

# FAQ

Things you must know About Your Next Address Tag





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# Know the Developer

Who is developing this project “THE URBAN FOREST”?

Keya Homes Pvt Ltd (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.2000 crores in a short span of 5 years. Keyahomes is launching projects worth Rs. 5000 crores in FY 2025- 2026 in Thannisandra, Whitefield and Sarjapura Road.

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 Development.

Has the land got A Khata or B Khata?

This is a A Khata property.

Have we received the E Khata for the land?

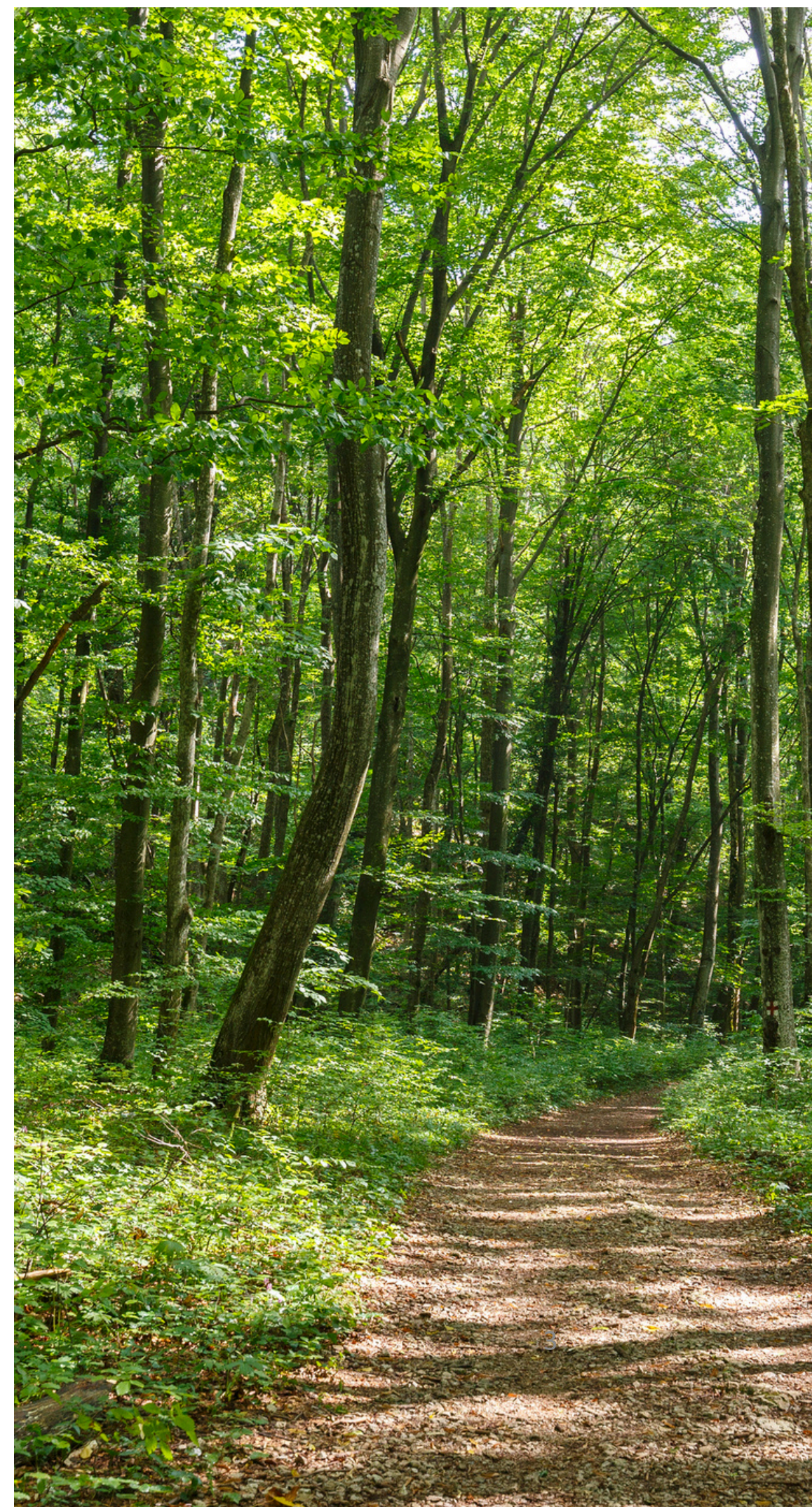
Yes. We have E Khata for the land

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.





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# Know the Locality



## **Locality**

Sarjapura Road



## **Schools**

All major international and local schools are in 5-10km radius



## **Hospitals**

Well connected to major hospitals



# 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 BBMP

Are there any deviations in the project?

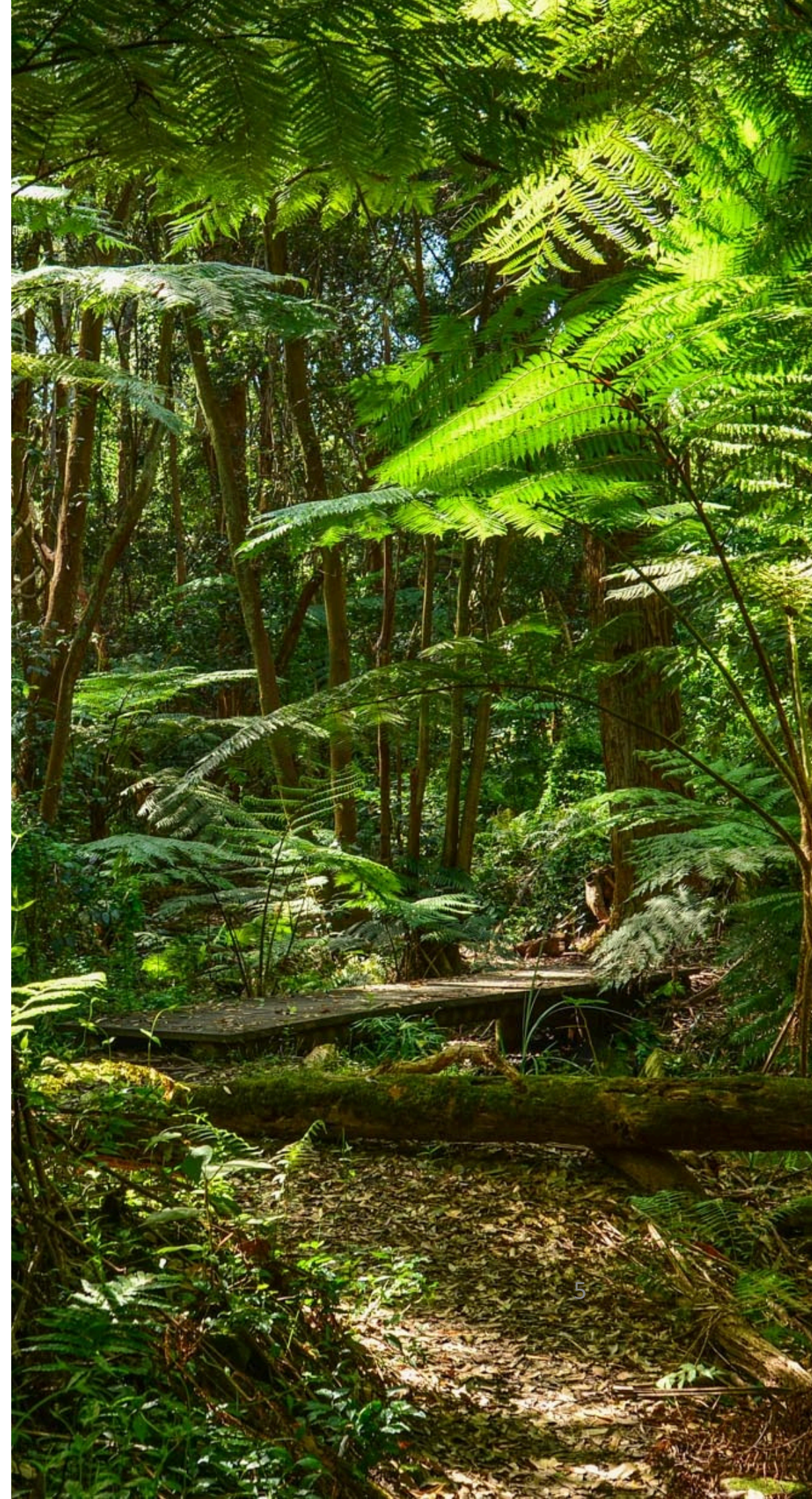
As a Company policy, we don't deviate from the plan sanction. The project would be built on ZERO deviation

