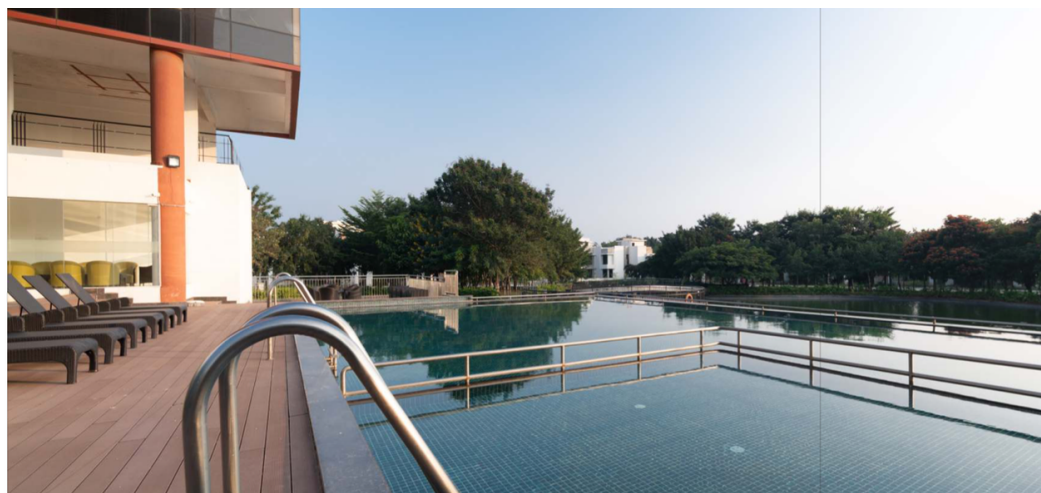


Buyer's Report

Sterling Villa Grande Phase II

Seegehalli • Bidarahalli • Bengaluru East



The filed brochure presents a landscaped villa community around a man-made lake. Marketing imagery is not evidence of present operating condition. Source: Brochure, p. 11.

Worth considering, with a unit-specific decision

The strongest attraction is the house itself: a ground-floor bedroom, a private outdoor court, in-plot parking and a separate upstairs family space in every current type. The six layouts offer meaningful choices between a pool, a simpler garden, a compact three-bedroom home and a three-level house with a lift.

Start with A rectangular for four bedrooms without pool upkeep; B rectangular three-bedroom for a conventional two-level family home; and A radial if the lake-side setting and private pool justify the extra cost to you. B four-bedroom is the alternative when a lift and a separate top-floor retreat matter. C retains much of the daily villa experience on the smallest nominal plot.

Before paying a non-refundable amount

Obtain the offered villa's lender release, executed title and plot schedule, latest sanctioned/as-built plan, and the actual occupation certificate. The portal reports an OC dated 13 January 2026, but the certificate itself is not in this bundle. Historical mortgages and conflicting contract/approval scopes remain to be reconciled.

There is no current asking price or verified list of the three unsold villas. The choices in this report are registered alternatives, including possible resales, not an assertion that those homes are available.

Basis: supplied RERA filing, acquired 17 September 2026; completion application dated 11 March 2026. Registration PRM/KA/RERA/1251/446/PR/211005/004337. Promoter: Sterling Urban Developments Pvt Ltd. No site visit, live registry search or market valuation.

Reading route: property and position pp. 2–3; complete type and unit comparisons pp. 4–5; homes pp. 6–10; daily living and amenities pp. 11–12; costs and ownership pp. 13–14; title, approvals and completion pp. 15–17; purchase decision p. 18.

The property: 74 villas within a larger shared scheme



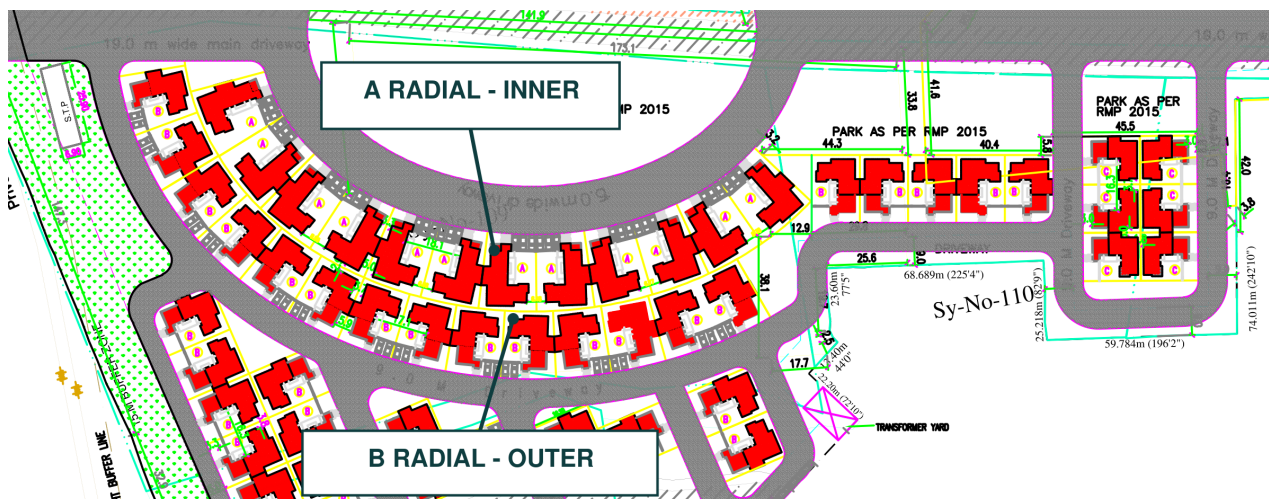
Locators: 1 Entry; 2 Club; 3 Reserved land; 4 STP; 5 DG/transformer yards; 6 Transformer. Red marks the 74 proposed/modified villas; grey marks the other 150. This is an older variant, used for spatial relationships, not the current type totals. North is tilted towards the upper left. Source: Area Development Plan of Project Area, p. 1; compare endorsed Building Plan, p. 1.

The endorsed master scheme has **224 villas on a net development area of 158,105.61 sqm, about 39.07 acres**: roughly 5.73 villas per acre. Phase II's 74 villas are scattered through it, mainly south of the central oval, with a few northern and western positions. It is not a separate 74-home enclave with exclusive use of all the amenities.

The east entry joins a 19 m main drive; the inner oval road is 6 m and many residential drives are 9 m. The clubhouse sits north of the oval. The north-east parcel is reserved for future development. The western edge carries a 66 kV line and marked buffers; a transformer/diesel-generator (DG) yard sits at the north-west tip, a sewage treatment plant (STP) west of the oval, and another transformer yard near the southern courts.

Sources: Approved Building/Plotting Plan, p. 1; Approved Layout Plan, p. 1 (phase demarcation); Area Development Plan, p. 1. Drawn locations establish proximity, not measured noise, odour or electrical exposure.

Choose the position before paying a view premium



A radial occupies the INNER row beside the oval; B radial occupies the OUTER row. Parking and entrance courts reveal opposite frontage directions. Source: Area Development Plan, p. 1, checked against Building Plan key plans, pp. 5 and 7.

