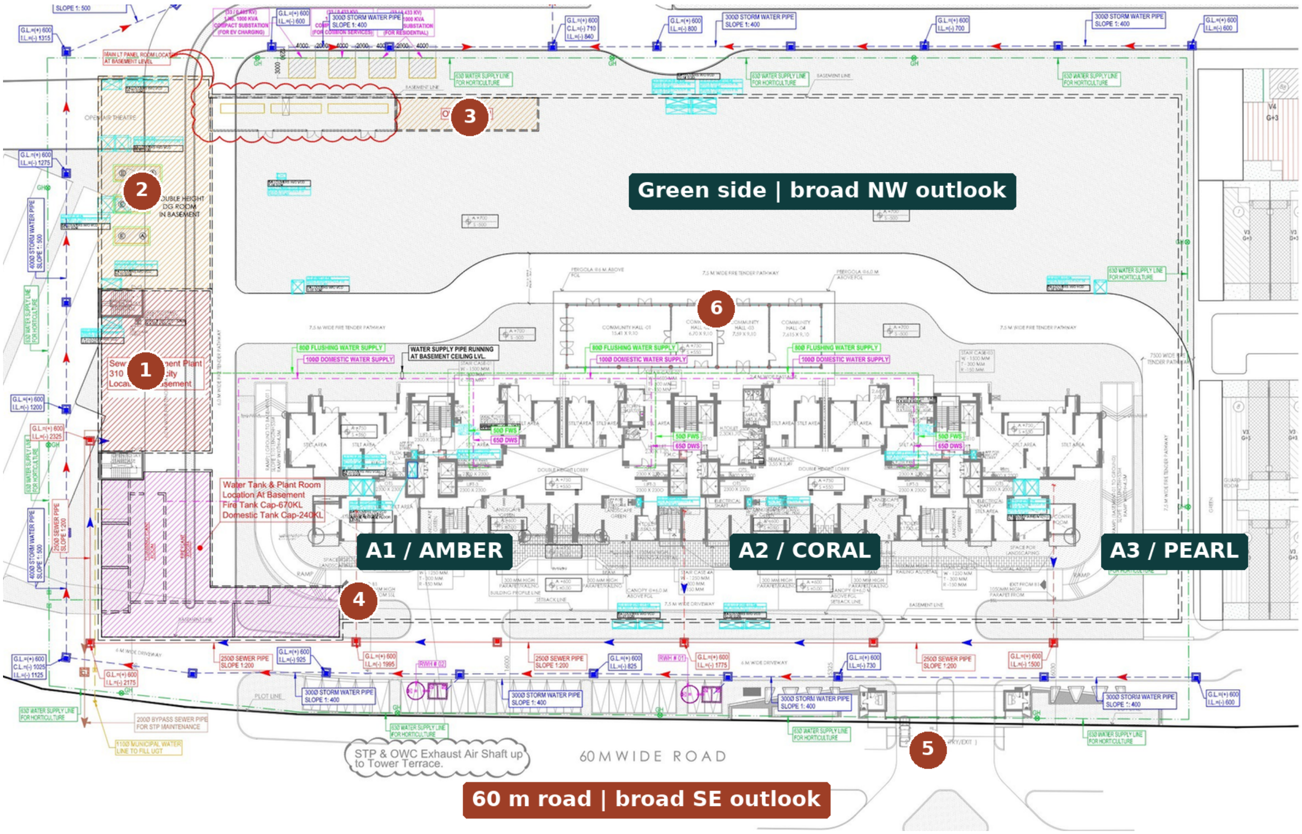
Compare the township's real alternatives

Choice visible in the master	Why pursue it	Trade-off and evidence boundary
Crown tower apartment	Lift-served home with several green and low-rise outlook options; project services and halls are drawn together	2030 completion horizon, shared plant and high-rise access dependence. Unit layouts and live prices are absent.
Presidential low-rise homes	For a household prioritising lower-rise living, outdoor access or reduced lift dependence	Individual layouts, stairs, private-land rights, availability and prices are not in this Crown filing. The master establishes adjacency, not their interior quality.
Parklane / Evoke / Windsor	Other named residential clusters around the main landscape; worth comparing if an earlier move is important	The master marks 37.70 acres of Phase II with part-layout completion received. This is not an OC for a particular resale home.
Crest / Suites and other prior phases	A way to compare an established part of the township against Crown's new-build proposition	Another 41.91-acre grouping is marked part-layout completion received. Verify the offered home's own completion and rights; no equal-scope cost comparison is available.

The environmental clearance reports 162,920 sq m of green, or 40.37%, across the entire 403,575 sq m township. That percentage should not be sold as Crown's private green ratio. Public recreation may provide a larger usable setting and more destinations, while increasing the importance of controlled residential entry and clear access hours.

Sources: GNIDA letter, Loan Disclosure p. 16; Township Plans, p. 2; Detailed Agreement, pp. 8, 11–12, clauses 1.17–1.20; Environmental Clearance, p. 17. The revised master's older "sanction applied" future-cluster label is not a substitute for the later tower approval record.