Has the project received Commencement & Occupancy Certificate?

Both in due course.

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

Yes, the project is RERA approved. The completion according to RERA is 31/12/2028





# Design Philosophy

## Configuration

2,3 and 4 BHK

## Total Units

727

## Total Towers

4

## No of floors in each tower

A- G+24

B- G+24

C-G+24

D-G+24

## Dimensions (SBU)

2 BHK	1351-1405
3 BHK	1718-1825
3 BHK Grand	1915-1944
4 BHK	2387
4 BHK Grand	2610-2670

## RERA Carpet Area

71% for all units

## UDS

28.3% of carpet area

## Land Area

8 Acres 15 Gunta



### **Car Parking**

100% covered parking for each home

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

You get ample  
sunlight during the  
day with **83%** open  
space

### **No of Basements**

2

### **Lobby**

Double height lobby for each  
tower

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



# Club Verde- Amenities

What is the size of the clubhouse?

40,000 SFT of dedicated clubhouse

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 are the amenities KEYA has provided in the club?

Temperature controlled infinity pool, Indoor badminton courts, Squash Courts, Gym, Yoga, Working pods etc.

Are there any separate charges for usage of club amenities?

There are no separate charges for usage of club house facilities







# 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.



The background of the slide is a faded image of industrial water treatment equipment, including large vertical tanks and pipes. At the top left, there is a solid dark teal rectangular bar.

# Water Conservation

Ground Recharge Pits planned at the project

**10**

Rainwater Harvesting Tank

**40 LAKH Litre**

Borewell Average Depth

**800 - 1200 ft**

No. of Borewells at the project

**6**





# Green Initiatives

Solar Power Back Up/EV Charging Points

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

KEYA has planned to install 250 KW of solar power plant up on one side of the terrace in three towers. The power plan 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 1250-1500 Units per day and 45000 units a month. We expect to have a saving of up to Rs 4.50 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)**