Position	What it offers	What changes the decision
A radial: inner southern arc	Closest Phase II radial row to the lake/park oval; entrance courts broadly face towards it.	The 6 m loop road lies between house and oval. Walkers and vehicles affect privacy; planting, walls and floor level determine an actual view.
B radial: outer southern arc	Similar curved setting with three bedrooms and no private pool on the standard plan.	Its entrance court faces the outer 9 m drive. The inner A row limits any claim of equivalent lake frontage.
A rectangular: east-side row	Regular plot geometry; generous four-bedroom plan, without a lap pool.	Front courts face broadly west towards the internal road; rear rooms face the reserved parcel. Eastern site position does not mean an east-facing entrance.
B/C residential courts	Alternatives away from the lake loop, including mirrored homes with different frontages.	Some are closer to the entry, western services or southern transformer/hatched road strip. "Southern" or "corner" alone does not establish quiet or privacy.
Western edge / arc end	Potential openness across the marked green strip; fewer built neighbours on that side.	Check the actual STP, service access and 66 kV corridor position. Utility-buffer land is not your private garden.

For a north-facing preference, begin with the middle of the inner A radial arc. For an east-facing preference, investigate west-side homes in the paired residential courts. These are directional starting points, not unit-number promises: the arc fans round, plans are mirrored, and north is tilted. Confirm the entrance threshold on the numbered as-built survey. The supplied key plans do not reliably join sale numbers to precise plots.

The highway is on the east boundary, labelled existing 30 m/proposed 45 m. A hatched road-widening strip also crosses the southern drawing. Its implementation and effect on an offered plot are not settled here. Avoid a premium for a "permanently quiet" southern edge until the latest approved alignment is shown.

Sources: Building Plan, pp. 1, 4–9; Area Development Plan, p. 1; Relinquishment Deed, pp. 7–9. Directional advice is a drawing interpretation, not a solar or acoustic study.

Six types: compare matching areas

The endorsed site-plan table and portal's 74-unit inventory support the comparison below. "Plan total" is the drawing's floor-area total **including its car-park allowance**; it is not RERA carpet. Carpet is the portal's reported internal area. Keep plot, carpet, parking, garden and terraces separate when comparing prices.

Type / homes	Beds; levels	Nominal plot ¹	Plan total sqm	Portal carpet sqm
A radial / 12	4; G+1	50 × 80 ft; wedge	416.51	308.98
A rectangular / 3	4; G+1	50 × 80 ft	391.37	287.41; A-26: 312.68
B radial / 14	3; G+1	50 × 70 ft; wedge	309.52	241.52
B rectangular / 5	3; G+1	50 × 70 ft	299.49	233.97
B rectangular / 22	4; G+2; lift	50 × 70 ft	360.23	280.22; B-32: 260.12
C / 18	3; G+1	50 × 60 ft	264.00	201.49

Sources: Building Plan, p. 1 and pp. 4–9; portal "Details of Apartments", individual rows. ¹Type dimensions are not a certified area of every plot; radial plots widen. 1 sqm = 10.7639 sqft. G = ground floor.

The complete marketing comparison — useful, but not additive

Type	Built-up sqft	Family sqft	Garden sqft	Garage sqft	Party area sqft
A radial	4,035	205	788	485	1,348
A rectangular	3,680	205	620	480	853
B radial (3 bed)	3,130	411	560	410	853.26
B rectangular (3 bed)	3,045	411	515	345	853.26
B rectangular (4 bed)	3,550	411	515	293	676
C	2,610	350	450	350	785.23

These are separately labelled brochure figures; their overlap and pricing basis are unexplained. Do not add them to "built-up" or compare the sum with carpet. The brochure labels B radial and the smaller B rectangular sheets "4 BHK", but the drawn rooms, endorsed plans and portal identify **three bedrooms**. A family room is not an additional enclosed bedroom.

Across 74 homes, the endorsed plan totals **24,680.02 sqm**, including parking. The older colour site plan totals 24,987.10 sqm and includes two C1 stilt variants. The endorsed table and portal instead show 18 C homes. The latest unit plan must resolve any advertised C1 or altered layout.

Sources: Brochure, pp. 12–18; Building Plan, p. 1; Area Development Plan, p. 1; Existing Layout Plan, p. 7 (older C1).

The registered choices — all 74 villas

Use these numbers to request alternatives and compare exact offers. Completion records report 71 sold and three unsold, but do not identify the three in the supplied material. Carpet differences within a type matter: not every A rectangular or B four-bedroom matches the standard sheet.

Type	Complete registered unit set	Carpet / practical first comparison
A radial: 12	A-11 to A-20; A-32, A-33	308.98 sqm each. Choose for pool and inner-arc position, then compare garden side and sightline.
A rectangular: 3	A-26, A-29, A-31	A-26: 312.68 sqm; A-29/A-31: 287.41 sqm. A-26 reports 25.27 sqm (272 sqft) more: demand its approved plan before pricing the difference.
B radial: 14	B-15 to B-26; B-87, B-88	241.52 sqm each. Only 7.55 sqm (81 sqft) more carpet than B rectangular 3-bed: compare position and outdoor usability before a large radial premium.
B rectangular 3-bed: 5	B-68 to B-72	233.97 sqm each. A strong two-level choice when a fourth bedroom and lift are unnecessary.
B rectangular 4-bed: 22	B-31, B-32; B-51 to B-67; B-78, B-79, B-82	280.22 sqm except B-32 at 260.12. B-32 is 20.10 sqm (216 sqft) smaller: the label alone does not buy the standard layout.
C: 18	C-01, C-02; C-98 to C-104; C-107 to C-114; C-119	201.49 sqm each. Smallest plot/type, yet a substantial downstairs bedroom, garden-side living and two-car drawing.