5. Reading Crown's ground plan



External Services Layout, 29 October 2025, p. 1. Tower names cross-referenced to the Architect Certificate. Cardinal descriptions are broad quadrants inferred by matching the revised master's north-oriented key plan and the distinctive site boundary; they are not flat-entrance directions.

Marker	Relationship on the source plan
1 / 2	310 KLD sewage treatment plant beside the A1 end, across a circulation route; generator room farther back toward the green-side corner. The entire A1 end is not one undifferentiated plant room.
3	Organic-waste converter room along the rear edge, with electrical plant nearby. The green is also a service landscape with access and ventilation needs.
4 / 5	Basement entry at the A1 end; Gate 03 and basement exit toward A3. Daily vehicles and pedestrian routes should be considered together.
6	Four community halls behind the tower lobbies, facing the internal green. Lower homes near them may experience arrivals, events and lighting; no acoustic performance is supplied.

The plan shows both 6 m and 7.5 m circulation/fire-access routes, not a uniform 7.5 m path all around. Keeping these routes available is an operating requirement. The green is physically close, but a child or older resident may still cross a service or vehicle route to reach it.

Sources: External Services Layout and Site Electrical Layout, each p. 1; Township Plans, p. 2 (north key); Architect Certificate, pp. 1–2. These October drawings are marked for submission, not as-built records.

6. Which tower and face to shortlist

Ask for offered homes matching these positions, then join each to its residential floor plan. “Green side” means the long face looking inward; “road side” means the long face toward the 60 m road. The A1 and A3 outward ends add a second, different outlook where the actual unit has windows there.

Position	Why it can work	Meaningful trade-off
A1 Amber · green side	Large green beyond the outward end; attractive option for openness and a less enclosed end position	Closer to the main plant side and wider recreation / mall setting. Check the actual room relationship to local shafts; the plant’s presence does not put every A1 bedroom directly beside it.
A1 Amber · road side	Broad SE exposure may suit morning-light and winter-sun preferences; outward-end opportunity	Entry ramp, tanks and the A1 core’s service routes matter particularly at low levels. Road activity is additional to plant operation.
A2 Coral · green side	Balanced central option; away from the two end ramps and main plant block	Community halls lie close behind the lobbies; A1 and A3 flank it. A high floor does not rise above neighbours of the same overall height.
A2 Coral · road side	Central road outlook with less direct end-ramp adjacency than the end towers	Road noise and light exposure remain; a central location does not establish a better internal plan, cross-ventilation or a resale premium.
A3 Pearl · green side	Farther from the main A1-side plant; an outward-facing corner may also look toward low-rise Presidential homes	Internal hall activity and the A3 exit route remain relevant. Confirm whether the offered living room actually sees the low-rise side.
A3 Pearl · road side	Potential SE light with an outward NE end relationship toward low-rise neighbours	Gate 03 and exit movement are toward this end. Road-facing and low-rise-facing are not interchangeable descriptions.

Match the shortlist to the household

Openness first: compare A1 outward/green with A3 outward/green. **Distance from main plant:** begin with A3, then A2. **Central convenience:** begin with A2 green, accepting hall proximity. **Morning-light preference:** compare road-side rooms across all three, with glazing and noise control in view. There is no filed price evidence for a universal tower ranking.

Basis: relationships in Township Plans, pp. 1–2; External Services and Site Electrical Layouts, p. 1 each; Upper Basement Electrical Layout, p. 1. These are supported position-level inferences, not numbered-unit recommendations. Neither balcony/window locations nor typical residential layouts are supplied.

7. Light, floors and the home’s daily use

Direction is useful, but belongs to a room

The master’s key plan has a legible north symbol. Matching its plot shape to the larger rotated layout places Crown’s road face broadly **south-east**, the inward green face broadly **north-west**, the A1 outward end broadly south-west and the A3 outward end broadly north-east. These are approximate quadrants, not surveyed bearings. The smaller north symbol must not be read as “up the page” on every drawing.

SE-facing rooms can receive morning and winter sun; NW-facing rooms may receive late-afternoon sun in summer. The actual benefit depends on windows, balconies, depth and neighbouring shade. A green-facing flat is not automatically cool all year. External sunshades and façade changes are restricted in the agreement, making the supplied shading and glazing important before purchase.