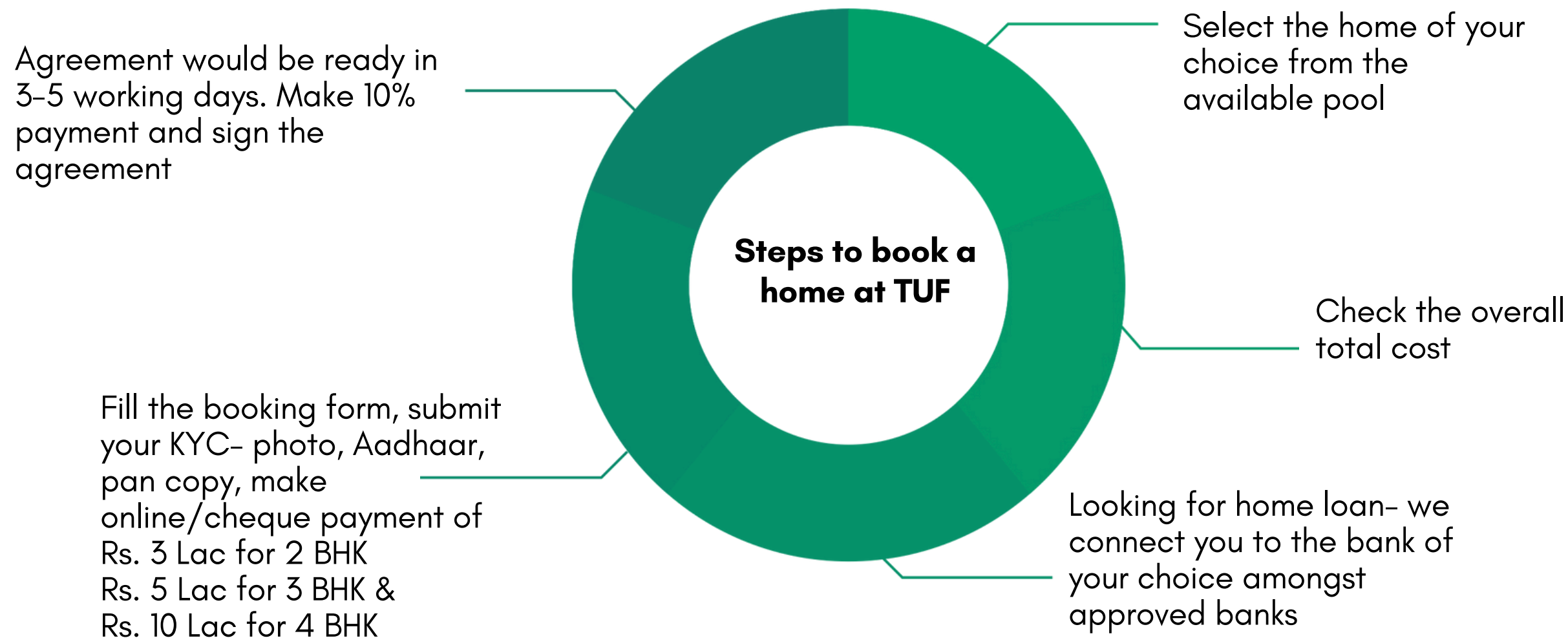
Once you have perused the project details shared by our team, you can call our sales representative and fix up an appointment for a site visit tour. Our sales team would book a slot for you and send you the slot confirmation. We don't want your precious time to get wasted. Hence, we request you to book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



# Completion to Handover

KEYA would put its best efforts to and expect to take about 3–4 months from completion of the project to handover your apartment. The broader activities would be completed in following sequence.

- **Project Completion:** – We expect to complete the project by 31 December 2027 i.e. much ahead of RERA timeline of 31 December 2028.
- **Receipt of OC:** – We would apply for OC to BBMP and get in due course. Expected timeline from date of filing till issuance of OC would be around 4–8 weeks. (Expected Completion Jan/Feb 2028)
- **Viewing of your apartment:** – On receipt of OC, we would open the viewing of the apartment for all allottees in sequence. All allottees would be given an opportunity to see their apartment once before registration. (Expected Feb/Mar 2028)
- **Issue of E-Khata:** – Post receipt of OC, we would apply for E-Khata (mandatory for all registration) for your apartment. Do note that 1st khata would be in our name and you would have to get the khata transfer done in your name post registration. (Expected Feb 2028)
- **Registration of your apartment:**– On receipt of E-Khata, we would commence the registration. Registration would be done in sequence and would be completed in 4–6 weeks for the entire project. (Expected Mar 28)
- **Handover of your apartment:** – On completion of your registration, you would be issued a no due letter for your apartment and your handover process would be initiated. (Expected timeline to handover would be 2–3 weeks from the date of registration– (Expected Commencement & Completion:– March/April 2028)






# Broader Steps For The Handover

- Final due amount details (if any), registration charges details etc... on mail from TUF – 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 BESCOM METER IN YOUR NAME:**

BESCOM takes about 4-5 months to issue power post submission of application on receipt of OC. The society would have temporary power till we get permanent power from BESCOM. The Promoter would issue the NOC for BESCOM name transfer once permanent power has gone live at the society. (Expected to go live – April/May 2028)

## **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 within one year from the OC date. For the intermediate 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.