A shortlist for different households

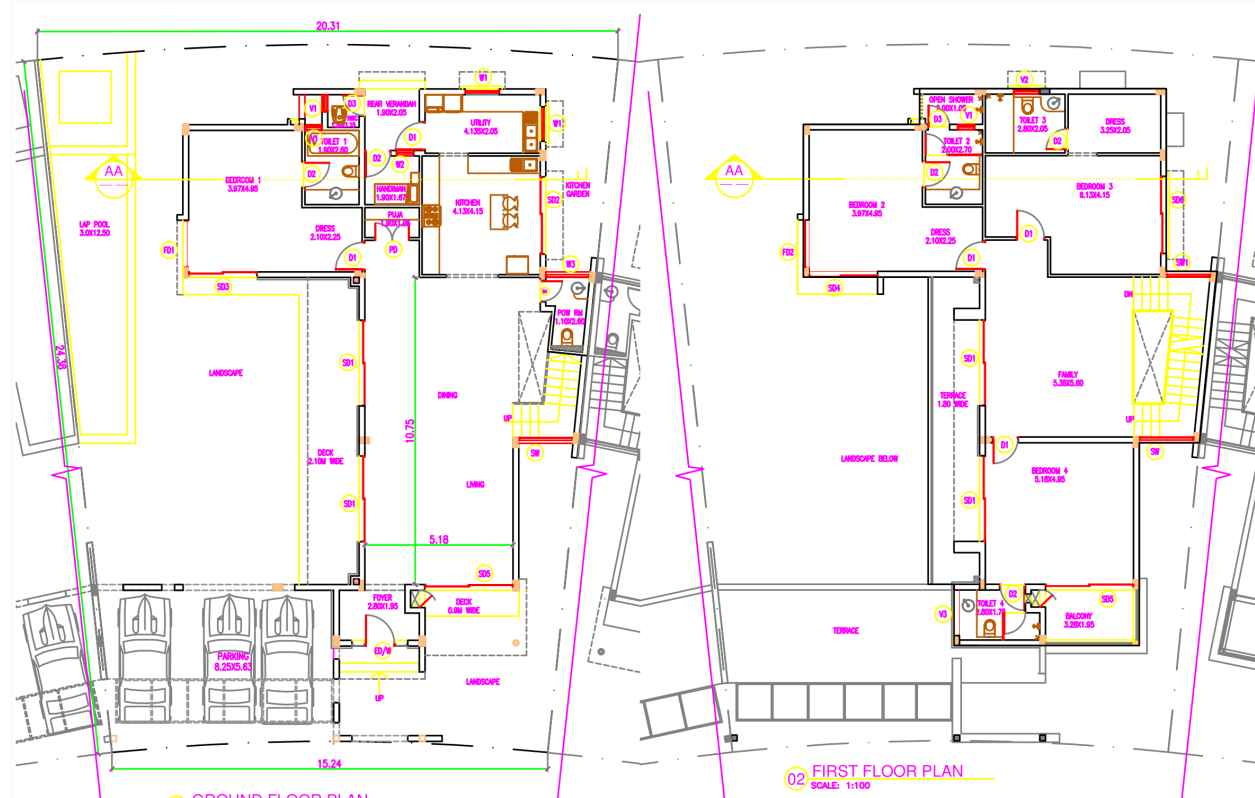
Four bedrooms, two levels: compare A-26 with A-29/A-31, then the A radial set if the pool appeals. The smaller A rectangular pair reports 21.57 sqm less carpet than A radial; A-26 reports 3.70 sqm more. The pool type is not automatically the largest internal home.

Three bedrooms, simpler upkeep: begin with B-68–B-72; compare B radial for a curved plot, then C if the smaller kitchen and upper room suit. C has 32.48 sqm (350 sqft) less carpet than B rectangular three-bedroom, a useful price-comparison basis.

Separated work or guest floor: compare a standard 280.22 sqm B four-bedroom with B-32's smaller version and the two-level A homes. The lift, extra roof/terraces and three-level cleaning are ongoing commitments, not just extra accommodation.

Source: portal "Details of Apartments", all 74 individual rows. Differences calculated from these. Historical mortgage intersections appear on p. 15; absence from that list is not title clearance.

A radial: the pool and lake-side choice



Ground floor left; first floor right. The top is the rear of the plot, not geographical north. Source: Existing Layout Plan, p. 1; checked against Building Plan, p. 5.

Best for: a family that will use the private lap pool and wants four bedrooms on two levels. The plan draws a 3.00×12.50 m pool beside the outdoor court. Living/dining is 5.18 m wide, opening along a deck; the ground bedroom is 3.97×4.95 m. An older parent or guest gets a proper room on the everyday living level.

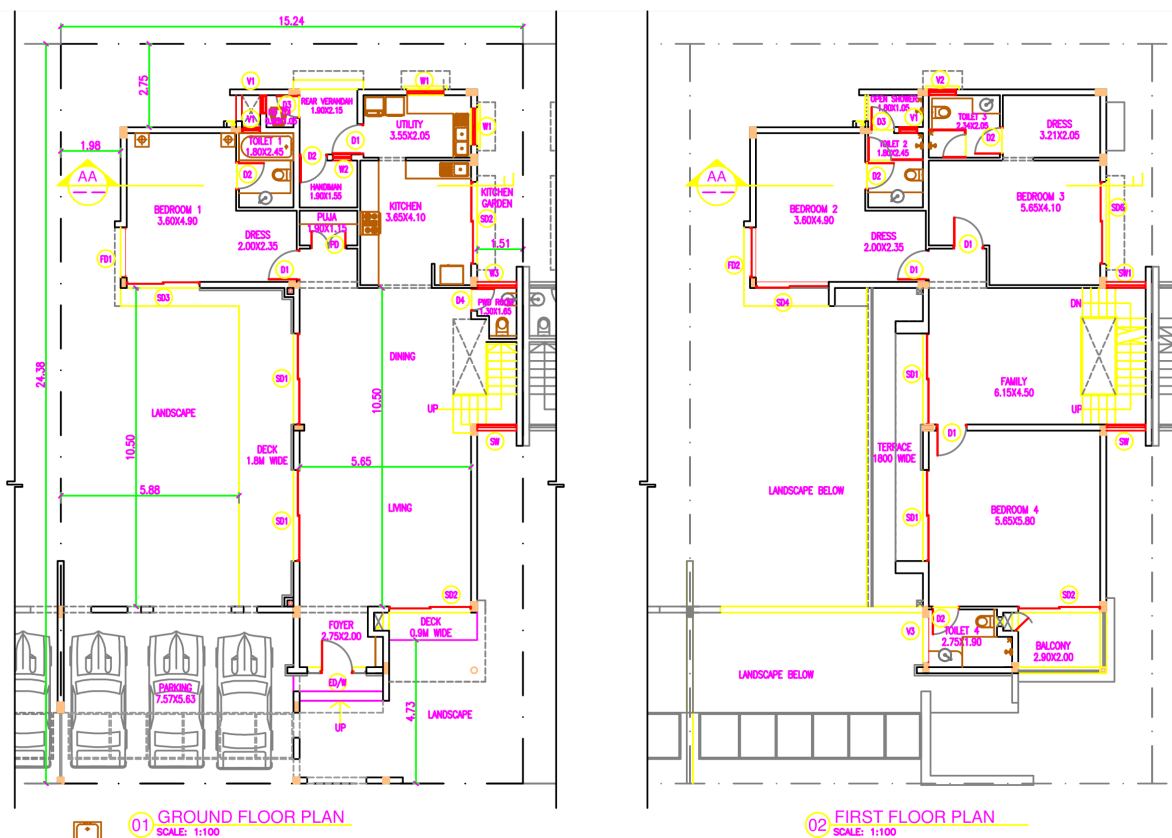
Upstairs, bedroom 3 is 6.13×4.15 m, bedroom 4 is 5.18×4.95 m and the family room about 5.38×5.00 m. Television, study and visitors need not occupy a bedroom. The kitchen is 4.13×4.15 m with a separate 4.135×2.05 m utility; the helper's room is much smaller, 1.90×1.67 m.

The trade-off: filtration, cleaning, waterproofing and child-safe separation add responsibilities beyond gardening. The outdoor court is the house's main light and social face; neighbouring terraces and the lake loop can reduce the privacy implied by a detached-villa label. Inspect the mirrored neighbour and pool plant position.

