

QUIETLIST

Buyer's Report

Prestige Raintree Park

Varthur Road · Whitefield · Bengaluru

MASTER PLAN



A considered shortlist, with the home behind the floor area

1,520 registered units · 18 towers · 4 residential buildings

Registered completion: 31 December 2028

RERA: PRM/KA/RERA/1251/446/PR/270824/006981

14 September 2026

Based on the supplied Karnataka RERA filing, including the July 2026 quarterly update. Plans show intended arrangements; they do not establish completed work or present site conditions.

Cover image: Project brochure, printed p. 5. This is a private buyer evaluation, with no price list or site inspection supplied.

The buying decision

Worth considering for a household seeking a large apartment, a broad balcony and substantial shared facilities, with time until late 2028. Start with the room arrangement and exact tower position. This filing supports useful choices, but it does not justify paying an automatic lake-view or top-floor premium.

Your priority	Start here	Meaningful trade-off
Large four-bedroom with lake-side living	T15 or T17, position 01 (Ra); T16-02 (P) as the smaller alternative	Ra offers about 1,853 sq ft carpet; P about 1,601. West-facing living areas trade outlook for afternoon sun and road exposure.
Three bedrooms plus a work/helper room	T6-04 (J), T6-01/03 (H), or T2-04 (K)	T6 had five three-beds available; T2 six. These are more realistic starting pools than T5's single filed remaining unit.
Smallest three-bedroom footprint	T5-02 (B) or T5-03 (A), if available	About 1,202–1,204 sq ft carpet. East-facing entrances, but living balconies face broadly south/north. No separate office.
More choice among compact four-beds	T3 and T4; also T2-03 (N)	T3/T4 had 18/14 units available. Typical four-bed layouts use a smaller fourth room and three main bathrooms.
Four bedrooms plus an additional studio	T13: position 01 (T pair) or 04 (U1 pair)	Largest remaining pool: 23 four-beds and nine studios. An adjacent matching pair and its legal sale/combination terms still need confirmation.

Sources: Project brochure, tower plates pp. 15–44 and unit plans pp. 45–81; RERA portal, unit inventory and Q1 2026–27 tower availability (submitted 15 July 2026). Positions are the final digit of the flat number; availability is by tower/category, not by position.

Three conditions before paying

Buy the actual floor plan. Flat 1194 (T1, floor 19, position 04) is a three-bedroom plus office in the brochure, despite a four-bedroom portal row. Several other 19th-floor variants lose the office. The complete comparison later in this report preserves both area and functional changes.

Close the contract and title gaps. The supplied sale-agreement upload is blank. The October 2023 legal opinion retains specific conditions for Surveys 21/1 and 348/1. Obtain the executed cures and a current title review before a non-refundable commitment.

Price delivery and services realistically. July 2026 reports 50% overall completion but only 20% of the structural frame, with most services unfinished. The water NOC is conditional and has a three-year term from April 2024. A fixed move-in deadline earlier than the filed completion is a poor fit.

Sources: brochure pp. 59–60; portal flat 1194 and Q1 2026–27 construction tables; Additional Title Report pp. 36–37; BWSSB NOC p. 2; Proforma of Agreement for Sale upload.

Find the detail

Unit comparisons **pp. 5–8** · Position and entrance choices **pp. 9–10** · Household layouts and studios **pp. 11–14** · Floor differences and lifts **pp. 15–16** · Availability **p. 17** · Price and contract **pp. 18–19** · Finances **p. 20** · Delivery and services **pp. 21–23** · Title and permissions **pp. 24–25**.

1 · Understand the site before choosing a tower

Landscape and access



Tower locations



Project brochure, printed pp. 5 and 9; tower labels added for readability. North is diagonally up-right on these sheets. Both B3 and B4 line the road/lake edge; the drawings below use their own orientation.

The lake frontage is one long western edge. Varthur Road separates the development from Varthur Lake. Building 4 occupies the northern part of this edge, with T18 at its north end and T14 at its south end. Building 3 continues south, from T13 down to T10. Building 2 runs inland from T9 through T8, T7 and T6 to T5. Building 1, T1–T4, turns along the northern and north-eastern side.

The clubhouse is inside the upper courtyard. T14–T17 and the inward side of B1 are convenient candidates for its pools and activity areas. T10 is farther down the southern row. Convenience also means overlooking other residents and organised activity; a central outlook should not automatically be sold as a quieter outlook.

Eastern openness is provisional. The overall masterplan marks “Future Development” beyond the eastern road, with Prestige Ozone to the north and Prestige Tech Forest to the south. These are filed labels, not proof of current construction or final rights. The related-project list contains “Evergreen @ Prestige Raintree Park”, registered 1 January 2026, but does not itself map that registration onto this parcel. T5 and the outer B1 edge deserve particular scrutiny before paying for permanent openness.

Sources: brochure pp. 4–5, 8–9 and tower key plans pp. 15–44; portal “Promoter’s other projects” record for Evergreen (PRM/KA/RERA/1251/446/PR/010126/008374).

The land, open space and approval boundaries

The often-quoted land areas describe different boundaries. The drawings allow the main arithmetic to be reconciled; none of these figures alone is a private garden entitlement.

Measure	Area, sq m	What it means
Site area as measured / allotment description	113,462.20	Starting area in the development plan and allotment letter.
Land used in development-plan calculation	112,652.84	The plan subtracts 1,719.69 sq m of kharab land, then restores nine guntas of A-kharab. Net deduction is about 809.36 sq m (eight guntas).
Net site after road widening	86,864.14	112,652.84 less 25,788.70 sq m for roads; about 21.46 acres. BBMP records 86,864.13 after rounding.
Coverage denominator	81,230.93	Net site less 5,633.21 sq m civic-amenity reservation. BBMP uses 81,230.91 after rounding.
Parks/open space in relinquishment deed	11,265.68	Three scheduled areas, conveyed with road-widening land to BDA. This is not exclusively association-owned landscape.
Arithmetic balance after deed's roads and parks	75,598.46	Not a universal buildable-area figure: civic-amenity reservations and the sanctioned building envelope still matter.

Sources: BDA Development Plan p. 1, residential area statement; BBMP Sanctioned Building Plans p. 1, area details; Allotment Letter p. 1; Relinquishment Deed pp. 1, 3, 5. A gunta is 1/40 acre. Kharab is a land-record classification, not a promise of usable garden.

The 809 sq m difference is explained by the plan's deductions. The BBMP statement explicitly deducts 809.37 sq m. The deed's wording about excluding 17 guntas and the plan's restoration of A-kharab should be made consistent in the final land schedule, but the difference is not evidence of unexplained missing land.

Same project, different approval stage	BDA development plan	BBMP sanction, 2 July 2024
Homes	1,368 regular +152 EWS =1,520	1,520 total
Floor area ratio (FAR)	2.99 against 3.00	2.93 against development-plan allowance 3.00
Ground coverage	49.79% against 50%	48.27% against 50%
Parking recorded as provided	2,855	2,755

The portal's FAR 2.93 and 2,755 parking count agree with the later building sanction. The BDA sheet establishes the planning framework; the BBMP sheets specify the residential buildings and clubhouse and refer back to the BDA work order. Do not treat these earlier/later figures as an unexplained parking shortage or a portal error.

Sources: BDA Development Plan p. 1; BBMP Sanctioned Building Plans p. 1, area/parking statements, approval condition 48 and digital signature. FAR compares counted floor area with the applicable land denominator; it is not carpet area.

On the 21.46-acre net-site boundary, the scheme has about **71 registered units per acre**. If all 152 studios accompany main apartments, 1,368 main homes imply about 64 per acre. Neither count is a resident population. The portal's 73,443 sq m "open area" uses a larger land boundary; it is not all landscaped leisure space.

2 · Complete unit comparison — Building 1

Typical floors are 2–18. “Position” is the last digit: **14023** means T14, floor 02, position 3; **10024a** is the adjoining studio to T10 position 4. UDS is the undivided share of land recorded for that unit, not a separately usable plot. Areas below use portal carpet/UDS and the brochure’s saleable area.

