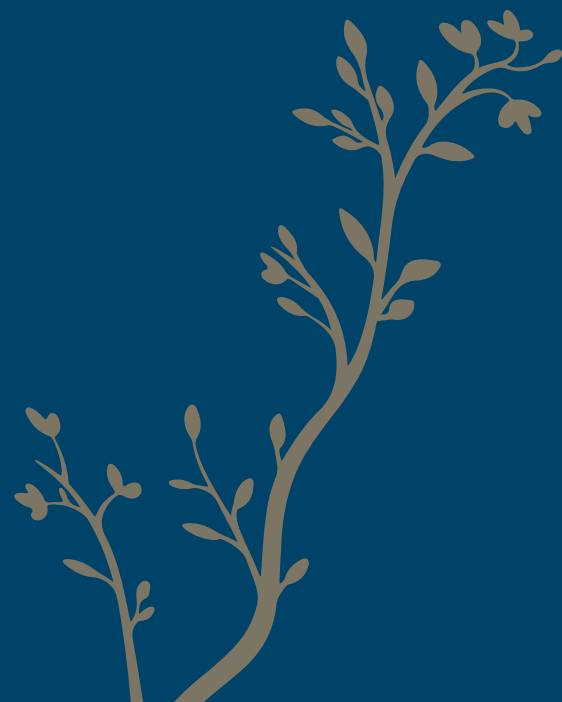


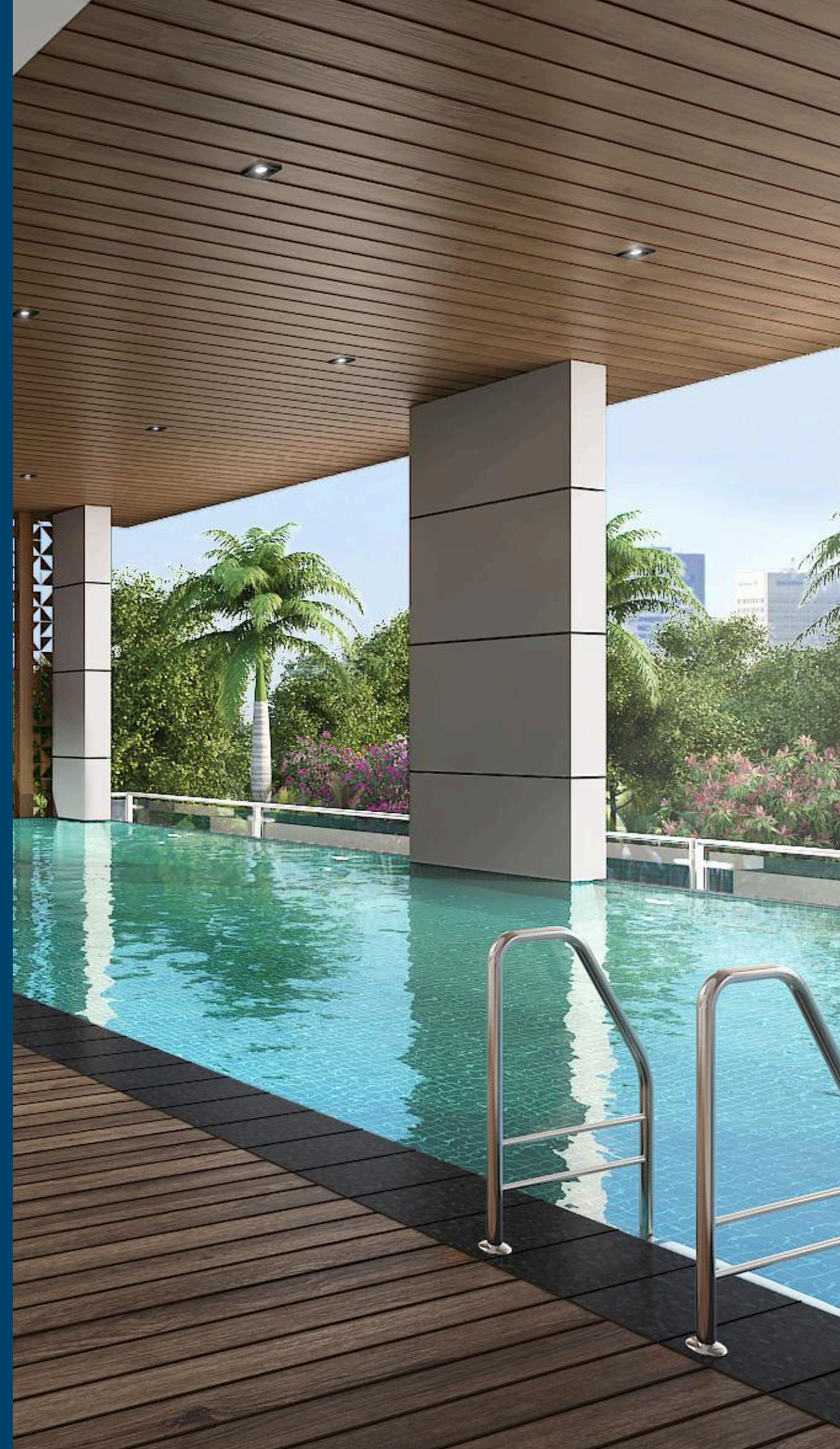
# FAQ

Things you must know About Your Next Address Tag

PRM/KA/RERA/1251/308/PR/170824/006975



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# Know the Developer

Who is developing this project “THE LAKE TERRACES”?

Keya Homes Infra LLP (KEYA) is developing this project.

How many project has KEYA completed and how many are in the pipeline?

KEYA has completed FOUR projects worth Rs.1750 crores in a short span of 3 years. KEYA is starting another four new projects in Thannisandra, Whitefield and Sarjapur Road shortly in current year.

What is the background of the Company?