Three car symbols occupy an 8.25×5.63 m parking bay. The portal and allotment form provide only two car parks. Obtain a dimensioned, exclusive parking grant if a third car is part of the reason for choosing A.

Sources: Building Plan, p. 5; Existing Layout Plan, p. 1; Allotment Letter, p. 2; portal unit parking rows. Room dimensions are drawing labels, not site measurements.

A rectangular: four bedrooms without the pool



Ground floor left; first floor right. A regular plot and outdoor court, with no private pool drawn. Source: Existing Layout Plan, p. 2; Building Plan, p. 9.

Best for: a four-bedroom household wanting substantial outdoor living with garden rather than pool upkeep. The regular 50 × 80 ft plot simplifies garden boundaries and outdoor planning; the principal rooms in both A types are broadly rectangular. The deck and garden sit alongside living/dining; the rear kitchen has a separate utility and helper's room.

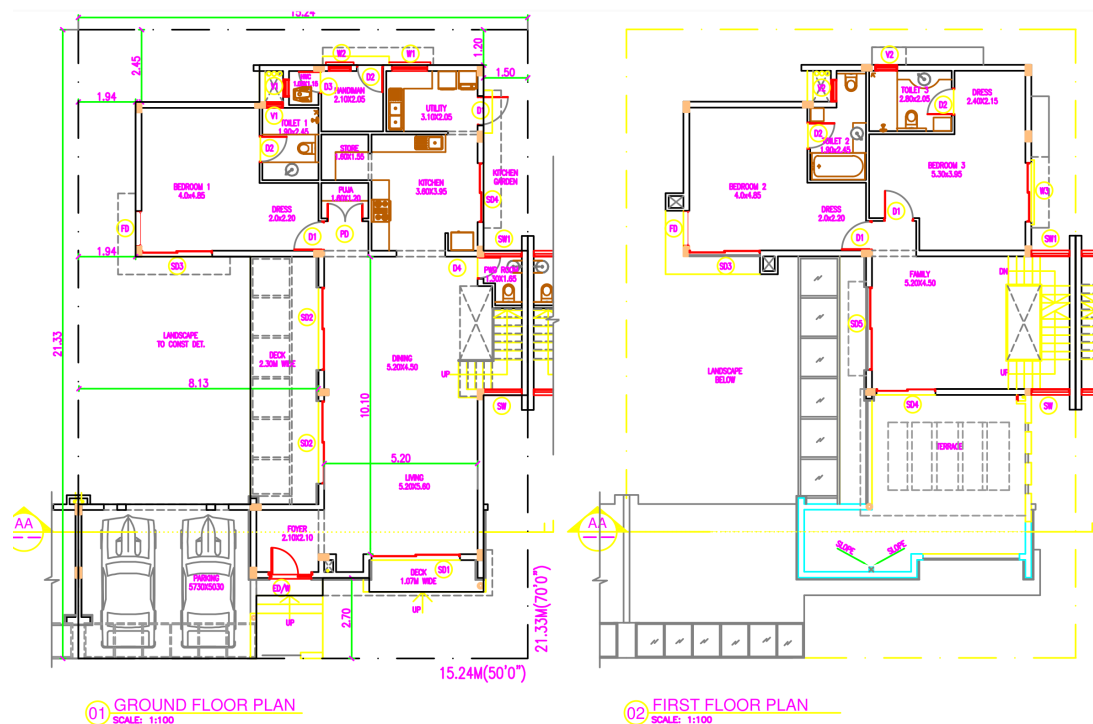
The ground bedroom is 3.60 × 4.90 m; kitchen 3.65 × 4.10 m. Upstairs, the family room is 6.15 × 4.50 m and the front bedroom 5.65 × 5.80 m. These broad spaces can accommodate work and hobbies without using the garden as overflow storage. Other upper bedrooms include 3.60 × 4.90 m and 5.65 × 4.10 m rooms.

The trade-off: the east-side row fronts the internal road to its west and backs towards reserved future-development land. A rear kitchen/bedroom outlook over open land is not a permanent view entitlement. Choose the simpler upkeep on its merits, not a claim that these are east-facing or protected from future construction.

A-26's larger reported carpet is an opportunity worth pursuing, but the generic sheet does not explain it. Compare its approved room plan and plot boundaries with A-29/A-31. The nominal plot label and marketing area cannot resolve the difference.

Sources: Building Plan, pp. 1 and 9; Existing Layout Plan, p. 2; portal unit rows. Three car symbols are drawn; the two-car contractual discrepancy applies here too.

The two three-bedroom B types



B rectangular three-bedroom: ground floor left; first floor right. The separate store beside the kitchen is useful day to day. Source: Existing Layout Plan, p. 5; Building Plan, p. 4.

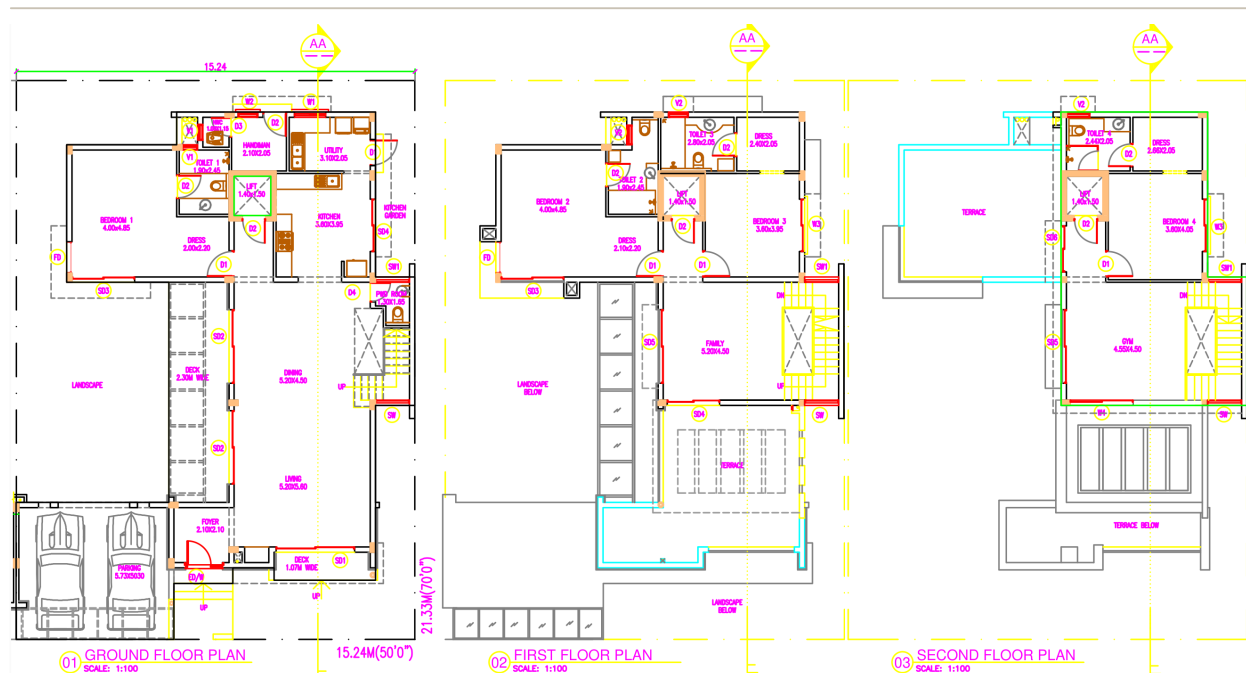
Daily use	B rectangular, 3 bedrooms	B radial, 3 bedrooms
Bedrooms	Ground and upper bedroom 2: 4.00 × 4.85 m; bedroom 3: 5.30 × 3.95 m.	Same basic three-bedroom arrangement; curved plot rather than an extra bedroom.
Cooking / storage	Kitchen 3.60 × 3.95 m; utility 3.10 × 2.05 m; separate store 1.60 × 1.55 m.	Similar kitchen/utility arrangement. Inspect the specific mirrored service side and outdoor drying route.
Shared living	5.20 × 5.60 m living; first-floor family room 5.20 × 4.50 m.	Comparable garden-side living and an upstairs family space.
Outdoor choice	Regular 50 × 70 ft plot; broad side court/deck and upper terrace.	Nominal 50 × 70 ft wedge; only 7.55 sqm more carpet. Outer-arc entrance faces away from the lake loop.