The brochure’s four-bedroom category often includes a room labelled “Study” in the sanction plan. Most compact four-beds have three main bathrooms plus the small office/staff-room toilet. “4+St” is the brochure’s paired presentation, with carpet and UDS summed from two separate portal rows; it does not establish mandatory joint sale.

Tower	Pos.	Beds	Brochure type	Saleable (sq ft)	Carpet, typ. floors (sq m / sq ft)	UDS (sq m)	Carpet/saleable
T1 (74)	01	4	N	2,533	144.74 / 1,558	51.8	61.5%
	02	4	M	2,471	140.48 / 1,512	50.5	61.2%
	03	4	N1	2,533	144.74 / 1,558	51.8	61.5%
	04	4	L	2,451	139.16 / 1,498	50.1	61.1%
T2 (110)	01	3	F	2,225	123.36 / 1,328	45.5	59.7%
	02	3	G	2,246	126.74 / 1,364	45.9	60.7%
	03	4	N	2,533	144.74 / 1,558	51.8	61.5%
	04	3	K	2,414	138.04 / 1,486	49.3	61.6%
	05	3	I	2,314	128.67 / 1,385	47.3	59.9%
	06	3	J	2,401	134.30 / 1,446	49.1	60.2%
T3 (74)	01	4	M1	2,474	140.48 / 1,512	50.6	61.1%
	02	4	V	2,540	143.25 / 1,542	51.9	60.7%
	03	4	N	2,533	144.74 / 1,558	51.8	61.5%
	04	4	M	2,471	140.48 / 1,512	50.5	61.2%
T4 (74)	01	4	M	2,471	140.48 / 1,512	50.5	61.2%
	02	4	N1	2,533	144.74 / 1,558	51.8	61.5%
	03	4	N1	2,533	144.74 / 1,558	51.8	61.5%
	04	4	P	2,588	148.72 / 1,601	52.9	61.9%

Sources: Project brochure, tower plates pp. 15–18; RERA portal, corresponding tower unit inventories. Carpet converted at 10.7639 sq ft per sq m. Saleable area is not the same measure as carpet.

T2 is the exception to the usual four-apartment floor. It has five three-beds and one four-bed (N, position 03) on floors 2–19; its first floor has only F and J. This is a useful four-bedroom alternative with the same typical carpet as N elsewhere.

The 1,520 individual rows total 1,054 four-beds, 314 three-beds and 152 studios. The summary instead says 1,053/315/152. Flat 1194’s three-bedroom brochure plan plausibly explains the one-unit category difference; do not dismiss it as a harmless count typo.

Complete unit comparison — Building 2

Tower	Pos.	Beds	Brochure type	Saleable (sq ft)	Carpet, typ. floors (sq m / sq ft)	UDS (sq m)	Carpet/saleable
T5 (74)	01	3	C	2,013	112.30 / 1,209	41.1	60.0%
	02	3	B	2,004	111.64 / 1,202	41.0	60.0%
	03	3	A	2,005	111.89 / 1,204	41.0	60.1%
	04	3	D	2,020	115.53 / 1,244	41.3	61.6%
T6 (74)	01	3	H	2,267	126.29 / 1,359	46.3	60.0%
	02	3	F	2,225	123.36 / 1,328	45.5	59.7%
	03	3	H	2,267	126.29 / 1,359	46.3	60.0%
	04	3	J	2,401	134.30 / 1,446	49.1	60.2%
T7 (74)	01	3	H	2,267	126.29 / 1,359	46.3	60.0%
	02	3	F	2,225	123.36 / 1,328	45.5	59.7%
	03	3	H	2,267	126.29 / 1,359	46.3	60.0%
	04	3	E	2,187	122.76 / 1,321	44.7	60.4%
T8 (74)	01	4	N	2,533	144.74 / 1,558	51.8	61.5%
	02	4	R	2,966	172.07 / 1,852	60.6	62.4%
	03	4	N	2,533	144.74 / 1,558	51.8	61.5%
	04	4	Q	2,924	169.08 / 1,820	59.8	62.2%
T9 (74)	01	4	N	2,533	144.74 / 1,558	51.8	61.5%
	02	4	R	2,966	172.07 / 1,852	60.6	62.4%
	03	4	N	2,533	144.74 / 1,558	51.8	61.5%
	04	4	Q	2,924	169.08 / 1,820	59.8	62.2%

Sources: Project brochure, tower plates pp. 23–27; RERA portal, corresponding tower unit inventories. Carpet converted at 10.7639 sq ft per sq m. Saleable area is not the same measure as carpet.

T5 is compact; T6/T7 add a separate office/helper room. Their H homes provide about 150 sq ft more carpet than T5-B. T2-K is the largest filed standard three-bed at 138.04 sq m; T6-J is the next larger alternative shown here. Top-floor H and N variants lose the office, so use the floor-specific table.

T8/T9 are inland from the lake row. Their main balcony pairs face broadly north/south. A west-side position is not enough to establish an open lake view through the neighbouring buildings.

Complete unit comparison — Building 3

Tower	Pos.	Beds	Brochure type	Saleable (sq ft)	Carpet, typ. floors (sq m / sq ft)	UDS (sq m)	Carpet/saleable
T10 (112)	01	4+St	S+S(a)	3,503	198.38 / 2,135	71.6	61.0%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R	2,966	172.07 / 1,852	60.6	62.4%
	04	4+St	U+U(a)	3,692	210.80 / 2,269	75.5	61.5%
T11 (74)	01	4	M	2,471	140.48 / 1,512	50.5	61.2%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	M1	2,474	140.48 / 1,512	50.6	61.1%
	04	4	N	2,533	144.74 / 1,558	51.8	61.5%
T12 (74)	01	4	M	2,471	140.48 / 1,512	50.5	61.2%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R	2,966	172.07 / 1,852	60.6	62.4%
	04	4	N	2,533	144.74 / 1,558	51.8	61.5%
T13 (112)	01	4+St	T+T(a)	3,544	203.35 / 2,189	72.4	61.8%
	02	4	N	2,533	144.74 / 1,558	51.8	61.5%
	03	4	M	2,471	140.48 / 1,512	50.5	61.2%
	04	4+St	U1+U1(a)	3,698	213.21 / 2,295	75.6	62.1%

Sources: Project brochure, tower plates pp. 32–35; RERA portal, corresponding tower unit inventories. Carpet converted at 10.7639 sq ft per sq m. Saleable area is not the same measure as carpet.

Supply is uneven. July 2026 records T10 fully booked, while T13 has 23 four-beds and nine studios available. T11/T12 remain useful smaller alternatives on the lake edge, but their filed remaining pools are only two/three homes.

The typical studio portions are S(a) 29.053 sq m; T(a) 26.2461; U(a) and U1(a) 27.16. The paired totals must not be compared with a single apartment's carpet without recognising the second legal inventory entry.

Complete unit comparison — Building 4

Tower	Pos.	Beds	Brochure type	Saleable (sq ft)	Carpet, typ. floors (sq m / sq ft)	UDS (sq m)	Carpet/saleable
T14 (112)	01	4+St	S+S(a)	3,503	198.38 / 2,135	71.6	61.0%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R	2,966	172.07 / 1,852	60.6	62.4%
	04	4+St	U+U(a)	3,692	210.80 / 2,269	75.5	61.5%
T15 (74)	01	4	Ra	2,968	172.11 / 1,853	60.7	62.4%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R	2,966	172.07 / 1,852	60.6	62.4%
	04	4	V	2,540	143.25 / 1,542	51.9	60.7%
T16 (74)	01	4	M	2,471	140.48 / 1,512	50.5	61.2%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R1	2,956	171.40 / 1,845	60.4	62.4%
	04	4	N	2,533	144.74 / 1,558	51.8	61.5%
T17 (74)	01	4	Ra	2,968	172.11 / 1,853	60.7	62.4%
	02	4	P	2,588	148.72 / 1,601	52.9	61.9%
	03	4	R	2,966	172.07 / 1,852	60.6	62.4%
	04	4	V	2,540	143.25 / 1,542	51.9	60.7%
T18 (112)	01	4+St	T+T(a)	3,544	203.35 / 2,189	72.4	61.8%
	02	4	N	2,533	144.74 / 1,558	51.8	61.5%
	03	4	M	2,471	140.48 / 1,512	50.5	61.2%
	04	4+St	U1+U1(a)	3,698	213.21 / 2,295	75.6	62.1%

Sources: Project brochure, tower plates pp. 40–44; RERA portal, corresponding tower unit inventories. Carpet converted at 10.7639 sq ft per sq m. Saleable area is not the same measure as carpet.