It's a professionally managed Corporate set up promoted by Ratan Kandoi, Bipin Ram Agarwal and Dinesh Kejriwal.

Does KEYA have presence in any other city in India apart from Bangalore?

Currently KEYA is operating in residential real estate business in Bangalore.

How does KEYA fund their projects?

KEYA is 100% debt free. Keya does not take any project/bank loan, PE money or third- party finance for any of their projects.

# Land Title

Is the land freehold or has it been taken on Joint Venture?

The Project is being developed in joint venture.

Has the land got A Khata or B Khata?

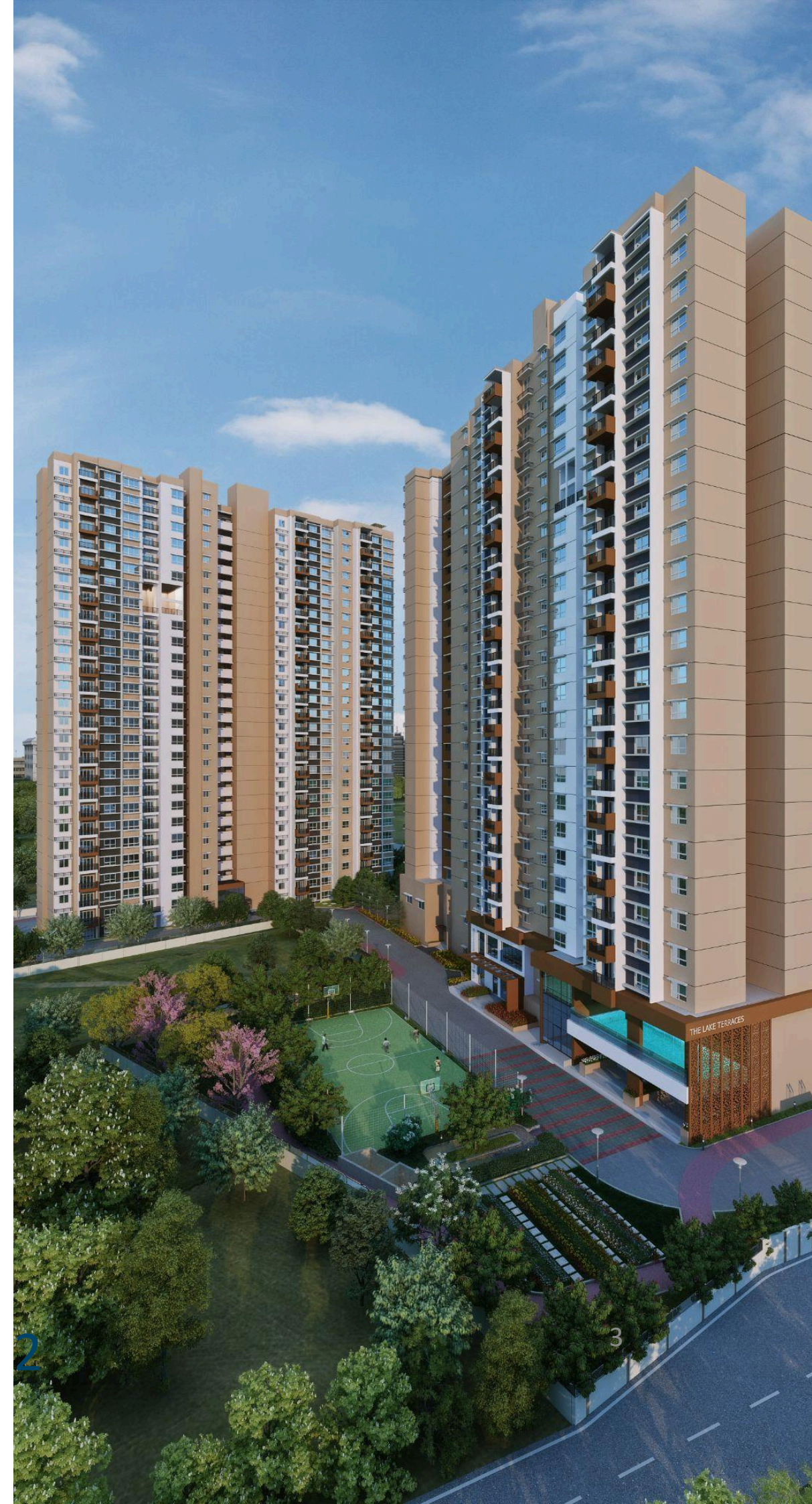
This is a A Khata property.