First compare B-68–B-72 with the B radial set. The rectangular kitchen store helps with bulk groceries and appliances; both types keep a bedroom downstairs and a family room upstairs. Neither needs the lift and second-floor maintenance of B four-bedroom.

The outdoor dimension lines include the deck zone: they are not net lawn widths or proof of a garden area. Use the deed's boundary and clear planting area. The brochure's "4 BHK" labels are misleading here; enclosing the family space is not a sanctioned fourth bedroom.

Sources: Building Plan, pp. 4 and 7; Existing Layout Plan, pp. 3 and 5; Brochure, pp. 16–17; portal unit rows. Exact orientation is not established by the standard floor sheet.

B four-bedroom: a separate top-floor retreat



Ground, first and second floors, left to right. The top floor contains bedroom 4, gym and terraces; the lift is drawn through the levels.
Source: Existing Layout Plan, p. 4; Building Plan, p. 6.

Best for: a household wanting a separate guest, work or hobby floor. The second floor has a 3.60×4.05 m bedroom, 4.35×4.50 m gym-labelled room, bathroom/dressing space and terraces. That is a real benefit beyond the fourth bedroom. Changes in use or enclosure must remain within the approved plan and estate rules.

The ground bedroom is 4.00×4.85 m. On the first floor, bedroom 2 repeats that size, bedroom 3 is 3.60×3.95 m and the family room 5.20×4.50 m. The lift sits near the rear service/puja area; this plan does not retain the same puja/store arrangement as three-bedroom B.

The lift makes this a type to investigate for older occupants, not a promise of step-free living. A 1.40×1.50 m lift space is labelled, but usable car size, door opening and wheelchair turning space are not certified. Entrance steps remain. Trial the entire car-to-bedroom/bathroom route; check rescue on power failure, service contract and operating permission.

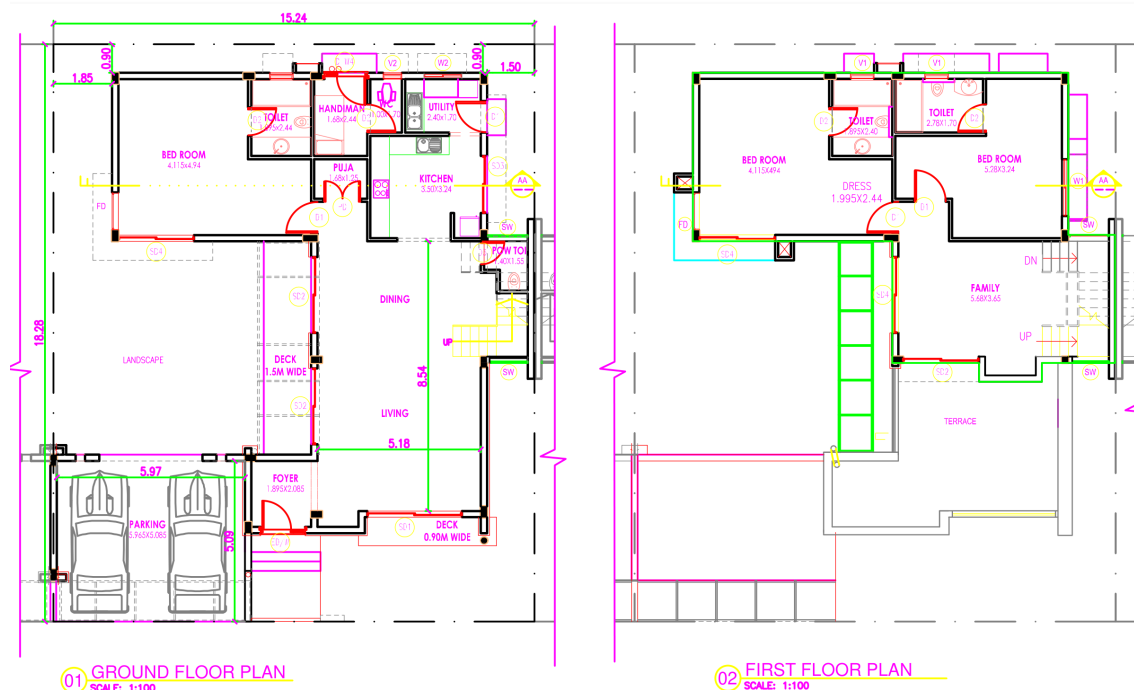
More levels separate activities, but increase stair/lift dependence and exposed terrace waterproofing. For parents mainly living downstairs, a simpler two-level B or C may work better if its entrance and bathroom safely accommodate them.

Two discrepancies to settle

B-32 reports 260.12 sqm carpet, versus 280.22 sqm for the other 21. The proforma's generic ground-plus-first-floor / 35 ft restriction also does not describe this sanctioned G+2 type. The executed deed and latest plan must expressly fit the villa sold.

Sources: Building Plan, p. 6; portal unit rows; Proforma Sale Deed, p. 34. A drawn lift does not establish installation or current certification.

C: smaller, but not a token villa



Ground floor left; first floor right. The compact C keeps the same garden-side living idea. Source: Existing Layout Plan, p. 6; Building Plan, p. 8.

Best for: a three-bedroom household valuing a garden and downstairs bedroom more than a fourth bedroom or the largest entertaining rooms. The nominal plot is 50 × 60 ft, against B's 50 × 70 ft. Carpet is 201.49 sqm, about 2,169 sqft: the smallest current type, but not a small apartment transplanted onto a plot.