A sensible floor comparison

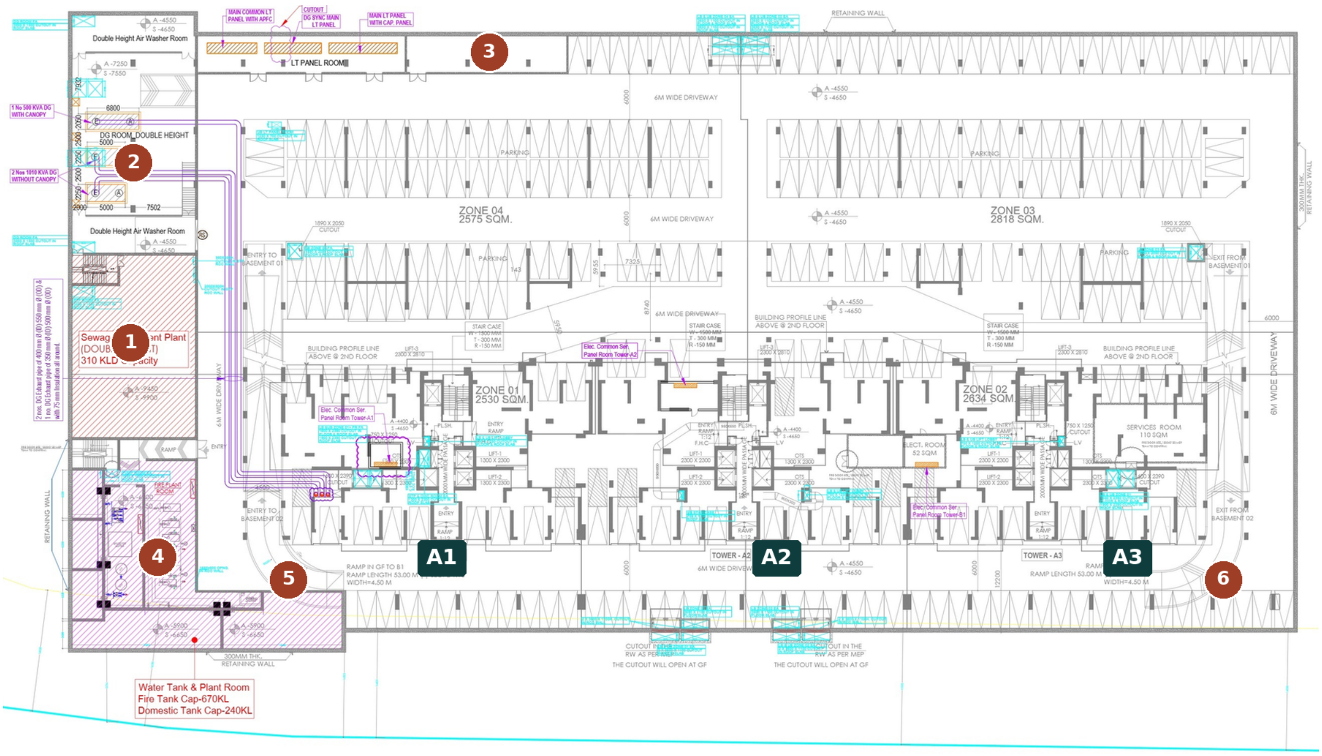
For privacy, compare a lower home’s window level with halls, access routes and neighbouring roofs. Moving higher may reduce direct overlooking and some immediate activity, but can leave road or event sound audible. The filing supports **no universal 10th- or 15th-floor cut-off**. Nor can it show which floor clears a particular obstruction without a residential section and window heights. For top floors, the terrace exhaust route makes the roof-services plan especially relevant.

Indian household needs the filing cannot yet resolve

Priority	Decision to make using the offered unit’s plan
East / north entrance or Vastu preferences	Choose the entrance and room arrangement your household values. A SE site frontage does not fix a flat’s door direction or kitchen / toilet location; no evidence supports a price premium for a preferred direction.
Cooking, laundry and storage	Check a usable kitchen work run, refrigerator and washing-machine positions, utility drainage and a permitted drying place. The deed template restricts exterior hanging of clothes; the unit plan should make daily laundry practical.
Older residents, children and guests	The ground plan shows lifts, ramps and an accessible toilet, but not a complete step-free route through the flat. Verify bathroom and door clearances, a usable bedroom and privacy from the living room.
Ventilation and future changes	A corner is beneficial only if rooms have usable openings and an air path. No typical plan establishes this. Structural and façade alterations are restricted; do not buy on an assumption that walls or windows can later be moved.

Sources: Township Plans, p. 2; External Services Layout, p. 1; Detailed Agreement, pp. 28–30, clauses 15.6 and 18.4; Draft Sublease, pp. 13–14 (template applicability explained on page 3). Sun and household implications are architectural judgement; no solar or acoustic simulation was supplied.

8. Basement, parking and plant: local differences



Upper Basement Electrical Layout, 29 October 2025, p. 1. Numbered markers identify local plant and ramp relationships. Only the upper basement is shown in this sheet; ramps to the lower basement do not establish its parking layout.

Marker	What the drawing establishes	Living / ownership consequence
1	310 KLD sewage treatment plant, double height	A1-side adjacency deserves ventilation and acoustic detail. The room sits beyond a driveway, not under every A1 room.
2	Two 1,010 kVA generators and one 500 kVA generator; double-height room and air-washer spaces	The total 2,520 kVA is a plant rating. Enclosure, vibration isolation and exhaust design determine comfort; this plan cannot certify silence.
3 / 4	110 sq m organic-waste room and electrical panels on the rear edge; 240 KL domestic and 670 KL fire tanks by the A1 entry end	Waste collection, servicing, water treatment and plant replacement are recurring management tasks. Fire storage is not household water availability.
5 / 6	Entry ramp at A1, exit ramp at A3; further connections to basement 2	Test the allocated bay's actual route, turning space and lift access. An end tower can be convenient to a ramp while also closer to vehicle movement.

The four labelled basement zones total **10,557 sq m** (2,530 + 2,634 + 2,818 + 2,575). This includes circulation and building/service areas, so it cannot be converted into a reliable car count. The application permits stacked or tandem parking; the agreement leaves the number and location of the buyer's spaces blank and gives use rights rather than ownership of open parking.