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

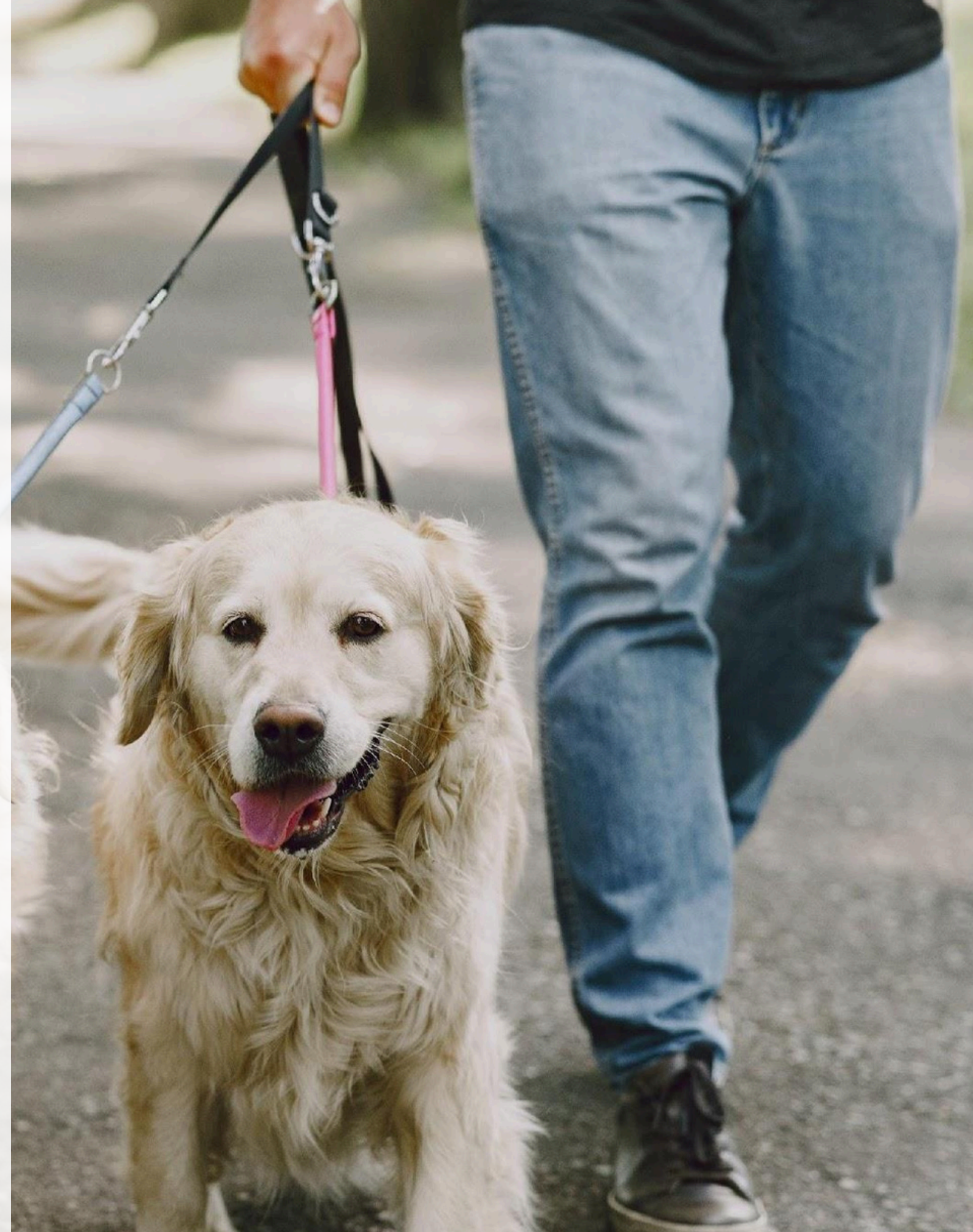
We would have visitors car parking at the Podium level.