The ground bedroom is 4.115 × 4.94 m, larger in one direction than B's 4.00 × 4.85 m room. The compromise is elsewhere: kitchen 3.50 × 3.24 m, utility 2.40 × 1.70 m, upstairs family 5.68 × 3.65 m and third bedroom 5.28 × 3.24 m. That shallower bedroom needs a deliberate bed/wardrobe/desk layout; length alone does not make it as flexible as A's rooms.

A compact helper's room, puja, ground powder room and attached bedroom bathrooms are still drawn. Living opens directly to garden and deck. For occasional guests upstairs, this may allocate space better than paying for B four-bedroom's extra floor and lift.

Two cars are drawn side by side, as in B. The file does not establish inherently worse parking just because C's plot is shorter. Test actual vehicles with doors open, gate swing and a pedestrian route kept clear. Check drying and outdoor storage: a smaller plot leaves less room for later clutter.

C is not the older C1 drawing

The older colour schedule includes two C1 stilt variants; the endorsed 74-villa table and portal have 18 C homes. For an offered stilt/extra-level C variant, require the unit's approved and as-built record rather than the older generic sheet.

Sources: Building Plan, pp. 1 and 8; Existing Layout Plan, pp. 6–7; portal unit rows. Dimensions are shown on plans, not measured on site.

Light, privacy and the everyday household

The garden is the main living frontage

These L-shaped homes open their long living/dining edge towards a side garden. That can give more useful daylight and outdoor connection than a large room lit only at one end. But the site arranges many homes as mirrored pairs. Opposite garden-facing glazing, upstairs balconies and terraces can look across the boundary. Choose which side your living room opens to, not just the entrance compass direction.

Decks and sliding doors connect indoors and outdoors; they do not establish cross-ventilation on a still day. Privacy screens, rain and cooking smells may change which openings the household uses. The specification's mosquito-mesh shutters are practical here. Judge rear bedroom windows against the neighbouring wall and future development separately from the garden outlook.

Direction and Vastu: make the preference explicit

The inner A radial frontage turns broadly towards the oval, while B radial turns outward. Near the middle those fronts are broadly northerly and southerly, with a substantial change along each arc. A rectangular's east-side site position produces a broadly west-facing front. A north/east-entry preference can guide the position shortlist, but is not proof of better daylight, cooling or resale value. In A rectangular, front glazing can receive afternoon sun from the west, while the main living sliders face the side garden; that garden bearing changes with mirroring. Judge shading at the windows, not from the entrance label.

Most types draw a small separate puja space near the rear kitchen/bedroom cluster. B four-bedroom trades that arrangement for its lift/service core. Corresponding ground and upper plans do not support a blanket claim that toilets sit over the puja rooms; the exact mirrored or altered home should govern household-specific preferences. Do not carry a standard-sheet compass direction into a rotated site plot.

Parents, staff, cooking and storage

Every type has a downstairs bedroom and bathroom, reducing routine stair use. Sections nevertheless show raised floors, approximately 0.75 m in A/B and 0.60 m in C, with entrance steps. A downstairs room is not step-free access. Bathroom doors, shower thresholds and turning room can matter more than bedroom area; C's opening schedule includes 0.75 m toilet doors.

Separate utilities help keep laundry and heavy cooking away from entertaining space. Helper's rooms are very compact: visit with a bed size in mind before assuming comfortable live-in accommodation. B three-bedroom's store is useful for provisions; A's larger kitchens help multiple cooks. The August 2020 specification promises counter, sink and finishes, not a fully fitted modular kitchen or appliances.

Construction and alterations

The specification is an RCC frame with concrete-block walls. That does not make every block wall removable: columns, beams, plumbing and permissions govern changes. The deed restricts external appearance, doors/windows and wet-area positions. Inspect terrace drains, garden-side door thresholds, external seals and laminated wood on stairs/bedrooms, especially along wet-shoe and utility routes.

Sources: Building Plan, pp. 4–9 (rooms, openings, sections and key plans); Project Specification, p. 1, August 2020; Proforma Sale Deed, pp. 10–12 and 33–36. Comfort/furnishing consequences are adviser inferences from those details.

Amenities and services: attractive, with running costs

BWSSB is the water/sewerage utility; BESCOM supplies electricity. KSPCB is the pollution-control board and SEIAA the environmental-clearance authority. Treatment capacity in KLD means thousands of litres per day; a NOC is a no-objection certificate.

The brochure offers a man-made 3-acre eco-lake and 40,000 sqft clubhouse with pools, indoor sport, gym, spa and social spaces. The endorsed drawing allows 2,800 sqm, about 30,139 sqft, of clubhouse floor area. These may use different area definitions; neither establishes today's usable or operating amenity area. Brochure photographs and old construction photos are not a current condition survey.

System	What the filing establishes	Buying consequence
Water	Deed proposes common borewells, subject to availability, with outside supply if insufficient; future BWSSB connection costs may fall on buyers.	Obtain a current 12-month source/tanker and water-quality record. Pool-rich landscaping is costly if borewell yield is poor.
Sewage / reuse	2016 KSPCB consent: 134 KLD sewage, 150 KLD STP for its villa scope. SEIAA: a different, larger mixed scheme and 370 KLD treatment.	Different approval scopes, not additive installed capacity. Obtain current served-home count, operating consent and operator costs.
Power	Specification: 12 kW A/B, 8 kW C; backup extra. Deed: backup caps 15 kW A/B, 12 kW C.	Reconcile grid/backup loads, meters and tariffs. "100% backup" does not prove simultaneous EV, lift, pool-pump and all-AC operation.
Plant / grounds	Western STP; north-west DG/transformer yard; southern transformer; extensive green strips and water features.	Assess the offered garden with plant running. Pumps, treatment, landscaping, security and replacement reserves need a current budget.

KSPCB conditions require reuse/dual plumbing, professional operation, rainwater harvesting and treatment backup; SEIAA also sets water and energy conditions. Describing rainwater harvesting/solar/RO as free or without extra consideration in the deed does not make approval-mandated systems optional. Require functioning systems, handover records and an identified operator.

The 2006 BESCOM letter is a conditional supply NOC involving a new 11 kV feeder, not proof of today's energised load. Completion portal clearance entries include "NA" uploads and blanks. Neither proves that every exemption applies or a service is absent; the underlying approval and actual equipment decide that.

Sources: Brochure, pp. 3–8; Building Plan, pp. 1–3 and 10; Project Specification, p. 1; Proforma Sale Deed, pp. 20–21 and 39; BESCOM NOC, p. 1; KSPCB Consent, pp. 1–7; SEIAA Clearance, pp. 1–9; portal completion NOC fields.

Price the whole purchase, not a headline square foot

No current price quotation is supplied. This filing cannot support fair value, a discount target or nearby-project price comparisons. Start negotiation with the exact carpet, private plot/garden rights, parking and functioning services of the offered home.