Is there any loan/ encumbrance on the land/project?

KEYA does not take any loan on the project. The entire development is being carried out with internal funding.

Has the land been converted for residential development?

The land has been converted for residential development.



# Know the Locality



## **Locality**

Neotown - Well connected to E-city Phase 1 & 2



## **Schools**

All major international and local schools are in 1-5km radius



## **Hospitals**

Well connected to major hospitals



## **Metro**

Metro Line Station at 2Km distance

# Know the Project

Has the project received all the required approvals for development?

The project has got all required approvals and building plan has been approved by BDA

Are there any deviations in the project?

As a Company policy, we don't deviate from the plan sanction. The project would be built on ZERO deviation

Has the project received Commencement & Occupancy Certificate?

The project has received CC and the OC would be received in due course.

Is it a RERA approved project? When is the completion due as per RERA?

Yes, the project is RERA approved. RERA approval no. for the project is PRM/KA/RERA/1251/308/PR/170824/00 6975. The RERA completion date is September 2026 but we endeavour to complete it by November 2025.



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# Design Philosophy

## Configuration

1,2,3 and 4 BHK

## Total Units

387

## Total Towers

2

## No of floors in each tower

A- G+22

B- G+24

## Dimensions (SBU)

|                   |             |
|-------------------|-------------|
| 1 BHK             | 718         |
| 2 BHK             | 1175- 1240  |
| 3 BHK             | 1523 - 1546 |
| 4 BHK<br>(Duplex) | 2363        |

## RERA Carpet Area

73% for all units

## UDS

26.22% of carpet area

## Distance between both towers

107 Feet i.e. 32 meters

### **Car Parking**

100% basement covered parking for each home with a choice of single/twin and double car park

**4 lifts** per tower including  
**1 service elevator**  
separate entry & exit

You get sunlight for 1st/2nd half of the day as the project is on **east/west** orientation

### **No of Basements**

**3**

### **Lobby**

Double height lobby for each tower

Designed to give you optimum **ventilation** and **privacy**



# Club Verde- Amenities

## **What is the size of the club house?**

25,000 SFT of dedicated club house on the ground and 5,000 SFT of terrace

## **How do I use a facility/ play sports in the club?**

You would need to book a facility/sports on my-gate app and use as per your slot

## **When the club would be operational?**

On completion of the project

## **What all amenities KEYA has provided in the club?**

Temperature controlled infinity pool, outdoor badminton & many more

## **Are there any separate charges for usage of club amenities?**

There are no separate charges for usage of club house facilities



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# Car Park Allocation Matrix

G-8 Floor Apartments

B3

9th - 16th Floor Apartments

B2

17th - 24th Floor Apartments

B1

**Rationale** : The Architects have allocated the Car Park on the basis of your travel distance to your floor



# Water Management

Design Brief of water management system

As per the International environmental norms, we have designed this project as ZERO water discharge project with three separate water lines -

**white, grey and black.**

### **White Line**

Fresh water

Source- rain water harvesting, borewell and tanker Purpose - only for drinking usage in kitchen.