Capacity units: KL = 1,000 litres; KLD = 1,000 litres per day. Sources: Upper Basement Electrical Layout, p. 1; Detailed Application (33 pages), pp. 4, 14, clause 21; Detailed Agreement, pp. 5, 11, clause 1.16. Obtain the bay number, dimensions, arrangement and any mechanical operating charges in the signed schedule.

9. Services and the long-term operating bill

System	Useful provision in the filing	What it means for the buyer
Lifts and escape routes	Three lifts and two stairs in each tower core; nine lifts for 288 homes	Arithmetic average: 32 homes per lift. Waiting time, lift cabin capacity and fire-lift designation are not proved by that ratio or by shaft dimensions.
Power network	Four 1,000 kVA transformers: two residential, one common-services and one for electric vehicles (EV); three compact-substation locations	Dedicated EV capacity is a positive provision. It is not an installed charger at the buyer's bay. The diagram connects to the existing township 33 kV network and says no authority meter is considered.
Backup inside homes	Detailed agreement limits backup to 3 kVA for 2BHK, 5 kVA for 3BHK and 7 kVA for 4BHK; private generators prohibited	These are contractual categories, not proof of Crown's bedroom mix. Confirm permitted appliances, changeover and consumption charges; full air-conditioning backup is not promised.
Water and sewage	240 KL domestic storage, 670 KL fire storage, 310 KLD STP; separate domestic, flushing and irrigation lines; three rainwater-harvesting pits	Separate treated-water uses are sensible. Storage and treatment capacity do not prove a commissioned municipal connection, water quality, continuous supply or actual operating cost.
Green over basement	Basement footprint extends beneath landscaped areas; ventilation openings and service access are drawn	Drainage, waterproofing access and irrigation maintenance need continuing attention. This is a cost driver and management responsibility, not evidence of a leak.
Interior specification	Vitrified living / kitchen floors, laminated bedroom floor, granite counter and stainless sink, UPVC or aluminium windows, oil-bound distemper paint	Budget from this basic specification. A full modular kitchen, wardrobes and air-conditioning are not listed as included. Brands, performance and the final signed specification matter.

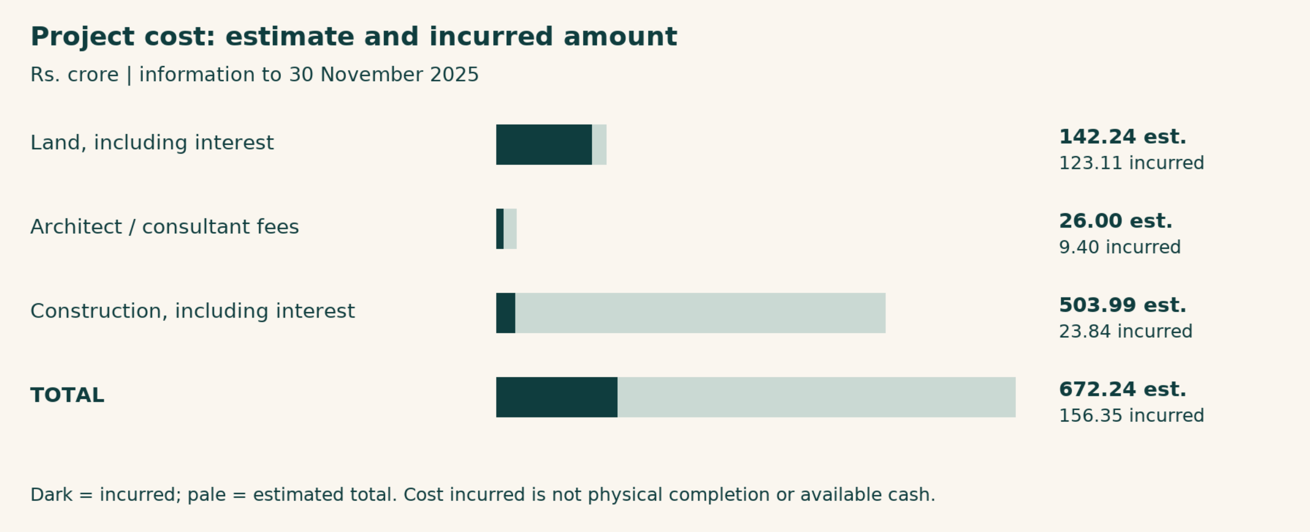
Follow the exhaust route, not just the plant room

The site note says the STP / organic-waste exhaust shaft rises to a tower terrace; its leader points toward the A1 core. The basement drawing also routes generator exhaust toward A1. This concentrates a useful check on A1's service-adjacent and upper homes: locate the final shaft, roof outlet and nearby openings. The filing does not give outlet clearances or prove odour, fumes or noise at any flat.

Recurring expenses will include lift and pump servicing, generator fuel, STP operation, landscaping, waste handling and eventual equipment replacement. The extensive amenity setting can be worthwhile, but obtain a Crown-specific operating budget and the cost split with other phases before accepting a low headline maintenance rate.