Type P is 2,588 sq ft saleable, as shown in its unit sheet and tower matrices, with 1,601 sq ft carpet. Ra at T15/T17-01 is the largest four-bed type marketed without a paired studio, just ahead of R; the two-square-foot saleable difference is immaterial compared with orientation and price.

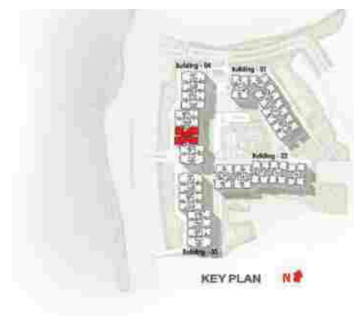
Across all rows, carpet totals **206,314.29 sq m** and UDS totals **73,947.73 sq m**. The UDS sum is an inventory total, not a substitute for the conveyed land schedule. Each row records one parking lot; the column does not identify a particular covered bay.

Additional sources: brochure Type P p. 69, Ra p. 74; portal unit inventory and Q1 2026–27 availability.

3 · Lake outlook, entrance preference and daily comfort

For a direct lake-side living frontage, start with the western pair in B3/B4. The plate below shows the relationship clearly: in T15, Ra-01 and P-02 are on the lake side; R-03 and V-04 look inward. These are alternative exposures within the same tower, not simply a choice of size.

BUILDING - 04
Tower - 15



TOWER 15		
UNIT TYPE	UNIT NO.	AREA
UNIT - Ra	01	2988 SFT
UNIT - P	02	2588 SFT
UNIT - R	03	2944 SFT
UNIT - V	04	2540 SFT

Tower 15, brochure p. 41. North points left on the apartment plate; the bottom pair has broadly west-facing living balconies. The key plan retains the site's different rotation.

Lake-side candidates	Inward-facing alternatives	Trade-off
T15/T17: 01 Ra, 02 P	03 R, 04 V	Ra: larger living/bedroom accommodation; P: smaller commitment. Inward side favours morning exposure over lake frontage.
T16: 01 M, 02 P	03 R1, 04 N	M is a compact four-bed; P adds about 89 sq ft carpet.
T10/T14: 01 S pair, 02 P	03 R, 04 U pair	T14 is by the upper courtyard; T10 is at the southern end. T10 had no filed availability.
T11/T12: 01 M, 02 P	T11: 03 M1 /04 N; T12:03 R /04 N	Same lake-facing compact alternatives; compare the exact level with neighbouring tower projections.
T13/T18: 03 M, 04 U1 pair	01 T pair, 02 N	U1 adds studio space. T18 is at the northern end; T13 is near the B2 junction.

Sources: brochure site plan p. 9 and tower plates pp. 32–35, 40–44; Q1 2026–27 availability.

If an east-facing entrance matters, T15/T17-01 and -02 are useful candidates. Their doors face broadly east towards the corridor while the main living frontage faces west. The entrance preference does not confer morning light in the living room. Confirm the compass sector of the exact door if your household follows a precise Vastu convention; no resale premium is assumed.

West-facing glazing can bring afternoon heat and glare, while balconies provide some shading. Lower lake-side floors face the road more directly; higher floors may improve sightlines but cannot be assigned a guaranteed view from this filing. An inward R/ R1 is a credible alternative for a household prioritising morning-facing living spaces over lake frontage.

Three-bedroom choices and the eastern edge

BUILDING - 02

Tower - 05



TOWER 5		
UNIT TYPE	UNIT NO.	AREA
UNIT - C	01	2013 SFT
UNIT - B	02	2004 SFT
UNIT - A	03	2005 SFT
UNIT - D	04	2020 SFT

Tower 5, brochure p. 23. Positions 01 C and 04 D form the eastern pair, but their long living balconies are on opposite south/north sides. B-02 and A-03 lie on the western half.

T5-B02 and A03 suit a compact three-bedroom brief and an approximately east-facing entrance. B's living terrace faces broadly south; A's broadly north. C01 and D04 have west-facing entrances on the eastern half. The site grid is rotated slightly from the cardinal directions, so these are broad compass sectors rather than surveyed door bearings.

C01 and D04 have more exposure towards the eastern boundary; B02 and A03 sit towards the next tower. The first-floor T5 choices are only C01 and D04, so there is no first-floor B/A alternative. T5's 19th-floor carpets all match typical floors, but it is still a top-floor home beneath the terrace, with different roof/plant questions.

T6 is the strongest practical alternative if T5's single remaining filed three-bed does not suit. J04 gives 134.30 sq m carpet and H01/H03 give 126.29 sq m, versus T5's 111.64–115.53 sq m. J04 and H03 face broadly north on the plate; H01 and F02 face broadly south. H01 on floor 19 loses the separate office; H03 does not show that carpet loss.

T2-K04 is the larger three-bedroom choice; T2-N03 adds a fourth room with a modest area step. K has 138.04 sq m carpet and 2,414 sq ft saleable; N has 144.74 and 2,533. N adds 6.70 sq m (72 sq ft) carpet for 119 more saleable sq ft. Compare the final price and the smaller fourth room, not just the bedroom count. T2's six-home floor also has a larger lift provision.

Sources: brochure T5–T7 pp. 23–25, T2 p. 16, Type K pp. 57–58; portal floor-wise inventory and Q1 2026–27 availability.

For more negotiating choice, include T3 and T4. Their 18 and 14 filed available homes exceed the combined three-bedroom pool of 13 across the project. They offer many compact four-beds around 1,512–1,601 sq ft carpet. Their outer edge faces the north-eastern side rather than the lake; a price comparison should recognise the different outlook and future surroundings.

4 · How the home works

UNIT TYPE - B 3B+3T



UNIT TYPE - B	
	SFT
Salable Area	2004
Carpet Area	1202
Balcony / Utility	214
BUILDING - 02	
TOWER - 05	
Level	2 nd TO 19 th

Type B, brochure p. 46: three bedrooms, three main toilets, and a long balcony at the living/bedroom frontage. The balcony is not an entrance balcony.

Type B is a useful compact family baseline. Living and dining form one central space; two bedrooms share its main balcony frontage while the third is nearer the entrance. Three bathrooms help a family with older children or visiting parents, but there is no separate work/helper room. A dedicated work room therefore consumes a bedroom.

The kitchen has a separate utility, useful for laundry and keeping cooking work out of the living room. Several toilet openings face shafts rather than the main exterior. The plan supports openings on more than one side, but internal doors, curtains, cooking exhaust and privacy determine whether air can actually travel through the home. An open entrance door to the common corridor should not be the ventilation strategy.

The 40-ft balcony label describes length across the frontage, not depth or 40 ft of living-room opening. Type B's entire balcony/utility allowance is 214 sq ft. That space is valuable for sitting, planting and drying laundry, but it is outside the 1,202 sq ft carpet figure; it does not turn the home into 2,004 sq ft of enclosed living space.

Source: brochure Type B p. 46; T5 tower plan p. 23. Furniture shown is illustrative.

For older residents, judge the bathroom and route as carefully as the bedroom size. A lift-served single-level apartment is useful, but the brochure does not establish flush thresholds, grab rails or a wheelchair turning circle. The sanction requires accessible entrance ramps and facilities; that requirement is not evidence of their finished execution. Close this in the selected unit's fit-out and handover specification.

Source: BBMP Sanctioned Building Plans p. 1, approval conditions 24–25.