(Treated through Water Treatment Plant-WTP)

Input - rain water, borewell and tanker,

output- drinking water. It runs in your kitchen tap as drinking water.

### **Black Line**

STP water

Source- flushed water in EWC Purpose - only for EWC usage.

Input - used water in flush system

Usage - flushing in EWC.

It's a closed loop with separate line to avoid any mixing of 1 and 3.

### **Grey Line**

WWTP/UV/RO water

Source- water from shower/ bathing and wash basin Purpose - re-treat it to

portable drinkable water

level by WWTP/UV and

RO and supply back to

shower/bathing and wash basin area loop.

**Individual water purifier/filter in Kitchen/RO System** We have designed the project to put RO water in the drinking line. Still it is recommended to put RO system in the home.

# Water Conservation

Ground Recharge Pits planned at the project

**6**

Rainwater Harvesting Tank

**1 LAKH Litre**

Borewell Average Depth

**800 ft**

No. of Borewells at the project

**4**



# Green Initiatives

Solar Power Back Up/EV Charging Points

## **SOLAR POWER BACK-UP:**

KEYA has planned to install 100 KW of solar power plant up on one side of the terrace in three towers. The power plant would be installed on net metering system basis i.e., without the battery to avoid huge future maintenance cost.

Modus Operandi: The same is expected to generate about 500-600 Units per day and 15-18000 units a month. We expect to have a saving of up to Rs 1.50 Lakhs per month on the overall maintenance cost due to this initiative. The units generated would be offset against the common area energy bill on monthly basis. The set up is virtually maintenance free.

## **EV CHARGING POINTS:**

All owner would have one dedicated EV charging electrical point. The same has been planned keeping in mind the future requirement and migration to EV's. All EV points would be connected to the common area meter. You would need to pay the monthly electricity usage charges to the society once you start using this facility as per the unit meter reading.



# Communication Infrastructure

## **BROADBAND:**

Your home would come with OPTIC FIBRE and CAT 6 cable connectivity. We have planned three broadband connection infrastructure for each home. You have a choice to run any two connection in your house without any additional cabling/wiring at one time. New Broadband service provider can directly be added through communication networking channel and there is no need to have any additional wiring inside the building/home for the same. The same would be managed at communication infrastructure room itself. Based on infrastructure optimization study, we have planned electric/wiring up to the recommended location where you should install your router.

**DTH:** We have planned four DTH options in your home. You can choose any one of them to operate. Currently as per availability we have factored AIRTEL, TATA SKY, DISH TV and VIDEOCON. This would be revisited towards completion.

## **INTERCOM AUDIO VIDEO:**

All owners would have separate intercom no. for communicating to other flats/security/main gate on audio.



# Safety and Security

## **COMMON AREA SURVEILLANCE:**

We have planned Camera surveillance at the project. All the major common area like-entry gate, podium, basement would be covered in the surveillance. Considering your privacy in mind, we have not planned camera in the club house, inside the lifts and private garden/terraces.

## **RFID ENTRY SYSTEM:**

The project gate would be equipped with RFID system and residents would need to have a tag for their vehicle. This would ensure that you have no unwanted entry at the project. The facility team would provide you the tag upon your move-in.

## **VIDEO DOORBELL:**

All apartment owners would get connectivity for video doorbell on their mobile/tab to speak to visitors on video before opening the door.

## **MY-GATE FACILITY MANAGEMENT:**

The project would on MY-GATE/equivalent app. This would ensure that there is no trespassing on the project.