Sources: External Services / Site Electrical / Water Supply / Sewer Layouts, p. 1 each; Upper Basement Electrical Layout and Main Electrical Diagram, pp. 1–2; Detailed Agreement, pp. 27, 32, 48–49. EV, solar and infrastructure shown are design provisions, not commissioning certificates.

10. Money spent is not money available



CA Certificate SJA/CR-002, 16 January 2026, pp. 1–2; information as of 30 November 2025. Filed lakh values divided by 100 to obtain crore. Construction here includes the separately listed construction-interest component.

The estimate totals **Rs. 672.24 crore**, of which **Rs. 156.35 crore** is shown incurred: 23.26% of estimated cost. The remaining estimate is **Rs. 515.89 crore**. Most incurred cost is land-related. This is consistent with an early physical-work snapshot and cannot be described as the project being 23% built.

The estimate already includes approximately **Rs. 64.99 crore of interest**: Rs. 48.11 crore under land and Rs. 16.88 crore under construction. The Rs. 26.00 crore line is architect/consultant fees, not a general approvals budget. Incurred land cost does not certify that the entire land consideration and authority dues have been paid.

The Rs. 107.70 crore loan entry needs its notes

The January CA form records approximately Rs. 107.70 crore in loan entries and the same amount withdrawn, leaving a computed account balance of zero. Its note expressly calls the separate-account loan/disbursement presentation **indicative** and says actual loan transactions use the company's bank account. It does not establish Rs. 107.70 crore of cash waiting in a Crown RERA escrow, or funding entirely from ICICI. The earlier December certificate, with the same information date, had zero loan entries.

Form B promises that 70% of amounts realised from buyers will go into a separate account for land and construction costs. That undertaking and the indicative CA format do not prove current cash, current loan balances or the current funding available for completion. Obtain a current lender and project-account reconciliation with the latest certified progress before matching a front-loaded payment plan to the project.

No filed price benchmark

Rs. 672.24 crore divided by 288 homes is about **Rs. 2.33 crore per home**. This is only an average of a project cost estimate. Without unit areas, sale prices, allocation details and revenue, it is neither a fair-value estimate nor a price floor or developer-margin calculation. Negotiate on the offered home and enforceable inclusions, not this quotient.

Sources: CA Certificate SJA/CR-002, pp. 1–2 and notes 2–3; CA Certificate SJA/CR-001, pp. 1–2; Form B, p. 2; Architect Certificate, pp. 1–2. Financial figures describe the stated historical date.

11. Title and lender release: what is actually disclosed

Record	Filed amount / statement	Buyer interpretation
ICICI apportioned to Crown	Loan CA: Rs. 6.10 crore sanctioned / disbursed; Rs. 1.40 crore outstanding	This is an apportioned project figure, not the whole township facility or a current September 2026 balance.
Godrej group funding	Rs. 101.59 crore apportioned; CA security column says “NA”	The accompanying group-loan affidavit describes a second-ranking mortgage. Reconcile the security statement before treating group funding as unsecured.
Whole-property facility	2021 ICICI facility of Rs. 43.73 crore; earlier Rs. 225 crore charge recorded as satisfied in 2023	Different facility dates, scopes and charge status should not be added together as today’s Crown debt.
Encumbrance documents	June 2025 advocate certificate expressly excepts ICICI; registrar nil searches dated May 2025	The searches cover stated properties and periods. One search describes 41,982 sq m, not Crown’s 18,166 sq m. They cannot certify a lender-free Crown unit today.

Consent to sale and release of mortgage are different

The ICICI sanction conditions require sale proceeds through the specified escrow and lender no-objection certificate (NOC) on or before registration of the sale agreement. A consent to sell may still carry payment and release conditions. The buyer needs the **unit identified by tower, floor and number**, the amount or mechanism for its release, the permitted payment account, and evidence of discharge when due. The seller’s general assurance or a nil-search certificate is insufficient for that purpose.

Authority dues also sit on the delivery path

GNIDA’s January 2024 letter calls for reassessment of dues because a zero-period concession had been applied to 100 acres rather than 12 acres. It also requires the public-access correction deed, revised plans and an undertaking for financial liabilities arising from the stated PAC cases. It links occupancy certificates to clearance of dues and the relevant approved revised maps/layout. The bundle does not show final compliance with all these conditions.

The useful purchase condition is a single reconciled title-and-release pack: the executed lease and supplements, Crown land mapping, current charges, the unit-specific lender documents, GNIDA dues clearance and the executed correction deed. The public-access obligation is part of the property’s ownership setting, not merely a club-management preference.

Sources: Loan Disclosure, pp. 1–5, 6–15 (ICICI sanction terms, especially p. 13), and GNIDA letter p. 16; Encumbrance Certificates, pp. 1–3. The loan CA’s rounded apportioned amounts broadly reconcile with the January project CA loan total; neither establishes current debt.