A fourth bedroom and a “home office” are different spaces

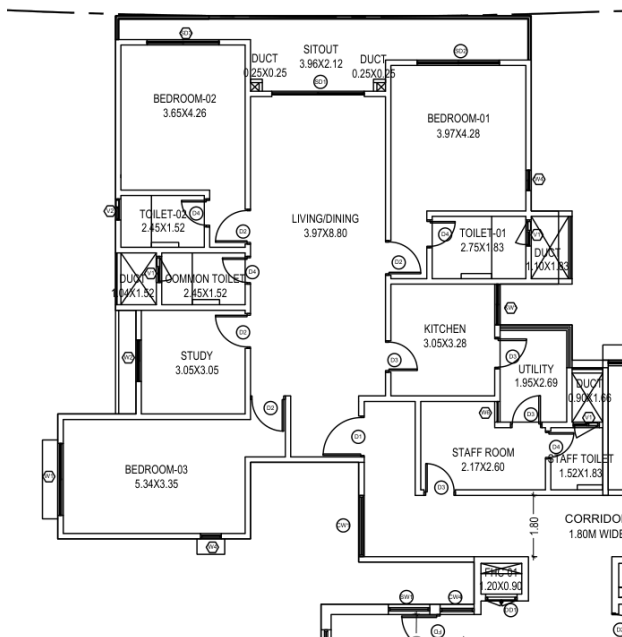
Large single: Type R

UNIT TYPE - R
4B+4T+HO



UNIT TYPE - R	
	SFT
Salable Area	2966
Carpet Area	1852
Balcony / Utility	217
BUILDING - 02, 03 & 04	
TOWER - 08, 09, 10, 12, 14, 15 & 17	
Level	1 st TO 19 th

Sanctioned room labels



Left: brochure p. 72. Right: BBMP Sanctioned Building Plans p. 3, T1 typical-plan crop, showing a Study and a separate Staff Room beside the Utility. The examples explain room categories; they are not the same apartment.

Type R/Ra is a meaningful step above the compact four-beds. R provides 172.07 sq m carpet, about 1,852 sq ft, with four bedrooms and four main toilets; Ra is almost identical in area and mirrored in arrangement. The larger master-bedroom accommodation and separate fourth main bathroom can be worth more to a multigenerational household than a small difference in saleable area. The 45-ft balcony remains a frontage length, not usable depth.

Read the office route. In R the office is reached through the kitchen/utility end, beside its small toilet. That is practical for a live-in helper or a secondary work space, but less convenient for visitors or a quiet office during heavy cooking and laundry use. Budget for desk, storage, ventilation and acoustic separation before valuing it as a full additional bedroom.

The labels change between approval and marketing. In the dimensioned T1 example, the fourth marketed bedroom corresponds to a 3.05 × 3.05 m “Study”; the office corresponds to a 2.17 × 2.60 m “Staff Room”. A roughly 10-ft-square fourth room is usable but tighter for a double bed, wardrobe and desk than the main bedrooms. The approximately 61-sq-ft staff room is not equivalent to it. These distinctions matter to furniture and household use; a room name alone does not establish a permitted conversion.

The structure is reinforced concrete with structural walls and columns. The filing does not identify a safe set of internal walls to remove. Preserve service ducts and obtain an engineer-approved alteration plan before budgeting a combined kitchen, relocated toilet or opened-up studio.

Sources: brochure pp. 65, 72, 74; BBMP plans p. 3; Structural Stability Certificate p. 1, 3 July 2024.

The four-bedroom plus studio option

Pair	Towers /position	Saleable sq ft	Main + studio carpet sq m	Total carpet sq m	Total UDS sq m
S + S(a)	T10/T14 /01	3,503	169.33 + 29.05	198.38	71.60
T + T(a)	T13/T18 /01	3,544	177.10 + 26.25	203.35	72.44
U + U(a)	T10/T14 /04	3,692	183.64 + 27.16	210.80	75.46
U1 + U1(a)	T13/T18 /04	3,698	186.05 + 27.16	213.21	75.58

Sources: brochure tower plates pp. 32, 35, 40, 44 and unit presentations pp. 75–79; portal individual unit rows. Source unit-page tower lists have inconsistencies; positions here follow the tower plates and inventory.

This can suit a household needing an additional independent room near the entrance. It can separate a family member's work or a helper's accommodation from the main living area. Inspect the actual internal connection, corridor door, bathroom and cooking provision for the proposed arrangement. An additional room is not automatically an independently lettable apartment.

There are two separately recorded units. The development plan identifies the 152 small units as EWS (economically weaker section) units, and the sanction also uses EWS labels. The brochure presents paired homes, while the portal records studios separately with their own carpet, UDS and parking count. Obtain the permissible sale/combination arrangement, any eligibility/use conditions and both unit schedules in the agreement; this filing does not establish unrestricted conversion or mandatory combined sale.

T13 is the best filed starting pool for a new pair. July records nine studios and 23 four-beds available there, compared with one studio at T14 and none at T10/T18. A studio count does not reveal whether its adjoining main flat is available. T18's three available four-beds cannot be assumed to include an available studio.

U1 pair · typical floor



U1 pair · 19th floor



Brochure pp. 78–79. The refuge variant removes the office wing while retaining the studio; the combined carpet reduces from 213.21 to 198.95 sq m.

The U1 pair is the largest typical combination at about 2,295 sq ft carpet; its main flat alone is about 2,003 sq ft, larger than Ra's 1,853. If a lawful separate sale is offered, compare that main flat too. The 19th-floor pair loses about 153 sq ft and the office: prefer a typical floor when that work/helper room matters.

5 · The 19th floor: compare the actual variant

Flat 1194 should not be pursued as a four-bedroom on the evidence supplied. The brochure's L(r) plan draws three bedrooms plus office, unlike L below. The portal row still calls it 4 BHK. If offered as four bedrooms, require a reconciled approved sale plan before paying for that claim.

L · floors 2–18



L(r) · floor 19



Brochure pp. 59–60. The bedroom projecting beside the entrance in L disappears in L(r). Saleable area is reduced from 2,451 to 2,226 sq ft; portal carpet from 139.16 to 124.68 sq m.

Refuge terraces are shared emergency spaces. They are not an exclusive top-floor extension. Doors, access routes and windows beside them can affect privacy. The top floor also sits below terrace waterproofing, tanks and lift-machine areas; proximity to these features matters more than the floor number alone.

There are useful top-floor alternatives. T15/T17-01 Ra and -03 R retain their filed carpet; T16-03 R1 does too. T5 has no carpet change at any position. These can suit someone prioritising no apartment directly above, provided the roof/services arrangement and premium are acceptable.

Sources: portal floor 19 versus floor 2 rows; brochure refuge plans pp. 14, 22, 31, 39; BBMP terrace plans pp. 5, 15, 21, 27; Fire NOC pp. 48–53. No measured noise or thermal performance is supplied.

Every filed 19th-floor carpet change

Tower-position	Carpet sq m: typical →19th	Change sq ft	19th saleable sq ft	Brochure layout consequence
T1-03	144.74 → 141.66	-33	2,482	4 beds + office; altered plan
T1-04	139.16 → 124.68	-156	2,226	3 beds + office; portal says 4
T2-05	128.67 → 125.88	-30	2,244	3 beds + office; altered plan
T3-01	140.48 → 141.03	+6	2,481	4 beds + office; slightly larger
T3-02	143.25 → 138.80	-48	2,490	4 beds + office; altered plan
T4-01	140.48 → 136.74	-40	2,421	4 beds + office; altered plan
T4-02	144.74 → 141.66	-33	2,482	4 beds + office; altered plan
T6-01	126.29 → 115.20	-119	2,121	3 beds; office removed
T7-01	126.29 → 115.20	-119	2,121	3 beds; office removed
T8-01	144.74 → 132.92	-127	2,353	4 beds; office removed
T9-01	144.74 → 132.92	-127	2,353	4 beds; office removed
T10-02	148.72 → 141.78	-75	2,501	4 beds; office removed
T11-01	140.48 → 136.74	-40	2,421	4 beds + office; altered plan
T12-01	140.48 → 136.74	-40	2,421	4 beds + office; altered plan
T13-04	213.21 → 198.95	-153	3,540	Pair: 4 beds + studio; office removed
T14-02	148.72 → 141.78	-75	2,501	4 beds; office removed
T15-02	148.72 → 141.78	-75	2,501	4 beds; office removed
T16-02	148.72 → 141.78	-75	2,501	4 beds; office removed
T17-02	148.72 → 141.78	-75	2,501	4 beds; office removed
T18-04	213.21 → 198.95	-153	3,540	Pair: 4 beds + studio; office removed

Sources: portal individual unit inventories; brochure refuge variants pp. 53, 55, 60, 62, 64, 66, 68, 70, 79, 81. U1 rows show the sum of main flat and studio; other rows are single flats. Typical data and positions appear in Section 2.