# Project Visit Scheduling and Pricing Policy

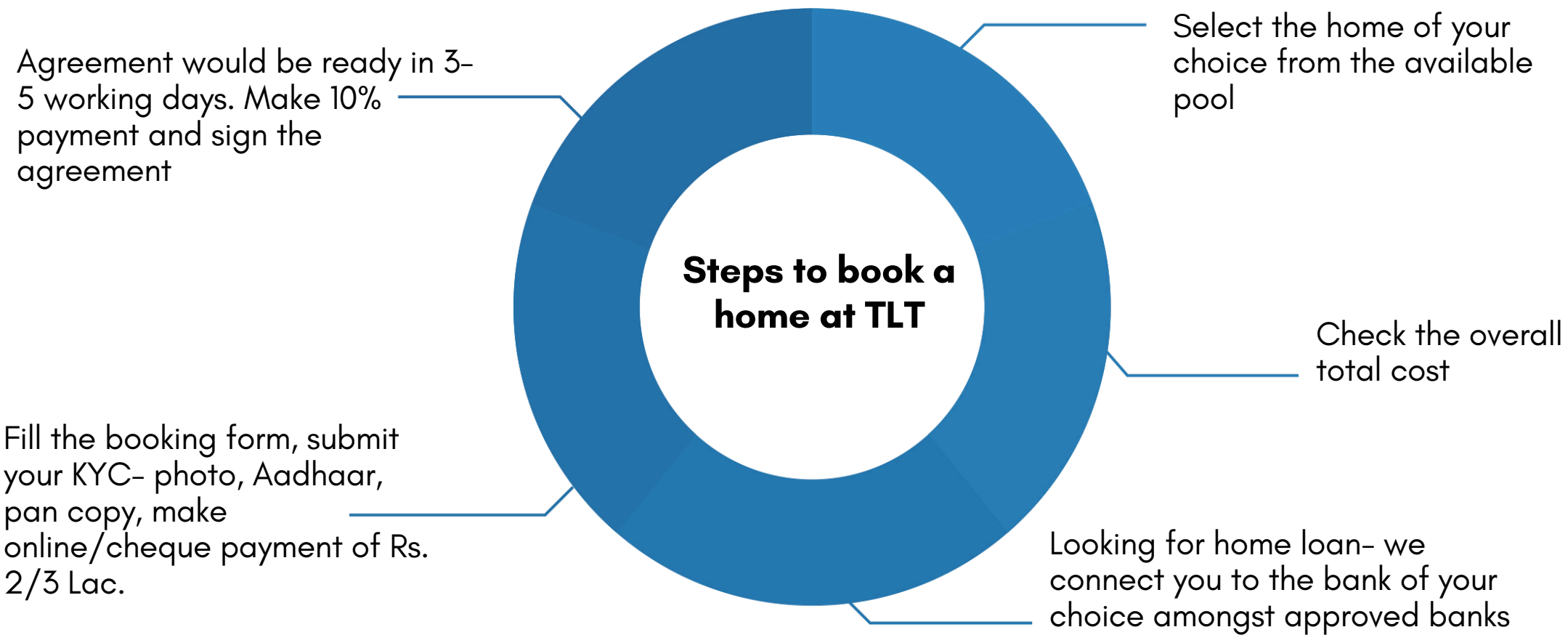
## **PROCESS TO BOOK A SITE VISIT TOUR (POST GOING THROUGH THE PROJECT DETAILS):**

Once you have perused the project details shared by our team, you can call our sales representative and fix up an appointment for a site visit tour. Our sales team would book a slot for you and send you the slot confirmation. We don't want your precious time to get wasted. Hence, we request you to book your slot before visiting the site.

**PRODUCT PRICING POLICY:** As a Company, we firmly believe in one-price policy for all our respectful customers. We don't engage ourselves into any negotiation on our offered prices. The cost sheet shared by our team for the selected unit is full and final.

**OUR EXPECTATION FROM YOU:** We respect your time and effort and expect the same from you.

# Booking to Agreement Journey




We take 5-7 working days from the date of booking to get your loan sanction done (incase you are looking for a loan) and get your sale agreement ready accordingly. You would need to pay 10% of total cost at the time of agreement and rest as per progress linked demand.



# Registration to Handover Process

We expect to commence the registration within a month post receipt of Occupancy Certificate. The following steps would be needed to be completed for registration & handover.

- Final due amount details (if any), registration charges details etc... on mail from TLT-CRM to your registered mail id.
- Clearance of due amount payable to us and online payment of registration charges by you.
- Scheduling of registration by us after checking your convenience. The registration would be done in one of the Sub-Registrar office in the CBD.
- Intimation to handover from CRM upon completion of registration and clearance of entire due amount.
- Handover of the home by Site Engineer team.



# Move-in – Journey

## **INTRODUCTION TO FACILITY MANAGER (YOUR BUDDY FOR SMOOTH MOVE-IN):**

We would have a dedicated facility manager available at site from Monday to Saturday during day shift to help you with your move-in at the project. We ensure that you meet him in person at the time of taking possession of your home. His contact details would be provided at the time of handover to you. The facility team would share the guidelines of Do's and Don't for your interior/woodwork.

## **TRANSFER OF BESCO METER IN YOUR NAME:**

KEYA would issue the NOC copy to you to submit to BESCO for transferring of electricity meter in your name. You would need to submit the name transfer document set to local BESCO office.