12. Approvals: progress and remaining conditions

Record / date	What it establishes	What it does not establish
Revised township master · December 2024	Stamped revised layout and designated green / phase boundaries	A residential floor plan, final completion or today's status of every commercial use.
Fire · 25 February 2025; corrections 5 March 2025 and 26 February 2026	Height corrected to 86.70 m; final CFO letter directs B1 to be read as A3, other conditions unchanged	A3 is covered by the written correction; retain it with the original NOC. Final fire compliance is still needed before occupation.
Building plan · 7 May 2025	GNIDA letter PLG/(BP)/1678 sanctions A1, A2, A3, the commercial block and mandatory green within the 20.12-acre part of REP-1.	Conditional sanction, with up to five-year validity and the stated extension provision. The detailed sanctioned residential floor plans referred to as enclosures are not supplied.
Environment · 10 June 2025	SEIAA clearance for revision and expansion of the recreational township	This packet contains the building sanction on p. 1 and EC from p. 2. Environmental clearance does not replace other required approvals or occupation permission.
RERA · 2 April 2026	Registration UPRERAPRJ438937/04/2026; completion declared 6 May 2030	Registration is not an occupancy certificate or a guarantee of timely completion.

Reconcile the environmental scope before relying on it

The environmental clearance describes 1,767 dwellings across the revision and expansion: 1,467 in the revision and **300 in the expansion**. Crown is registered for 288. The expansion also includes commercial development. Its 310 KLD residential STP and 2,520 kVA residential generator capacity match the Crown service drawings, but the 12-home inventory difference still needs a written scope reconciliation. The clearance requires an amendment where the approved building plan differs from the proposal covered by it; do not assume the difference is automatically harmless or that an amendment is necessarily outstanding.

The same scope discipline applies to parking: the clearance's 5,910 equivalent car spaces (ECS, a planning capacity measure) cover the entire revised/expanded development, including commercial use. They are not a count of Crown's allocated bays. The commercial STP and generator allowances are also separate from the residential figures.

Sources: Township Plans, p. 2; Fire Approval Packet (four pages), pp. 1–4; GNIDA Building Sanction / Environmental Clearance packet, pp. 1–4, 15–18; UP RERA Project Summary. The clearance explicitly states that it does not dispense with other approvals.

13. Delivery: judge the programme against fresh evidence

The filed construction programme

30 Nov 2025	Snapshot: excavation 20%; superstructure 0%
15 Sep 2026	Planned basement finish; no current progress certificate supplied
16 Oct 2026	Planned stilt finish
28 Jul 2028	Planned completion of 26 superstructure slabs
3 Oct 2029	Planned completion of internal finishes
11 Mar 2030	Planned finish of sanitary fittings
6 May 2030	Common works finish; same date as declared project completion

A programme is a target. These dates do not establish actual progress in September 2026.

Architect Certificate, 15 December 2025, pp. 1–3, reporting to 30 November 2025; UP RERA Project Summary. These are planned dates and a historical snapshot, not a current site-progress report.

Today's review date, 15 September 2026, is the programme's planned basement completion date. The supplied physical-progress information remains from November 2025: excavation 20%, superstructure 0%. The filing cannot establish whether Crown has reached the basement milestone. A fresh certificate and dated site evidence are the immediate decision inputs.

The portal gives a proposed start of 1 November 2025 and a 55-month period. The architect programme starts excavation on 10 June 2025 and schedules it through 30 March 2026. These are different planning entries; neither proves the actual start or today's achievement. Programme overlaps can be legitimate, but should be explained in the current schedule.

There is no visible whole-project completion buffer

The May 2025 building sanction states up to five-year validity with an extension provision, so its validity also needs tracking against the 2030 programme. Tower-level compliance is scheduled before May 2030, but common emergency/basement facilities and development works continue to **6 May 2030 itself**. A buyer should allow for the practical sequencing of testing, final fire approval, utilities, OC, safe access and snagging. No delay duration can be estimated from these dated records.

Use stage evidence to negotiate the cash timetable

The detailed agreement allows invoices out of the listed sequence when milestones are achieved, and its payment schedule is blank. Tie demands to the agreed scope and certified completed work, identify which tower or common works trigger each demand, and preserve the filed developer-default remedies. A large land-cost component in the CA certificate is not evidence that an equivalent share of your tower has been constructed.

Sources: Architect Certificate, pp. 1–3; GNIDA Building Sanction / Environmental Clearance packet, p. 1; Detailed Agreement, p. 9, clause 1.7, and p. 50; UP RERA Project Summary. The architect's percentages describe physical stages; the CA's project percentage is cost-based.

14. The contract comparison that changes the deal

The bundle contains several unsigned forms. The **18-page model-form agreement**, **32-page adapted agreement** and **52-page detailed agreement** are not interchangeable; upload order alone does not settle which will be signed. The detailed versions already contain force-majeure definitions, an early-payment rebate provision and a free first transfer. Preserve these benefits while correcting the harsher terms.