All positions omitted from this table have the same filed carpet on floors 2 and 19. This does not guarantee an identical arrangement: **T2-K04 has a separate K(r) plan at the same 138.04 sq m carpet and 2,414 sq ft saleable**, with changed kitchen/office arrangement (brochure pp. 57–58).

The brochure's N1(r) page has an inconsistent tower list; the T1/T4 refuge plates and portal carpet changes establish the entries used here. The full floor plan should accompany the final sale schedule.

Negotiate from the reduced product. For example, T6-H01 loses 11.09 sq m (119 sq ft) carpet and its office; the brochure already reduces saleable area from 2,267 to 2,121 sq ft. A top-floor premium is a separate preference decision, not a reason to ignore the smaller base area.

First floor, shared circulation and lifts

Tower	First-floor positions and types	Filed inventory
T1	02 M, 03 N1	2 apartments
T2	01 F, 06 J	2 apartments
T3	01 M1, 04 M	2 apartments
T4	02 N1, 03 N1	2 apartments
T5	01 C, 04 D	2 apartments
T6	01 H, 04 J	2 apartments
T7	02 F, 03 H	2 apartments
T8	01 N, 04 Q	2 apartments
T9	02 R, 03 N	2 apartments
T10	01 S+S(a), 04 U+U(a)	4 titles (two main +two studios)
T11	02 P, 03 M1	2 apartments
T12	01 M, 04 N	2 apartments
T13	01 T+T(a), 04 U1+U1(a)	4 titles (two main +two studios)
T14	01 S+S(a), 04 U+U(a)	4 titles (two main +two studios)
T15	01 Ra, 04 V	2 apartments
T16	02 P, 03 R1	2 apartments
T17	01 Ra, 04 V	2 apartments
T18	01 T+T(a), 04 U1+U1(a)	4 titles (two main +two studios)

Sources: portal floor 1 unit rows; brochure first-floor site plan p. 8 and tower first-floor plans pp. 10–11, 20–21, 28–29, 36–37.

First-floor carpets match the corresponding typical portal entries. The omitted apartments create a very different relationship with lower lobbies and landscaped/shared surfaces. The sanction prohibits selling setbacks, open spaces and common facilities. A first-floor home should therefore be priced for its actual privacy and access, without assuming the adjacent planted area is an exclusive garden.

Lift provision is better in T2, but the studio towers carry more titles per core. The brochure and sanctioned geometry show three lifts in the usual core (two passenger plus one fire/service lift) and four in T2 (three passenger plus one fire/service lift), with two stairs. That is about 25 titles per lift in a 74-unit tower, 28 in T2 and 37 in a 112-title studio tower. Paired households and the service role affect actual demand; these ratios do not predict waiting time.

Some sanction lift tags retain inconsistent tower numbering. The comparison follows the named tower outline and brochure core. Shaft sizes and 15-passenger tags do not establish installed car size, speed or normal access to the fire lift. Obtain those specifications for the selected tower, especially if a family member depends on reliable step-free access.

Sources: brochure T2 p. 16, T5 p. 23, T10 p. 32, T15 p. 41; BBMP plans pp. 3, 13, 19, 25 and approval condition 11; brochure specifications p. 82.

6 · What remained available, and how far each tower had progressed

The latest supplied update, submitted 15 July 2026 for Q1 2026–27, records **1,400 of 1,520 units booked (92.1%)**. The remaining 120 comprise 97 four-beds, 13 three-beds and 10 studios. These are dated category counts, not a live list of bookable flat numbers.

Tower	Booked / total	Available	Available category split	Tower completion
T1	66 / 74	8	8 4 bhk	41%
T2	99 / 110	11	6 3 bhk; 5 4 bhk	15%
T3	56 / 74	18	18 4 bhk	34%
T4	60 / 74	14	14 4 bhk	26%
T5	73 / 74	1	1 3 bhk	23%
T6	69 / 74	5	5 3 bhk	20%
T7	73 / 74	1	1 3 bhk	25%
T8	70 / 74	4	4 4 bhk	12%
T9	71 / 74	3	3 4 bhk	17%
T10	112 / 112	0	0 4 bhk; 0 studio	15%
T11	72 / 74	2	2 4 bhk	9%
T12	71 / 74	3	3 4 bhk	9%
T13	80 / 112	32	23 4 bhk; 9 studio	15%
T14	109 / 112	3	2 4 bhk; 1 studio	9%
T15	69 / 74	5	5 4 bhk	12%
T16	69 / 74	5	5 4 bhk	20%
T17	72 / 74	2	2 4 bhk	26%
T18	109 / 112	3	3 4 bhk; 0 studio	31%

Source: RERA portal, Q1 2026–27, each tower's "Percentage of Completion" and inventory availability tables. These tower percentages are reported separately from the project-wide 50% and RCC-frame 20% figures.

Use the supply difference to widen the negotiation. T13 holds 32 of the 120 available titles, including nine of ten studios. T3/T4 together hold 32 compact four-beds. A claim of project-wide scarcity should not prevent comparing these pools. T5, T7 and T10 give much less filed choice.

Construction is uneven. T1 is reported at 41%, T3 at 34%, T18 at 31%, while T11, T12 and T14 are at 9%. This is a reason to seek a tower-specific programme, not proof that one tower will be handed over first; shared basements, access, services and occupancy permissions can tie delivery together.

Booked stock rose from 1,232 (January filing) to 1,343 (April) and 1,400 (July). T2's three-bedroom booked count falls by one between April and July even as total bookings rise. Small category movements reinforce why the current unit list must be dated; the portal does not explain individual cancellations or changes.

7 · Price the space you will actually use

No selling price, premium schedule or payment-demand schedule is supplied. The filing therefore supports comparison and negotiation reasons, not a market valuation or a recommended discount.

Use the same denominator. Typical carpet is about 59.7–62.4% of brochure saleable area, depending on type. Convert a quote using:

Rate per carpet sq ft = quoted rate per saleable sq ft × saleable area ÷ carpet area.

The multiplier is roughly 1.60–1.68, not one exact figure for all homes.

Example	Saleable sq ft	Carpet sq ft	Balcony /utility sq ft	Quote multiplier
B, T5-02	2,004	1,202	214	1.67 ×
P, e.g. T16-02	2,588	1,601	245	1.62 ×
R	2,966	1,852	247	1.60 ×
Ra, T15/T17-01	2,968	1,853	247	1.60 ×

Sources: brochure Type B p. 46, P p. 69, R p. 72, Ra p. 74; portal unit carpets, rounded to whole sq ft for this illustration.

Carpet efficiency is not a percentage of “wasted” space. It excludes balconies and other areas outside that definition. B’s carpet plus balcony/utility is about 70.7% of saleable, and R’s about 70.8%; those outdoor/service areas are useful, but not interchangeable with enclosed bedroom space. UDS is a land share, not another floor-area allowance.

Reason to compare or negotiate	Evidence-based position
Top-floor smaller variant	Use its reduced saleable area and exact carpet; value a lost office or bedroom explicitly.
Lake or open-view premium	Ask for the actual living-window sightline. T8/T9 are not equivalent to the B3/B4 western frontage; future eastern development is not fixed by this bundle.
Two legal entries in a studio pair	Quote both unit schedules, the lawful connection and all associated charges; do not accept a combined marketing area as the sole contract description.
More supply in T3/T4/T13	Compare named alternatives rather than accepting a general scarcity argument. Availability does not prove that a particular position is unsold.
Fit-out and operation	Allow for a kitchen counter/dado, cabinetry, AC equipment, insect screens and any charge for full apartment DG backup. Obtain a consolidated cost sheet.