## **GAIL GAS CONNECTION:**

KEYA would get the GAIL gas connection from GAIL (subject to their approval). KEYA would handover the GAIL form to you for submission to GAIL. You would need to apply for GAIL and get the connection.



# Defect Liability – Modifications in your Apartment

## **DESIGN BUILD OF THE PROJECT :**

There is no room for any structural modifications. You are not expected to demolish any of the walls in your home.

## **SHIFTING OF PLUMBING LINE :**

It is doable without any wall chiselling and should be done on exposed pipeline system on the walls.

## **ELECTRICAL POINTS SHIFTING :**

We have provided adequate no of electrical points in each home and the individual count is 50-75% higher than the standard being provided by peers. You are free to add any additional points as required, however the same should be done by external conduiting and under no circumstances, the walls should be chiselled.

## **BREAKING OF WALLS/CHISELLING:**

It may put the safety of the building into risk. Please consult us before intending to do so.

## **KEYA'S DEFECT LIABILITY PERIOD :**

As per provisions of Real Estate Regulation Act, the project would have defect liability up to 5 years from date of Occupancy Certificate.

**THINGS COVERED IN DEFECT LIABILITY :**

As per RERA provisions, any structural defect in the building/apartment is covered under defect liability.

**PROCESS OF ADDRESSING:**

You would need to raise a complaint with the KEYA. KEYA team would visit your home and do an assessment of the problem and find the root cause. If the problem is related to structural defects, KEYA would rectify the same without any cost.

**FITTINGS/ACCESSORIES NOT COVERED IN DEFECT LIABILITY :**

KEYA would be liable only for structural defects, if any, in your home/project, which has not been caused due to chiselling/breaking/modifications of wall. KEYA would not be liable for any fittings/accessories and hold no liability for the same post handover. Your windows and sanitary fittings would cover by the respective manufacturers under their warranty plan. For any problems in windows and sanitary fittings, you would need to raise a complaint with the vendor for checking/repair.

# Handover Process To Association and Monthly Maintenance



What would KEYA do with Rs.50 PSF corpus money collected from us?

KEYA would transfer this interest free money to the association and the same would be parked in fixed deposit by the association.



How would I be a member to the association?

You would become the member of the association on completion of registration of your home.



How would the maintenance agency be informed for our move-in at the society?

The facility team would be intimated on your handover. You would have a dedicated facility manager to take care of your move-in requirements.



How would the property be maintained upon completion. When would the project be handed over to the association?

Keya would handover the maintenance to the association on completion of one year from OC date. For one year period, Keya would get the project maintained by professional agency under their supervision.



What would be the monthly maintenance cost one would need to pay per month for his/her home?

KEYA would be charging Rs.5 PSF per month for one year. Post stabilization of the cost, the maintenance cost is expected to be in the range of Rs. 4.50 + GST PSF per month on overall super built up area of your home.



What would be applicable date of commencement of maintenance charges for my home?

Your maintenance cost would commence from the date of completion of the project.