# 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 – Mivan Aluminium Formwork



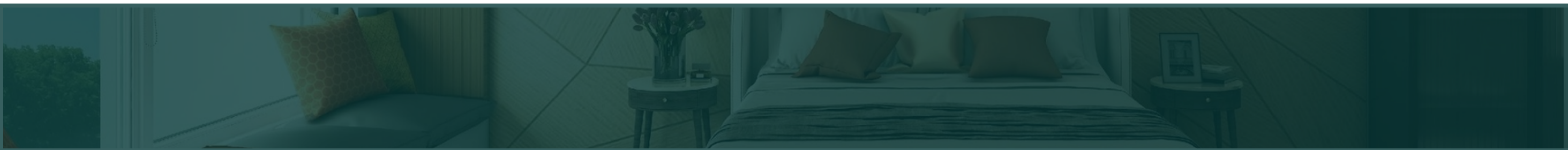
## Fire System

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



## Washroom

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







## UPVC Doors and Windows

- UPVC Sliding door with mosquito mesh with MS Railing for the balcony
- Bedroom Window : UPVC Sliding window with mosquito mesh and MS Grill
- Washroom Ventilators in louvers system with exhaust fan provided
- Utility Window : UPVC Sliding window with mosquito mesh



## Kitchen area and Utility area

- Sink provision in the utility area and kitchen
- Water purifier provision in the utility area
- Dish Washer provision in the utility Area
- Washing machine provision in the utility area
- Countertop in Kitchen not provided
- Wall cladding of 2 feet above kitchen counter not provided



## Doors

- Main Door : Both side Veneer finish with hardware
- Bedroom & Washroom Doors : Both Side laminate finish doors with hardware



## Paintings

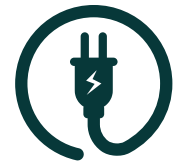
- Apartment Internal : Royale Emulsion paint for Walls and ceiling
- Lift Lobbies : Texture with two coats of external paint
- External : Texture with two coats of external paint
- Basement and Staircases : Emulsion paint



## Flooring Details

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





## Electrical

- Switches and MCB : All electrical fittings from Legrand/equivalent make
- Power Supply : 3/4/5 KW for 2/3/4 bhk respectively
- Power Backup – Apartment : 1.5 KW per apartment for all lighting points and Refrigerator 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.
- Wiring : Wiring shall be from Polycab or equivalent make
- Earthing : 1/18 copper wire shall be used for earthing using a loop system. One earth leakage circuit breaker and MCB shall be provided in each apartment



## Others

- DTH/Broadband : Centralized wiring for DTH and broadband to be provided
- TV and Telephone : TV and Telephone provision for MBR and Living Area
- Solar : 250 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 Doorbell shall be provided
- Entry : The main gate shall be on RFID system
- Car Charging : One car charger per apartment shall be provided on prepaid basis
- CCTV : CCTV camera for common area and basement



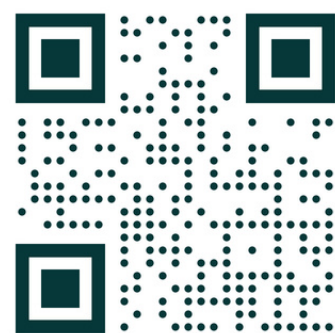
# Unanswered Questions

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.



# THANK YOU

Use the QR code to  
visit our website



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