Parking should identify the bay number, level, dimensions, route and whether it is covered. A wide space beside a column can be more usable than a nominally equal bay with poor door clearance; EV charging needs an approved electrical route, not just permission to park.

Sources: brochure specifications p. 82; Allotment Letter p. 2; BBMP parking plans pp. 9–11 and approval condition 35 (EV provision).

The allotment terms: the deadlines are short

Provision	What the supplied letter says	
Booking amount	Clause 4 caps the booking/advance at 10% of unit cost. The cost excludes GST, stamp duty and registration charges.	
Possession	Clause 8 says on or before 31 December 2028, subject to payments and the agreement terms.	
Interest	Clause 9 charges the buyer SBI highest MCLR +2% for delayed payment. Clauses 10/13 provide interest on delayed cancellation refunds. The letter does not set out equivalent interest payable by the promoter for delayed possession; obtain those terms in the complete agreement.	
Agreement registration	Clause 13 requires execution/registration of the agreement for sale within two months of issue of the allotment letter, or an agreed/communicated period. This is not the sale-deed registration deadline.	
Default notice	A 15-day cure notice precedes the stated cancellation process. Failure to register can lead to a deduction up to 2% of unit cost and refund of the balance within 45 days after notice expiry.	
Encumbrances / parking	Clause 6 promises the unit free of encumbrances and no new encumbrance on it. Clause 3 allocates open parking without consideration; covered-bay terms go into the agreement.	
Voluntary cancellation request received		Maximum deduction from unit cost
Within 15 days of allotment letter		Nil
Days 16–30		1%
Days 31–60		1.5%
“After 61 days” (letter’s wording)		2%

Refund of the balance is stated within 45 days of the cancellation request, without interest during that period; delayed refund attracts the specified interest. The wording leaves day 61 imprecise and contains cross-reference errors. Resolve those in the executed terms rather than assuming a free cancellation month.

Source: *Proforma of Allotment Letter*, pp. 1–6, clauses 1–14.

The agreement remains the important missing contract. Its named upload is a blank page; the portal's “Proforma For Sale Deed” is actually the brochure. Annexure A to the allotment letter lists construction stages but leaves completion dates blank and is not a priced payment schedule. The letter defers further payments to the agreement. Obtain that complete document with dated milestones, the selected floor plan, carpet/UDS, parking, specifications, delay remedies, maintenance basis and handover obligations before committing.

Do not assume that sending the proforma or signing the allotment letter completes a registered sale agreement. Nor should a brochure description be discarded as irrelevant: the practical protection is to carry the promised layout and finishes into the executed documents.

Sources: *Allotment Letter* pp. 3–5 and 8; supplied *Proforma of Agreement for Sale* and *Proforma For Sale Deed* uploads.

Project finances: what the filing can and cannot show

The registration CA certificate estimates total project cost at **Rs. 2,811.17 crore**, including land Rs. 429.40 crore, approvals Rs. 54.28 crore, construction Rs. 1,387.77 crore, a broad “architect, engineer, consultant fees etc.” line Rs. 547.64 crore, taxes Rs. 253.31 crore and interest Rs. 138.78 crore.

The broad Rs. 547.64 crore line can be reconciled. It equals the detailed portal estimates for worker salaries (13.88), consultants (32.03), site overheads (234.85) and services (266.88), subject to rounding. It is not evidence of Rs. 547 crore in professional fees alone.

July 2026 cost record	Estimate, Rs. crore	Actual, Rs. crore
Construction (engineer-certified)	1,387.77	502.96
Worker salaries	13.88	0.00
Consultants	32.03	40.06
Site overheads	234.85	98.61
Water/power/sewage services	266.88	9.04
Taxes	253.31	95.35
Scheduled-bank principal and interest	138.78	184.95

Sources: CA Form Reg-1, 3 July 2024, p. 2; RERA portal Q1 2026–27 construction-cost table. Actual values are the portal entries, not independently audited expenditure.

Consultants are above the stated estimate by about Rs. 8.03 crore. The scheduled-bank line is above estimate by about Rs. 46.17 crore, but it explicitly includes **principal and interest**; calling it all finance charges would overstate what is known. The registration certificate's NIL borrowing/mortgage statement is dated July 2024, not a current debt certificate.

Filed quarter	Overall completion	Buyer advances, Rs. cr	Withdrawals, Rs. cr	Booked units
Q3 2025–26 · Jan filing	42%	118.60	128.10	1,232
Q4 2025–26 · Apr filing	47%	289.41	283.00	1,343
Q1 2026–27 · Jul filing	50%	241.16	243.40	1,400

The advances field falls by Rs. 48.25 crore between April and July. The captured form does not establish whether those entries are cumulative, quarterly or adjusted; withdrawals also fall. Ask for the period basis and reconciliation rather than treating the movement as proof of refunds or financial distress. The growing booked count provides context, not a funding guarantee.

The CA reports promoter net worth of Rs. 6,649.30 crore from the 31 March 2023 balance sheet. Net worth is not cash reserved for this development. The practical buyer protection is a credible funded completion programme and payment into the verified project RERA account, with receipts. The certificate identifies ICICI collection, 70% designated and 30% current accounts; verify current beneficiary instructions before remitting.

Sources: CA Form Reg-1 pp. 2–3; portal quarterly project summaries, January/April/July 2026; Form B p. 2 (separate-account and certification undertakings).

8 · Delivery, water and the cost of running the estate

The registered programme runs from September 2024 to 31 December 2028. At this report date about 27½ months remain. The July filing leaves substantial construction and commissioning work; a precise delay forecast is not supportable from percentages alone.

Stage	Jan 2026 filing	Apr 2026 filing	Jul 2026 filing
Overall project	42%	47%	50%
Earthwork	97%	97%	99%
Foundations	94%	96%	96%
Plinth	94%	80%	85%
Parking floors	55%	60%	60%
Retaining walls	74%	80%	85%
RCC frame	9%	11%	20%

July masonry and plaster are reported at 2%; water, sanitation, electrical finishing and most amenities remain at 0% in their respective tables. These figures use different work scopes, so 50% overall is not 50% of every tower or half of every room finished. The plinth percentage falls then rises; the filing does not explain whether that reflects remeasurement or an error.

The filed schedule puts frame work through November 2027 and several finishing/service activities through December 2028. Those close endpoints leave handover dependent on coordinated testing, approvals and occupancy certification. Ask for tower-wise structural milestones and a separate commissioning/occupancy programme; do not replace it with an arbitrary frame-percentage threshold.

Sources: portal project dates, all three quarterly substructure/superstructure/finishing tables and registered work schedule; BBMP approval conditions 5–6 and 19.