Cost / term	Filed wording	How to use it
Basic price / outdoors	Allotment prices super built-up area; separately prices first-level sit-out and garden, with a one-third-area line in its annexure.	Get one itemised total with each area definition. Prevent garden, terrace or family area being charged twice.
Corpus	Deed says Rs 250/sqft in respect of the Schedule I villa is included and already collected. Further corpus may be raised.	Do not add it again automatically. Fix the area basis; require receipt, current balance and villa allocation, including on resale.
Generator	Deed describes Rs 75/sqft for backup and annual maintenance as paid; consumption charges remain separate.	Confirm charging area, payment credits and maintenance coverage. On an agreed 3,000 sqft basis, Rs 75/sqft is Rs 2.25 lakh, not a quoted villa charge.
Other extras	Allotment leaves BESCOM/BWSSB, generator, club and maintenance-deposit amounts blank; registration at actuals. Corner premium unpriced.	Fix charges, credits and tax treatment. Pay a corner premium for demonstrated usable space/privacy, not the label alone.
Rapid commitment	Template calls for Rs 10 lakh on allotment and agreement within ten days; instalment percentages are blank/zero placeholders.	Replace it with a dated schedule tied to agreed documents and handover. Placeholders are not actual commercial terms.

Allotment permits two garage car parks and no parking right in open common land. A's three-car marketing/drawing claim therefore needs an express grant. The deed also describes power deposits as included, unlike the allotment's blank additional-charge lines. The deed gives club membership without additional consideration but preserves subscriptions/usage charges; the allotment has a separate club-charge blank. Reconcile those before accepting the price.

For three bedrooms, compare B radial's extra 7.55 sqm carpet against the setting premium over B rectangular. For four bedrooms, value A's two-level living against B's lift/top-floor retreat. A-26 and B-32 need their own area reconciliation. A low headline rate on an inflated or mixed area basis is not a saving.

Sources: Allotment Letter, pp. 1–3; Proforma Sale Deed, pp. 17, 20 and 23–26; portal unit rows. The 2020 form's tax-rate text is historical, not current tax advice.

Ownership: your plot, shared facilities, estate rules

The proposed sale is of the **specific Schedule H plot and Schedule I villa**, with use rights over clubhouse and common areas. It is not adequately described as a generic flat's undivided land share. Plot number, survey identity, area, four boundaries and villa/garden/sit-out details are blank in the template and must fit the actual purchase. Portal UDS/common-area zeros do not override those rights.

Green land is not all association-owned garden

The master layout lists 17,034.38 sqm of parks/open space and 8,324.25 sqm of civic-amenity land. Parks equate to about 76 sqm per 224 villas, not 230 sqm per 74 Phase II homes. The 2015 Relinquishment Deed conveys 17,034.38 sqm of parks/open space, 428.67 sqm for the peripheral ring road and 589.22 sqm for road widening to BDA: 18,052.27 sqm total. Do not buy a promise that all visible green land belongs privately to residents.

The oval marketed as a lake is labelled partly civic amenity and partly park on the planning drawing. Use and maintenance arrangements must respect that status. Portal phase area 60,624 sqm and "open area" 45,933 sqm imply 75.77% open, but not 75.77% landscaped green: roads and other unbuilt areas differ from private usable gardens.

The proforma still describes 255 villas over 165,620.156 sqm, against the endorsed layout's 224 and net 158,105.61 sqm. Form B describes Phase II development on 8 acres 20 guntas, about 34,398 sqm, whereas the portal records 60,624 sqm. These scopes cannot be substituted for each other. Require the executed schedules and phase boundary to reconcile them before accepting amenity shares or land-based charges.

Long-term control and access

The proforma provides developer management for ten years, extendable by five, with club/common conveyance after that period. Its start date and present handover position are not established here; do not restart the clock from a new purchase. Developer invitees and prospective neighbouring developments retain access/use rights, so facilities are not promised exclusively to today's 224 villas.

The deed reserves future development rights on retained land, regulates external changes, landscaping, additions and separate occupation, and limits club rights during a lease. A freehold plot here is still subject to estate covenants. Rebuilding is contemplated with approvals/consents; unrestricted demolition and enlargement are not promised.

Maintenance deserves the same attention as title

Maintenance starts on actual possession or deemed possession after 15 days' notice; demands have a seven-day deadline and 18% default-interest/service-withdrawal wording. Club usage can cost extra, and the text contemplates closure of uneconomic facilities. Different clauses allocate event income and restaurant/spa/bar receipts differently. Obtain current accounts, income-sharing rules and executed terms; have the buyer's lawyer assess enforceability rather than treating each template clause as law.

Sources: Proforma Sale Deed, pp. 5–9, 11–19 and 23–39; Form B, p. 2; Relinquishment Deed, pp. 5, 7–9; Building Plan, p. 1; portal project-area fields. The 224-home denominator is used only for matching master-layout comparisons.

Title and mortgages: clear the offered villa specifically

An encumbrance certificate (EC) records registered dealings and charges for its search period. It is one part of a title investigation, not a guarantee of ownership or freedom from every claim.

The historical chain is substantial, but not a current clean-title certificate. It includes the 28 November 2005 Asiatic Properties-to-Sterling sale, July 2014 rectification and old revenue records. Uploads titled “Agreement for Sale” and “Joint Development Agreement” largely contain those deeds, not an executed buyer agreement or separate JDA.

Record	What is supported	Required resolution
Earlier HDFC debt	2005 sale records repayment of Rs 46.64 crore and July 2005 release of the vendor's earlier mortgage.	Do not confuse this discharged debt with later borrowing. Trace subsequent title and transactions.
Later HDFC charge	April 2021 Form B discloses a 21 March 2014 mortgage. The 2017 company extract lists Rs 180 crore on that date.	Obtain current lender/successor release for the offered plot and access rights. Company totals alone do not identify villa exposure.
IL&FS; Trust, 2015	EC records a Rs 50 crore mortgage dated 4 September 2015, including the 20 Phase II numbers below.	No matching release in the supplied EC period ending 26 April 2021. That does not establish a live charge in 2026.
Swastik, 2015	EC records Rs 21.3 crore mortgage in April and release in September 2015.	Treat as historical/released in this record, not an unqualified current charge warning.

Phase II numbers in the IL&FS; mortgage schedule

Type	Intersecting Phase II units — 20 total
A rectangular	A-26, A-29
B radial	B-17, B-18, B-21, B-22, B-24
B rectangular 3-bed	B-69, B-71
B rectangular 4-bed	B-31, B-32, B-53, B-54, B-57, B-58, B-59
C	C-102, C-103, C-110, C-112

Absence from this schedule does not clear another villa. The later portal filings index a loan NOC and newer EC, whose contents are not supplied. They may resolve issues; filenames cannot establish release.

Reserved parcel mismatch: the EC records a 1 October 2014 sale of 14,368.35 sqm in Surveys 112/113/114 to Sterling Gated Community Pvt Ltd, matching Schedule B land the proforma still describes as the developer's. Require current ownership and binding access/amenity arrangements with that owner; do not assume it is harmless open land or that the template binds a successor.

Sources: Title Sale Deed, pp. 11–14 and 22–26; Rectification, pp. 28–41 of “Agreement for Sale” upload; Form B, p. 2; Company extract, p. 1; Encumbrance Certificate, pp. 1–7; Proforma Sale Deed, pp. 6 and 27–28; portal completion loan-NOC and extension EC indexes.