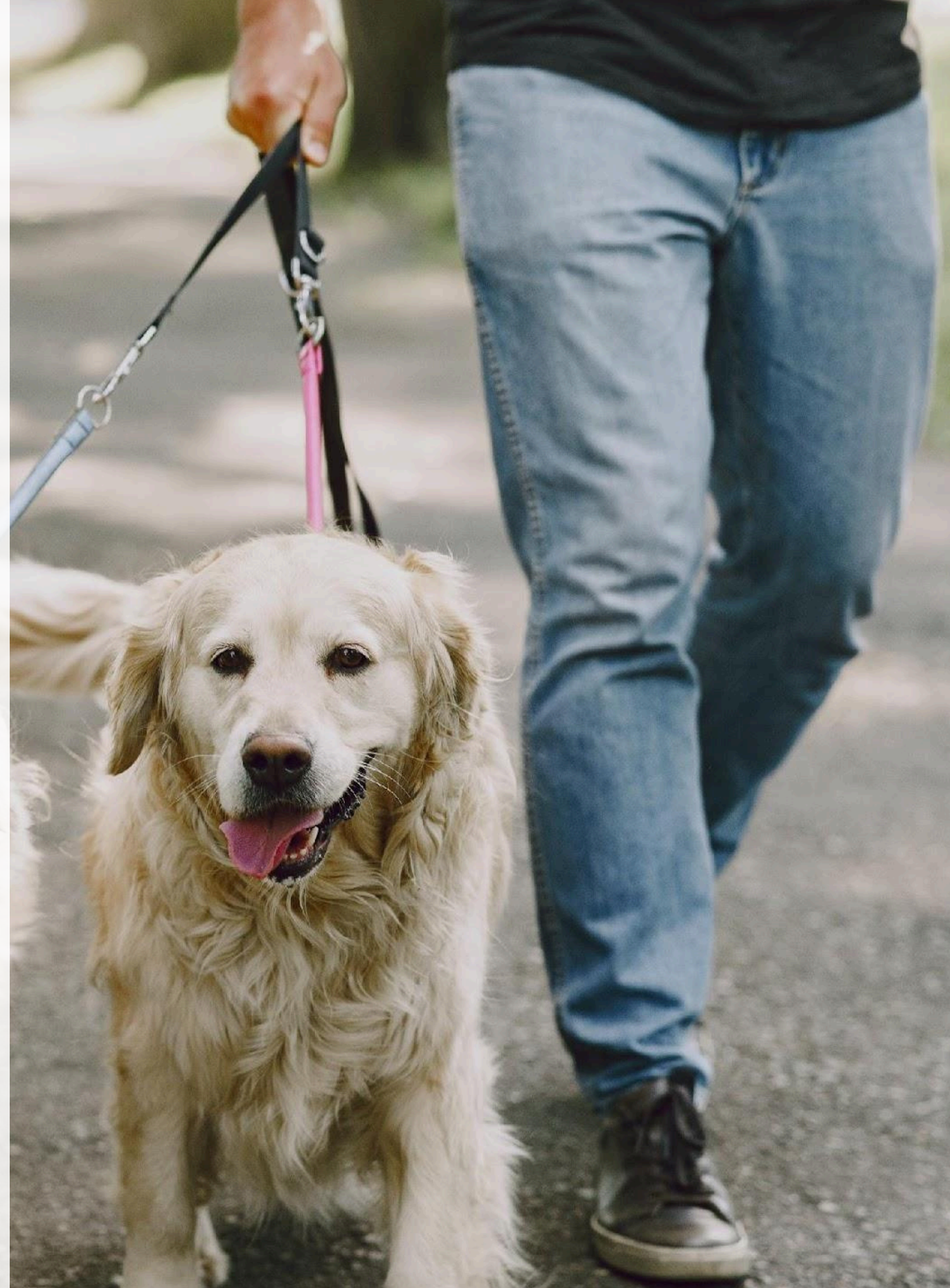
# Visitors Parking

We would have visitors car parking at the exit gate & basement. There would be adequate two-wheeler car park also outside the main gate at the project.

# Pets in the Society

## Is the society pet friendly?

Yes, the society would be pet friendly. We have designed a pet park for your ease. You can keep trained pets at your home. It is recommended that you keep up to two pets in your home. The facility team would share the do's and don'ts for pets at the time of your move-in. Do note that untrained /un-domesticated pets/animals are not allowed in the society.





# General Technical Questions

Who are your construction partners?

Keya does entire construction In-house.

Any modifications/changes allowed on the project like removing/shifting walls, changing of electrical or plumbing points, Chiseling etc.?

As this is a MIVAN construction, we don't allow any modifications or changes like removing/shifting walls, changing of electrical or plumbing points and chiseling on the project. Any electrical or plumbing change has to be done externally.

Why doesn't Keya advertise on various platforms and market its products?

We don't believe in show-off marketing,we only advertise on digital platforms.

Who would be using shops at the project? Can an outsider come and use?

Keya would sell shops to third party/home buyers on completion of the project. These shops would be only for the usage of the society residents. Outsiders won't be allowed.



# Specifications and Materials Used in the Project

We have appended an elaborate document on specifications for the project and brand/ingredients. Do refer to the appended document to know about specifications and brands used in the project. Rest be assured to get a pleasant experience as we have handpicked the entire material plate as if you would have done yourself while constructing your dream home.