A water NOC is not an installed, assured connection

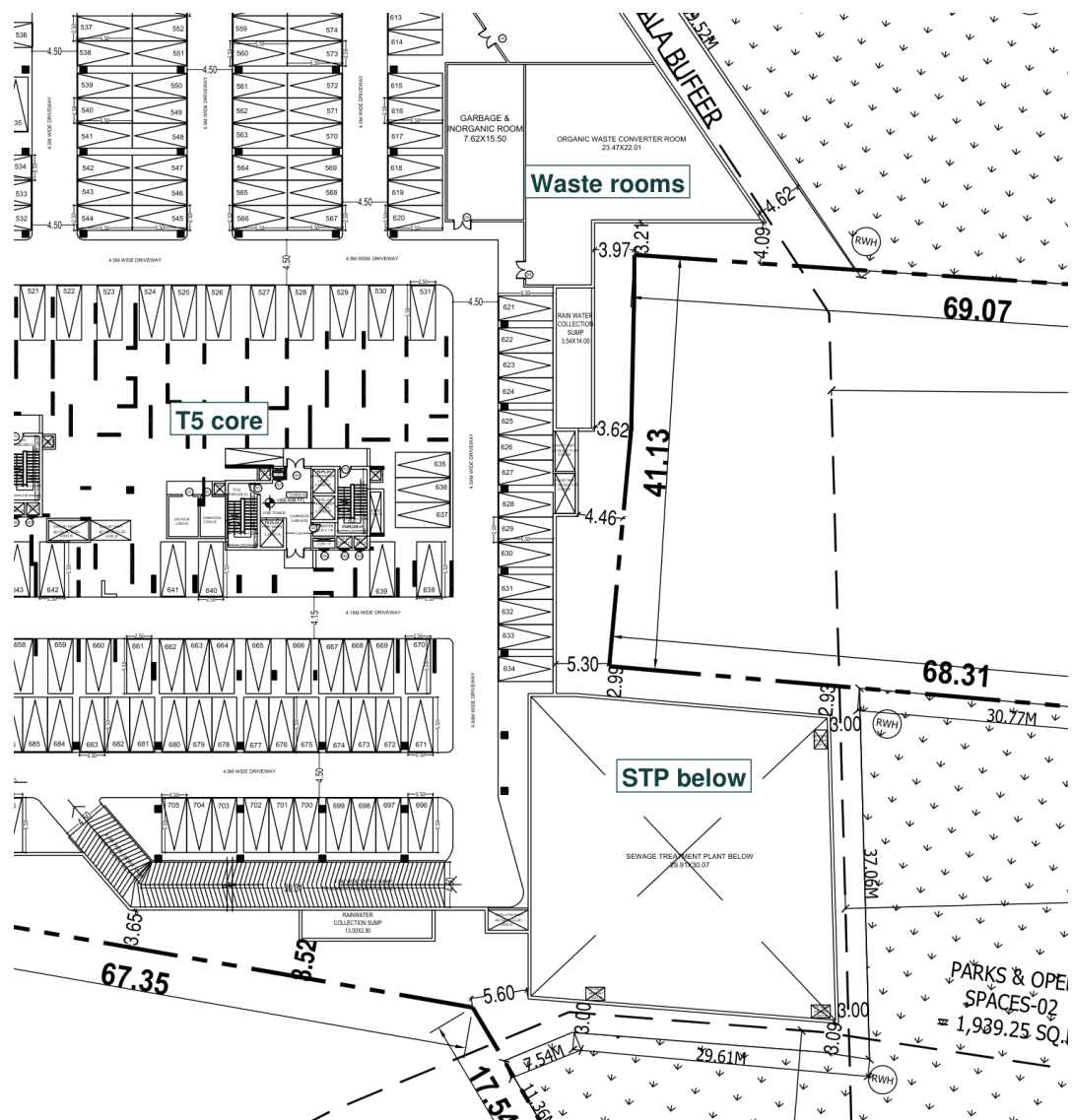
The BWSSB NOC dated 30 April 2024 reserves the right to sanction or reject the connection and does not assure quantity or pressure. It links supply in the 110-village area to the Cauvery Stage V scheme and requires interim arrangements by the developer/owner until supply. Its reference to expected completion in 2023 is dated template language, not proof that water is flowing here.

The NOC states a three-year term from issue, ending around April 2027, before the December 2028 completion date. Seek the applicable renewal/revalidation or replacement connection sanction. It also records issue under an interim order in W.P. 6589/2024 and Rs. 2,98,73,136 in advance pro-rata charges dependent on the final court outcome. Clarify the present order and who bears any resulting charge in the agreement.

The letter requires rainwater harvesting, sewage treatment and operating consent, and says the building including basements should be above the adjacent high-flood level. The drawings show lake/drain buffers; neither the NOC nor those buffers demonstrate flood history, finished waterproofing or drainage performance.

Source: BWSSB NOC pp. 1–2, particularly conditions 11, 16, 22, 25 and the note. The project paragraph names 1,520 units but records a 20,000 sq m site area; reconcile that inconsistent area with the final connection sanction.

Tower 5: distinguish the service plant from the open land



BBMP Sanctioned Building Plans p. 10, upper-basement crop, with explanatory labels added. T5's core is left-centre; garbage and organic-waste rooms are above it on the sheet; the STP below is at lower right. This shows horizontal relationships across different levels, not a surface plant yard.

The eastern end has specific service neighbours. The lower-basement plan locates the sewage-treatment room southeast of T5 (about 30.03 × 30.17 m on that sheet). The upper-basement plan places garbage/inorganic and organic-waste-converter rooms northeast of the tower. The STP is a defined room outside the tower footprint, not the whole large blank parcel beside it.

For a low-floor T5-C01/D04 comparison, establish the final air/exhaust outlets, plant access and acoustic treatment relative to side windows and balconies. C01 is on the southern side towards the STP end; D04 is on the northern side towards the waste-room end. The drawing's labelled STP fresh-air shafts are **not identified exhaust outlets**. These relationships justify specific service questions, not a prediction of odour, noise or unsafe air.

T5 can still suit a compact-home buyer, particularly where a higher level, acceptable plant routing and price offset the eastern-edge trade-offs. T6 is the nearest like-purpose alternative with a larger three-bedroom and office. Compare both instead of dismissing an entire side of the project.

Sources: BBMP plans pp. 9–11; brochure T5/T6 pp. 23–24. Dimensions describe the drawn room, not treatment capacity. No measured emissions or operating performance is supplied.

Parking, amenities and specifications to carry into the contract

The parking total exceeds one space per title, but allocation and operation decide its usefulness. The BBMP summary records 2,755 spaces for 1,520 titles (about 1.81 per title), while each portal unit row lists one lot. The floor labels read 1,205 lower basement +1,165 upper basement +386 ground =2,756: a residual one-space inconsistency with the summary. The earlier fire NOC records 2,773. Obtain the final bay schedule, including visitor and two-wheeler allocation; neither the total nor a studio pair proves two covered bays in the contract.

Sources: BBMP plans pp. 9–11 and parking summary p. 1; Fire NOC p. 4; portal unit inventories; Allotment Letter p. 2.

The portal lists clubhouse 9,836 sq m, community hall 1,728, indoor sports 1,397, outdoor sports 1,781, pools 1,827 and gym 705. These categories may overlap; do not add them as separate buildings. The fire NOC describes six guest rooms as part of the clubhouse accommodation. Shared guest-room use requires booking rules, not an expectation of a room whenever family visits.

Two basement levels, many lifts, pools, landscaped surfaces, sewage treatment, water pumps and generators create a substantial common operating responsibility. The filing supplies no maintenance tariff or reserve-fund budget. No association was reported formed in the July update. Establish the charge basis (carpet, saleable or per unit), studio treatment, reserve contributions, phased handover and which external reserved areas residents must maintain.

Sources: portal amenities/common-area and Q1 2026–27 association records; Fire NOC pp. 7–8; Relinquishment Deed p. 5.

Item	Filed specification and buying implication
Structure / walls	RCC with cement blocks where needed; structural certificate includes RC walls and columns. Obtain structural approval for alterations.
Flooring	Marble in foyer/living/dining/corridors/family/master bedroom; engineered wood in other bedrooms including studio; vitrified tiles in office. Include care and future replacement in upkeep plans.
Kitchen	Ceramic/vitrified flooring; no counter or tile dado. Budget the full functional kitchen, not just loose appliances.
Bathrooms	Glass partitions, geysers, mirrors, granite/quartz counters and wall-mounted WCs; master toilet marble and shower panel. Confirm the selected schedule and installed makes.
Windows / cooling	UPVC/aluminium with clear glass; mosquito-mesh shutter provision only. Split-AC provision in living and bedrooms is not supplied AC equipment.
Power / security	Generator for common areas; 100% apartment backup at additional cost. CCTV at gates and apartment intercom. Obtain apartment backup load and charging terms.
Other portal flags	Piped gas and smart-home automation marked No. The portal's AC No can coexist with brochure AC-installation provision.

Sources: brochure specifications p. 82; Structural Stability Certificate p. 1; portal amenities table.

9 · Title and permissions: specific closures, not a clean-title slogan

The October 2023 opinion is conditional. It reviews earlier title reports and furnished documents, with search records mainly through late September 2023. Its conclusions distinguish lands already relinquished for roads and retain two substantive title issues; it is not a present-day certificate of every underlying original or every court record.