Approvals: the scopes and revisions matter

Document / date	Scope or condition	Implication for this purchase
Land use, 1992; rectification, 2014	BDA permission changes green-belt land to residential. Rectification adds regularised land, reaching 44 acres 21 guntas.	Historical site context: match survey, regularisation orders and current plot. Two recitals give different dates for the 16-gunta regularisation.
BDA commencement, 2014	Letter discusses betterment-tax dispute, balance Rs 7,37,47,080 and WP 1123/2012; permits commencement subject to conditions.	Obtain court disposal/compliance. This historical amount is not shown as a debt owed by a new buyer today.
BDA plan / letter, 23 Dec 2020	Drawing and letter each total 74, but have different type splits. Licence to 22 Dec 2022; fees refer to interim court orders.	Renewals indexed November 2024 and April/July/September 2025 are not supplied in full. Do not call the old sheet the final operative approval.
KSPCB, 9 Aug 2016	Expansion 152 to 243 villas with clubhouse; 77,463.77 sqm built-up; 150 KLD STP. Establishment consent says five-year validity.	Establishment consent is not operating consent. Match current permission to installed systems and the served development.
SEIAA, 7 Apr 2016	Broader scope: 280 apartments in two high-rise wings, 243 villas, clubhouse/retail; 129,987.671 sqm; 370 KLD treatment.	Does not prove towers stand today or locate them against a villa. Obtain current environmental coverage and approved future-development envelope.

The 2020 letter's mix is A rectangular 1, A radial 12, B rectangular three-bedroom 3, B four-bedroom 20, B radial 16 and C 22. The endorsed table and portal instead support **3, 12, 5, 22, 14 and 18**. Equal totals do not cure type-specific differences; B-32/A-26 variations and C1 offers make the latest unit drawing especially important.

The SEIAA record should not be called expired merely by applying an assumed seven-year rule: that conclusion is not stated in the supplied clearance. Equally, its presence alone does not prove every current permission for these villas or neighbouring development.

The lake/green strips do not establish flood safety or a natural-lake buffer violation. Permissions set drainage/waterbody conditions; no supplied finished-level/drainage study supports a plot-specific flood conclusion. Compare driveway, garden, plinth and discharge levels and inspect after rain.

Sources: Change of Land Use, p. 1; Title Rectification, pp. 36–39; Proforma Sale Deed, p. 3; Commencement Certificate, pp. 2–4; Building Plan, pp. 1 and 11–13; portal renewal records; KSPCB Consent, pp. 1–7; SEIAA Clearance, pp. 1–9.

Completion, sales and finances: what the portal says

Record	Reported position	What it settles
Original programme	Start 1 July 2020; due 31 March 2024.	Historical commitment, not latest physical state.
Extension	Applied 28 August 2024; requested 31 March 2025; "Awaiting OC".	Grant field blank; completion says no extension granted. Application is not a grant.
Completion	Applied 11 March 2026; OC received 13 January 2026; as-built approval: yes.	OC/as-built/stability files indexed but not supplied. Confirm villa coverage, approved use and conditions.
Sales / delay	71 sold, 3 unsold; completed in stipulated time: no.	No available-villa identities or proof of 71 registered conveyances. "Applied" does not establish RERA acceptance of completion.
Complaint	CMP/211021/0008458, 21 October 2021; Disposed.	Allegations include non-delivery, maintenance, fraud and compensation. Disposed is not a finding for either party; the order is not supplied.

Older portal fields still show "Ongoing", 27% development and "no delay". Treat these as unreconciled historical entries alongside the later completion application, not a reliable current progress percentage. The extension application also records no two-thirds allottee consent and no delay compensation: disclosures to investigate, not a determination of a particular buyer's remedy.

Financial disclosures are not today's asking price

Metric	Portal amount
Estimated land + construction	Rs 32.65 crore + Rs 182.35 crore = Rs 215.00 crore
Collections	Rs 257.84 crore (rounded)
Expenditure	Rs 294.47 crore (rounded)
Expenditure above original estimate	Rs 79.47 crore, about 36.96%
Expenditure above collections	Rs 36.63 crore
Reported account balance	Zero

The expenditure gap warrants a current completion/maintenance and unpaid-dues statement. It does not prove insolvency, buyer debt or a right to recover historical overruns. Dividing collections by sold villas mixes dates, types and payment bases; it is not a current comparable sale price.

Sources: portal project details; extension and completion applications, including physical/financial details and attachment index; complaint record. Figures are promoter disclosures, not independently audited conclusions.

A practical purchase decision

Proceed when the offer resolves these four issues

Decision	Evidence to attach to the offer	Why it matters here
1. Transferable title	Current title/EC search; completed plot/villa schedules; exact-plot lender releases; resale seller's deed and paid-dues record where applicable.	Later HDFC disclosure, villa mortgage and reserved-parcel transfer make generic assurances insufficient.
2. Approved home	Actual OC with villa coverage, latest approved/as-built unit plan, renewal chain and plot survey; lift/service operating documents as applicable.	Multiple type mixes, older C1, G+2 versus generic deed wording, and indexed but unread completion attachments.
3. Complete price	One signed cost sheet: carpet/plot/garden/terrace/parking rights, taxes, utility/club charges, corpus credits, handover date and agreed defect retention.	Extras are blank, corpus described as included, and marketed/approved areas differ.
4. Usable, affordable estate	Maintenance accounts/budget, corpus and replacement reserves; water/tanker/STP/power records; club rules and handover/control documents.	Shared plant, lake, gardens and private pool/lift cost money; access may extend beyond today's owners.

Compare real homes, not only a show villa

Visit the offered home and at least one alternative type/position. Sit in the ground bedroom and garden with windows open; check overlooking from neighbouring terraces where access is permitted. Walk to club and gate, noting crossings and service routes; inspect plant near any shortlisted edge home. Check evening privacy and afternoon glare in the actual living/bedroom windows.

Bring vehicle and furniture dimensions. Test parking with a pedestrian route free; trial the full car-to-bathroom route for limited mobility. Run taps, drainage, backup power and any lift/pool. Inspect terrace drains, garden/house levels and water marks. Record defects with repair dates and agreed contractual retention before payment.

Choose A radial for the pool and inner arc; A rectangular for four bedrooms on two levels without pool upkeep; B three-bedroom for a practical conventional home; B radial when its particular outlook earns the premium; B four-bedroom for lift and extra retreat; C for the essentials on a smaller plot. If release, OC coverage or final area/price remains unresolved, defer the non-refundable commitment rather than accept a discount for an undefined problem.

Source reading key

References are PDF pages in supplied documents. "Building Plan" means Approved Building/Plotting Plan; "Existing Layout Plan" is the clearer colour villa-sheet set. "Title Sale Deed/Rectification" means historical deeds uploaded under "Proforma of Agreement for Sale"; "Proforma Sale Deed" is the proposed buyer contract. Portal names identify supplied project, unit, renewal, completion and complaint records. Conclusions are confined to the filing acquired on 17 September 2026.