Issue	Filed comparison	Position to seek
Booking and forfeiture	Detailed p. 9: booking amount is 20% of Total Price; for bank/subvention cases, booking money is the buyer's non-bank contribution, capped at 20% of Total Price. Pages 24–25 also deduct taxes, brokerage and other non-refundable amounts on buyer default. Model p. 7 leaves booking amount blank.	Negotiate a limited, stated deduction and a fixed refund deadline. Per Rs. 1 crore of Total Price, the detailed booking definition alone is Rs. 20 lakh; this is an illustration, not a quote.
Voluntary withdrawal	Model p. 9 and adapted p. 11 limit forfeiture to booking money when the developer is not at fault: half the remaining balance within 45 days; the rest on resale or after one year, whichever comes first.	Use these filed refund deadlines as a negotiating starting point. Preserve a separate, stronger remedy for developer default.
After the OC	Detailed p. 18, clause 7.5 first restricts termination after OC, then gives the developer termination / forfeiture wording extending to the entire Total Price on buyer default or failure to take possession.	Highest-priority legal edit: delete the entire-price forfeiture formulation and reconcile notice, cure and refund rights. Do not assume this wording is enforceable simply because it is filed.
Area adjustment	Model p. 6: carpet-area change, 3% increase cap, excess paid refunded within 45 days with interest. Detailed p. 10 uses Total Area: carpet plus exclusive areas.	Retain clear measurement, cap and refund protection; price indoor carpet and exclusive outdoor areas separately. Make the basis consistent through the schedules.
Delay / developer default	Model p. 11 and adapted pp. 13–14 expressly allow stopping further payments on defined developer default; refund within 45 days at SBI's MCLR lending benchmark + 1 percentage point, unless the Rules provide otherwise. Detailed pp. 19, 23 contain delay/default remedies too.	Preserve payment-stop and refund rights in the signed form, with dates and interest. Do not let a broad "any reason" cancellation clause swallow withdrawal for developer default.
Force majeure / payment	Detailed pp. 3–4 define force majeure, but p. 16 adds broad circumstances beyond developer/agents' control. Early rebate is discretionary; once offered it is protected, subject to the buyer meeting obligations (p. 9).	Narrow extension triggers and require evidence / notice. Put any agreed early-payment rebate in writing; weigh it against financing cost and the release / progress conditions.

Sources: Model Agreement, pp. 5–7, 9–12; Adapted Agreement, pp. 10–15; Detailed Agreement, pp. 3–4, 9–10, 16–19, 23–25. Have the final form reviewed by a property lawyer; the commercial positions above are not a ruling on enforceability.

15. Recurring charges, governance and exit

Issue	What the filed wording means for the buyer
Maintenance inclusion is qualified	Detailed p. 8 includes first-year maintenance in Total Price; pp. 26–27 treat it as estimated and adjustable to actual cost. A further 10% provision applies under the stated non-formation condition. Require one clear start trigger, budget, reconciliation process and tax treatment.
Unsold units and manager control	Detailed p. 16 exempts the developer's unsold / unoccupied units from maintenance and subscriptions. Pages 19–20 contemplate Godrej Living or another manager, and an all-owner prior written consent hurdle for replacement after association formation. These can shift operating burden and make changing the manager difficult.
Replacement and area basis	Detailed p. 27 apportions equipment replacement by Total Area, while the general pro-rata clause on p. 40 uses carpet area. Settle the basis: a larger exclusive outdoor area could otherwise increase a plant-replacement share without adding indoor living space.
Possession comes before holding fees	Detailed pp. 17–18 require possession within two months of OC, subject to the stated legal extension, and impose deemed acceptance / risk and charges at the notice-expiry stage even without physical collection. The later three-month holding-fee threshold is not an automatic free extension. Align notice, inspection, snagging and payment dates in the signed form.
Holding charges	Detailed Application p. 16: Rs. 110 per sq m per month of Total Area after the stated three-month period. Adapted Agreement p. 11: Rs. 2 per sq ft of carpet area. For illustration, 100 sq m produces Rs. 11,000/month on the first basis versus about Rs. 2,153 on 100 sq m carpet. The area bases also differ.
Transfer costs	Detailed Agreement p. 25 and Application p. 16 waive the first transfer charge; blood-relative / spouse exceptions also appear. Transfer first requires 20% paid and developer consent. Other transfers in the application are Rs. 750 per sq m of Total Area, plus applicable taxes. At 100 sq m that is Rs. 75,000 before tax when chargeable. Authority charges and consent requirements are separate.
Taxes, utilities and club use	Detailed pp. 8, 11–12, 19, 34 combine included infrastructure items with extra utility deposits, subscriptions and authority / farmer-compensation provisions. Obtain an all-in itemised schedule and reconcile later levies with the p. 10 completion-date cutoff for authority increases.
Defects and emergency access	Model p. 12 gives an express five-year / 30-day defect framework. Detailed p. 27 refers to prevailing law and adds architect-decision / extended-repair wording. Retain a clear repair obligation. The break-open right on p. 29 is for emergencies such as fire or leakage, not non-payment; keep accountable emergency access.

The draft sublease's unearned-increase / pre-emption language covers sale or foreclosure of mortgaged/charged property and also involuntary transfers. It does not establish a charge on every ordinary resale; the scope and percentage need confirmation in the Crown-specific deed. Its separate transfer, mortgage and subletting-consent terms still deserve resolution in the Crown-specific deed. The detailed agreement also retains statutory-law limits and RERA-related remedies; optional arbitration wording should not be treated as an automatic waiver of them.

Sources: Detailed Agreement, pp. 8–12, 16–20, 25–30, 34, 40–42; Detailed Application, pp. 16–17; Adapted Agreement, p. 11; Model Agreement, p. 12; Draft Sublease, pp. 8–10. Examples normalise area for illustration and are not quoted bills.