Land / document issue	What is actually recorded	Required closure
Survey 21/1, item 12, about 23 guntas	Marketability subject to confirmation from Hanumanthappa, son of Nandappa, confirming Munishamappa's rights.	Executed registered confirmation and a lawyer's link to this land item.
Survey 348/1, item 57	Sale deed from Kamalamma for her one-sixth share and a sale deed from the five named children of Nanjunda Reddy.	Registered deeds for both seller groups, not merely a general title assurance.
Search omissions	September 2022 sale deeds noted as not reflected; the opinion's conclusions also require current taxes and searches.	Fresh encumbrance searches and verification that relevant conveyances are now reflected.
Lost/misplaced title documents	Annexure B lists 25 entries, including deeds and powers of attorney.	Document-custody/replacement evidence and acceptance by the buyer's lawyer and lender. The supplied opinion does not replace missing originals.

Source: Additional Title Report, 6 October 2023, pp. 1, 11–12, 35–37 and Annexure B pp. 93–98. The report does not undertake independent physical court searches.

The 11 July 2024 no-litigation affidavit declares the land free of encumbrances, but its signature block says “Prestige Projects Private Limited” while the registered promoter is Prestige Estates Projects Ltd. Form B uses Prestige Estates Projects Ltd. Treat the entity mismatch as a document correction to obtain, not evidence that title transferred to another company.

Conversion evidence is not wholly absent: the supplied conversion upload contains a Kannada order for Survey 27/4. It does not alone cover the whole multi-survey project. The title report and land records must be tied to the complete conversion/khata schedule. The separate road/park relinquishment deed conveys 37,054.38 sq m to BDA; the 5,633.21 sq m civic-amenity reservation is not listed as a separate conveyance in that deed's Schedule B.

Sources: Affidavit p. 2; Form B p. 2; Conversion Certificate, Survey 27/4, pp. 3–4; Relinquishment Deed pp. 3, 5; Development Plan p. 1.

The project-specific complaint is disclosed

The portal lists **01029/2024**, filed 18 October 2024, subject “Misrepresentation of the information”, against Prestige Raintree Park, with status “**DISPOSED AUTHORITY BENCH4**”. Disposal does not say who prevailed or what relief was granted. Read that order for any relevance to representations made for the proposed purchase; the captured record supplies the status, not the reasoned order.

Source: RERA portal, project-specific complaint table (distinct from the promoter-wide complaint list).

The approval trail and the last checks before commitment

Record	Scope and significance
BDA Development Plan	Signed approval note cites committee resolution dated 25 September 2023. Establishes residential development, parks/CA reservations and the overall planning envelope.
BBMP Building Sanction · 2 July 2024	PRJ/1278/24–25, file BBMP/Addl.Dir/JDNORTH/0027/24–25: all four residential buildings and clubhouse; 2 basements, ground and 19 upper residential floors. This is substantive building permission, not just a sectional sketch.
Fire NOC · 29 February 2024	All 18 towers, residential/clubhouse scope and fire requirements. Conditions require fire clearance before occupancy; it is not completion certification.
BWSSB NOC · 30 April 2024	Conditional water/sewer permission with three-year term and court-linked charges; see Section 8.
AAI height NOC · 3 January 2023	Valid to 2 January 2031. Assessed against BIAL and Hosur; excludes HAL/Jakkur/Air Force clearances from its scope. It is not a general building/title approval.
Power / pollution / environment	July portal NOC rows say Approved. Dates are under “Date of Application”: BESCOM 7 May 2025, KSPCB-PCB 26 December 2024, KSPCB-MOEF 28 August 2024. The underlying letters are not supplied in this raw set.
Structural certificate · 3 July 2024	Certifies the proposed structural design (seismic Zone II); does not inspect or certify completed construction quality.

Sources: Development Plan p. 1; BBMP plans p. 1 (scope, conditions and signature); Fire NOC pp. 1–8, 57–58; BWSSB pp. 1–2; AAI NOC pp. 1–3; portal Q1 2026–27 NOC table; Structural Stability Certificate p. 1.

The commencement and occupancy steps matter. The commencement-certificate portal slot is a placeholder. BBMP condition 5 calls for a commencement certificate after foundations and before the specified next construction stage; condition 19 requires an occupancy certificate before occupation. Read the plan’s two-year start/validity wording alongside its five-year construction condition, then check the actual commencement record before reaching a conclusion about current validity.

Close these against the offered flat, in this order

- 1. Product:** tower, floor and unit numbers; exact carpet and UDS; bedroom/office count; paired-studio rights; balcony and parking schedules; a plan matching the sanctioned arrangement and the agreement.
- 2. Title and contract:** registered cures for the two survey issues, current searches, lost-original-document resolution, complete agreement and corrected cancellation/registration wording. Read the project complaint order.
- 3. Delivery and cost:** tower programme plus shared-services commissioning and occupancy milestones; current water permission and charge responsibility; backup/maintenance terms; all-in price and dated payment milestones.
- 4. Position:** verify the promised view and nearby plant outlets at the proposed level. Use the lake-side and inward alternatives in this report to decide what the premium is buying.

Sources: BBMP approval conditions 5, 6, 19, 32; Allotment Letter; title and consent records cited above. These are unresolved items in the supplied evidence, not findings that the conditions have been breached.

Sources and reading the evidence

This Buyer's Report uses the supplied project filing, including the original plans and the complete portal inventory. It uses no outside price data, site visit, current portal refresh or assumed future development plan. No particular offered flat or buyer budget was supplied, so recommendations are alternatives for different household priorities.

Readable source title	Pages / records used
Karnataka RERA project record · Prestige Raintree Park	Registration/project details, 18 base unit inventories, amenities/common areas, related projects, project complaint and quarterly updates Q3 2025–26 (14 January 2026), Q4 2025–26 (15 April 2026), Q1 2026–27 (15 July 2026).
Project brochure	Filed in the "Proforma For Sale Deed" slot. Citations use printed page numbers: masterplans 4–5, site 8–9, tower/floor plans 10–44, unit plans 45–81, specifications 82. The PDF stores most pages as two-page spreads.
BDA Development Plan	Single large sheet, filed under Approved Layout/Building Plan and Area Development Plan. Area, parking, FAR, reservation and approval statements.
BBMP Sanctioned Building Plans · PRJ/1278/24–25	33-sheet set filed under "Sectional Drawing" / "Approved Section". Ground 1/11; B1 floors 2–5; basements 9–10; B2 floors 12–15; B3 floors 18–21; B4 floors 24–27; clubhouse 30–33. Repeated statements and conditions appear on each sheet.
Proforma of Allotment Letter	8 PDF pages; booking/parking 2, possession/interest 3, cancellation 4, registration 5–6, undated Annexure A 8.
Additional Title Report · IndusLaw · 6 October 2023	98 PDF pages; scope 1, assumptions 11–12, search observations 35–36, conclusions 36–37, missing-document list 93–98.
CA Form Reg-1 · 3 July 2024	3 PDF pages; ownership 1, balance-sheet figures/accounts/estimate 2, borrowing/mortgage declaration 3.
NOCs and declarations	BWSSB 4 pages; Fire 58 pages; AAI 4 pages; Structural Stability 1 page; Affidavit 2 pages; Form B 2 pages; conversion order 4 pages; Relinquishment Deed 10 pages.

Evidence distinctions. Portal counts and areas are filed facts, not a current reservation. Sun, privacy, route and operating-cost comments are supported property judgements, not measured performance. Entrance/Vastu preferences are optional and carry no assumed physical or resale benefit. Approval and brochure plans can differ in labels and area definitions; source-specific conflicts are stated beside the affected advice.

What remains outside this evidence. Current availability and prices, site-level sightlines and measured nuisance, final outlet and equipment schedules, the complete executed sale agreement, current title cures, missing original-document resolution, live water connection/renewal and occupancy certification remain unverified. The Kannada conversion record was identified by survey/date context but is not presented as a certified legal translation.

Figures are crops of the cited plans, with explanatory labels where indicated. Inventory and comparison tables use the filed data; rounding may create small differences.