## Structure

- RCC structure from ground floor for B tower & 2nd floor for A tower on Mivan Aluminium Formwork



## Fire System

- Sprinklers - Provided in all areas
- Smoke Detectors - Provided in all areas
- Alarm System - Alarm button near staircases on all floors



## General Specifications

- RCC framed structure on aluminum formwork (all towers)
- Vitrified tiles for lobby area (all towers)
- Staircase treads, landing, and skirting - granite for ground floor, Staircase treads and landing tiles for typical floor
- Gyp board false ceiling and concealed lighting for lift lobby



## Bathroom

- False Ceiling - Grid type false ceiling to be provided
- Geyser - Geyser provision above false ceiling with all wiring and plumbing lines
- Ventilators - Ventilators with Granite coping shall be provided
- EWC - Wall hung EWC from Kohler
- Wash Basin - Granite counter washbasin with hot and cold mixture from Kohler/equivalent
- Shower Diverter - Thermostat to be provided in all the bathrooms from Kohler/equivalent
- Shower - Rain (Ceiling ) Shower to be provided from Kohler/equivalent
- CP Fixtures - All CP fixtures will be chrome plated from Kohler/Equivalent make
- Accessories - Towel holder, Tissue paper holder, soap holder shall be provided



## UPVC Doors and Windows

- Balcony Doors - UPVC Sliding door with mosquito mesh from Torfenster/equivalent with MS Railing for the balcony
- Bedroom Windows - UPVC Sliding window from Torfenster/equivalent with mosquito mesh and MS Grill
- Bathroom ventilators - Bathroom Ventilators in louvers system with exhaust fan provided
- Utility Windows - UPVC Sliding window from Torfenster/equivalent with mosquito mesh with Openable grill



## Kitchen area and Utility area

- Countertop in Kitchen - Not Provided
- Wall cladding above kitchen counter - Not Provided
- Sink Provision - Sink provision in the utility area for Hot and cold Mixture
- Instant Geyser - Instant Geyser Provision in the utility area
- Water Purifier - Water purifier provision in the utility area
- Dishwasher - Dish Washer provision in the utility Area
- Washing Machine - Washing machine provision in the utility area



## Doors

- Main Door - Both Side veneer finish doors with hardware from Kelachandra/equivalent
- Bedroom Doors - Both Side veneer finish doors with hardware
- Bathroom Doors - One Side Vener finish doors with hardware



## Paintings

- Apartment Internal - Royale Emulsion paint from Asian/equivalent for Walls and ceiling
- Lift Lobbies - Texture with two coats of exterior paint
- Exterior - Texture with two coats of exterior paint
- Basement and staircases - Emulsion paint



## Flooring Details

- Living/Bedroom/Kitchen - Italian Marble finish tile from Simpolo/equivalent with Skirting of 4 Inch
- Master Bedroom - Italian Marble finish tile from Simpolo/equivalent with Skirting of 4 Inch
- Bathrooms - Anti Skid Tiles Flooring with wall tiles upto false ceiling
- Utility - Anti Skid Tiles Flooring with wall tiles upto 4 Feet height
- Balcony - Anti Skid Tiles Flooring with granite coping
- Lift Lobby/ Corridors - Anti Skid Tiles with skirting of 4 Inch
- Basement - VDF Finish



## Electrical

- Switches and MCB - All electrical fittings from Legrand/equivalent make
- Power Supply - 3/4/5/8 KW for 1/2/3/4 BHK respectively
- Power Backup Apartment - 1 KW per apartment for all lighting circuits only
- Power Backup - Common Area - 100% backup of all common area lights, lift, pumps & machineries
- Lights - All LED lights in common area, basement and staircases
- Air Conditioning - All provisions with core cut to be provided for Air conditioning. ODU space in provided near utility
- Wiring - Wiring shall be from Polycab or equivalent make
- Earthing - 1/18 copper wire shall be used for earthing using loop system. One earth leakage circuit breaker an MCB shall be provided in each apartment



## Others

- DTH/Broadband - Centralised wiring for DTH and broadband to be provided
- TV and Telephone - TV and Telephone provision for MBR and Living Area
- Solar - 100 KW of solar power on net metering system
- Rain Water- Rainwater Harvesting pits to be provided
- Elevators - 3 high speed elevators and 1 Service elevator of 15 capacity to be provided from KONE for each tower
- Water Treatment - STP/WWTP/UF/RO shall be provided
- Video Door Bell - Video Door bell shall be provided
- Entry - The main gate shall be on RFID system
- EV Car Charging - One car charger per apartment shall be provided on prepaid basis
- CCTV - CCTV camera for common area and basement





# Unanswered Questions

Do you have questions which have not been answered? Don't worry. Please note down all unanswered questions at one place on a piece of paper/mail/WhatsApp. Send the same to us at one shot. The team would put in its best efforts to make sure that they put in their best efforts to answer all your queries and make your home buying a pleasant experience.

We thank you for spending your valuable time and reading this FAQ document.

**KEYA TEAM**

THANK  
YOU



THE  
LAKE  
TERRACES