16. A concrete offer, and how to close the choice

Pursue three comparable offers

Ask for **A2 green-side, A3 outward/green-side and A1 outward/green-side** homes with similar carpet area and broadly comparable floor height. Also price a road-side alternative if morning light matters to you. Compare the actual living-room and bedroom outlooks, not only the marketing face label. For a shorter move-in horizon or low-rise preference, compare a named Presidential or earlier-phase home with its own OC, deed and measured layout.

Put this in the offer / agreement	Why it is specific to Crown
An attached home-and-bay plan	Identify tower, floor, number, carpet and exclusive areas, windows, utility, parking type and dimensions. No supplied typical home plan or parking schedule settles the everyday fit.
A written outlook and amenity description	Mark the green, mall / recreation setting and neighbouring low-rise or towers; state which halls, club and golf uses are included, chargeable or public. Do not pay an unqualified “private golf” premium.
A reconciled approval and release pack	Join Crown’s 288 homes to the approved building / environmental scope; supply current lender release terms and GNIDA compliance with dues, revised plans and the correction deed.
A complete cash schedule	Total Price with tax and inclusions, dated certified milestones, agreed rebate, maintenance deposit / reconciliation, club / utility charges, possession trigger and limited cancellation deductions.
Protection at handover and after	Final fire and occupancy evidence, working utilities and safe common access, flat snagging and defect remedies, manager / association rules and a funded maintenance budget.

Where to negotiate hardest

Start with the **post-OC forfeiture clause, 20% booking definition, lender release and blank schedules**. Then address the unsold-unit maintenance exemption, manager-replacement hurdle, area-based charges and public/paid amenity rights. Keep the first-transfer waiver and any agreed early-payment rebate. On position premiums, use the actual trade-offs: A2’s halls and flanking towers, A3’s gate/exit activity, and A1’s local services alongside its attractive open end.

Overall: Crown merits consideration as a long-horizon township apartment purchase. Its green and low-rise relationships give more than one credible choice. Proceed when the offered home works for the household and the contract, approval and release conditions are made concrete. The filing alone cannot establish a fair price, a preferred numbered unit or current delivery performance.

Review basis: supplied UP RERA filing acquired 15 September 2026; no site visit, current sales quote, measured survey or external title search. Portal promoter record: nine projects and 236 complaints, including three under registration; project record: zero complaints. These are portal counts, not adjudicated findings, a complaint rate or proof of a clean record. Sources: UP RERA Project Summary; cited agreements, plans and certificates throughout.

Source guide

The report uses descriptive titles because several portal upload labels are generic. Page numbers below and throughout are PDF page numbers, counting any preceding letter or cover page. Forms are unsigned proformas unless stated otherwise. A citation identifies evidence; it does not turn a proposal into a completed or commissioned asset.

Title used in this report	How to identify the supplied record
UP RERA Project Summary	Crown Residences at Godrej Golf Links; UPRERAPRJ438937/04/2026; registration, promoter, project dates and complaint fields.
Township Plans	Two-page plan packet: landscape master, January 2024 (p. 1); stamped revised master with green schedule and north key, December 2024 (p. 2).
External / Site Electrical / Water / Sewer Layouts	Separate single-page CESPL / ARCOP submission sheets, 29 October 2025, for REP-1. Site Electrical is the ground services sheet.
Upper Basement Electrical Layout / Main Electrical Diagram	Two-page electrical packet, 29 October 2025: upper-basement setting-out plan (p. 1) and main single-line electrical diagram (p. 2).
Architect / Engineer Certificates	Architect certificate dated 15 December 2025, three pages, reporting to 30 November 2025, with named towers. Engineer certificates are December 2025 nine-page records.
CA Certificates	SJA/CR-002, 16 January 2026, three pages; SJA/CR-001, 16 December 2025, two pages. Both report to 30 November 2025.
Loan Disclosure / GNIDA letter	16-page loan packet: CA and affidavits pp. 1–5; ICICI correspondence pp. 6–15; GNIDA's 20 January 2024 letter p. 16.
Fire Approval Packet	Four pages: original provisional NOC; 5 March 2025 height correction; January 2026 name-change request; 26 February 2026 CFO correction.
GNIDA Building Sanction / Environmental Clearance	18-page packet uploaded as "Commencement Certificate": GNIDA sanction PLG/(BP)/1678, 7 May 2025 (p. 1); SEIAA environmental clearance, 10 June 2025 (pp. 2–18).
Encumbrance Certificates / Form B	Three-page advocate / registrar packet, May–June 2025. Form B is the three-page promoter affidavit / declaration.
Model / Adapted / Detailed Agreement	Respectively 18-page model form, 32-page adapted form, and 52-page Crown-labelled detailed agreement. A near-identical 52-page generic version is also filed; none proves the final signed terms.
Detailed Application / Draft Sublease	33-page application form; 22-page tripartite conveyance / sublease proforma. The latter recites 114 homes and requires Crown-specific reconciliation.

Advice about sunlight, privacy, noise exposure, servicing and household use interprets the documented relationships. No acoustic test, solar model or room-by-room layout was supplied. The decisive unknowns are identified beside the affected choice, so they can be settled in the offered unit's documents.