



THINGS YOU SHOULD MUST KNOW

ABOUT YOUR NEXT ADDRESS TAG

LIFE BY THE LAKE (LBL)



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1. KNOW THE DEVELOPER

Who has developed this project "Life By The Lake"?

What is the background of the Company?

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

How does KEYA fund their projects?

Does KEYA has presence in any other cities in India apart from Bangalore and do they have any other Line of Business as well?

Keya Homes Pvt Ltd (KEYA) has developed this project.

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

We have completed two projects. We have started 2 new high rise apartment projects in Whitefield (512 units) and Banerghatta Road (301 units) We are starting another two projects in n E-city, and Sarjapura Road in Q3 of this year.

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

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

2. LAND TITLE

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

The land has been purchased by KEYA along with Mr Chaitanya Manohar.

Has the land been converted for residential development?

The land has been converted for residential development.

Has the land got A Khata for B khata?

This is a A khata property.

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

KEYA does not take any loan on project. The entire development has been carried out with internal funding.

3. KNOW THE LOCALITY

Locality

Near By Schools

Malls

Hospitals

Metro

Jakkur- 5 KM from Hebbal and 15 KM to airport, the hub of North Bangalore

All major international and local schools are in 1-10 KM radius

Phoenix, Bhartiya City, RMZ Galleria in 5 KM radius

Well connected to major hospitals- Manipal, Ramaiah,...

Airport Metro Line Station at 1 KM distance

4. KNOW THE PROJECT

Has the project received all required approvals for development?

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

Has the project received Commencement & Occupancy Certificate?

Yes. Commencement certificate from BBMP and OC has been obtained.

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/1251/309/PR/210119/003787.

The project has been completed ahead of time.

Are there any deviations in the project?

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

5. DESIGN PHILOSOPHY

Land Area
2.6 Acres

RERA Carpet Area
73%
UDS
47 % SBU per home

Total Units
50
Total Towers
10

Configuration
4-5 BHK
Lower Duplexes
Upper Duplexes &
Penthouses

Dimensions (SBU)
4- BHK- 3800 -4200 LD
4- BHK- 4200- 4300 UD
4- BHK- 4200-4300 PH
5- BHK – 4500-4700 PH

Car Parking
Covered – 3 to 4 parking per
home in basement

Designed to give you optimum
ventilation and privacy

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

6. SPECIFICATIONS & 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.

7. CLUB VERDE - AMENITIES

What is the Size of the club house?

What all amenities KEYA has provided in the club?

When the club would be operational?

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

Are there any separate charges for usage of club amenities?

23,500 SFT of dedicated club house for 50 families

Heated infinity pool, virtual golf simulator, indoor badminton & Squash court ... & many more

The club is fully ready for usage

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

There are no separate charges for usage of club house facilities

The logo for Club Verde features the words "club" and "verde" in a lowercase, green, sans-serif font. A decorative green swirl element is positioned to the right of the text, starting from the top of the "v" in "verde" and curving upwards and to the right.

8. WATER MANAGEMENT

Design Brief of water management system: - As per International environmental norms, we have designed and executed this project as ZERO water discharge project with three separate water lines – white, grey and black.

1.White Line - Fresh water – source (rain water harvesting, borewell and tanker) – purpose – only for drinking usage in kitchen. (Treated through RO Treatment Plant- RO) – Input- rain water, borewell and tanker, output- drinking water. It Runs in your kitchen tap as drinking water.

2.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.

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. There is no requirement for you to install separate RO water system in your home.

9. GREEN INITIATIVES - SOLAR POWER BACK UP/HOT WATER/EV CHARGING POINTS

SOLAR POWER BACK-UP :-

KEYA has installed 50 KW of solar power plant up on one side of the terrace at three towers. The power plant has been 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 250-300 Units per day and 7500 to 9000 units a month. We expect to have a saving of upto Rs 75K 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.

HOT WATER SYSTEM :-

The project has got centralized heat based hot water system for all towers. You are not required to install individual geyser in your home. This system consumes about 15-20% of the electricity units as compared to individual geyser.

EV CHARGING POINTS :-

All owner would have one dedicated EV charging electrical point. The same has been provided keeping in mind the future requirement and migration to EV's. All EV points are 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.

The project is EV ready. You don't need to run pillar to post when you decide to buy an electric car.

10. COMMUNICATION INFRASTRUCTURE

BROADBAND: -

Your home comes with OPTIC FIBRE and CAT 6 cable connectivity. We have provided three broadband connection infrastructure for each home. You have a choice to run all three connection in your house without any additional cabling/wiring. 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 provided electric/wiring upto the recommended location where you should install your router.

DTH: -

We have provided four DTH options in your home. You can choose any one of them to operate. Currently we have AIRTEL, TATA SKY, DISH TV and VIDEOCON available in the society.

INTERCOM AUDIO VIDEO :-

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

The project has been designed to meet your current and future requirements. We do understand the importance of communication infrastructure in every day's life.

11. SAFETY AND SECURITY

COMMON AREA SURVEILLANCE :-

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

RFID ENTRY SYSTEM :-

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

VIDEO PHONE :-

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

MY-GATE FACILITY MANAGEMENT :-

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

SENSOR BASED LIGHTING :-

All washroom's have "SENSOR" based lighting system for your ease of use and safety.

LIFT ACCESS :-

All lifts on the project would be accessible with access card. This has been done to ensure your safety.

We do understand the importance of safety and security in our day-to-day life and have put in our best efforts to provide you a safe and comfortable living.

12. PROJECT VISIT SCHEDULING & 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 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 confirmation mail. We don't want your precious time to get wasted. Hence, we request you to book your slot for visiting the site.

PRODUCT PRICING POLICY: -

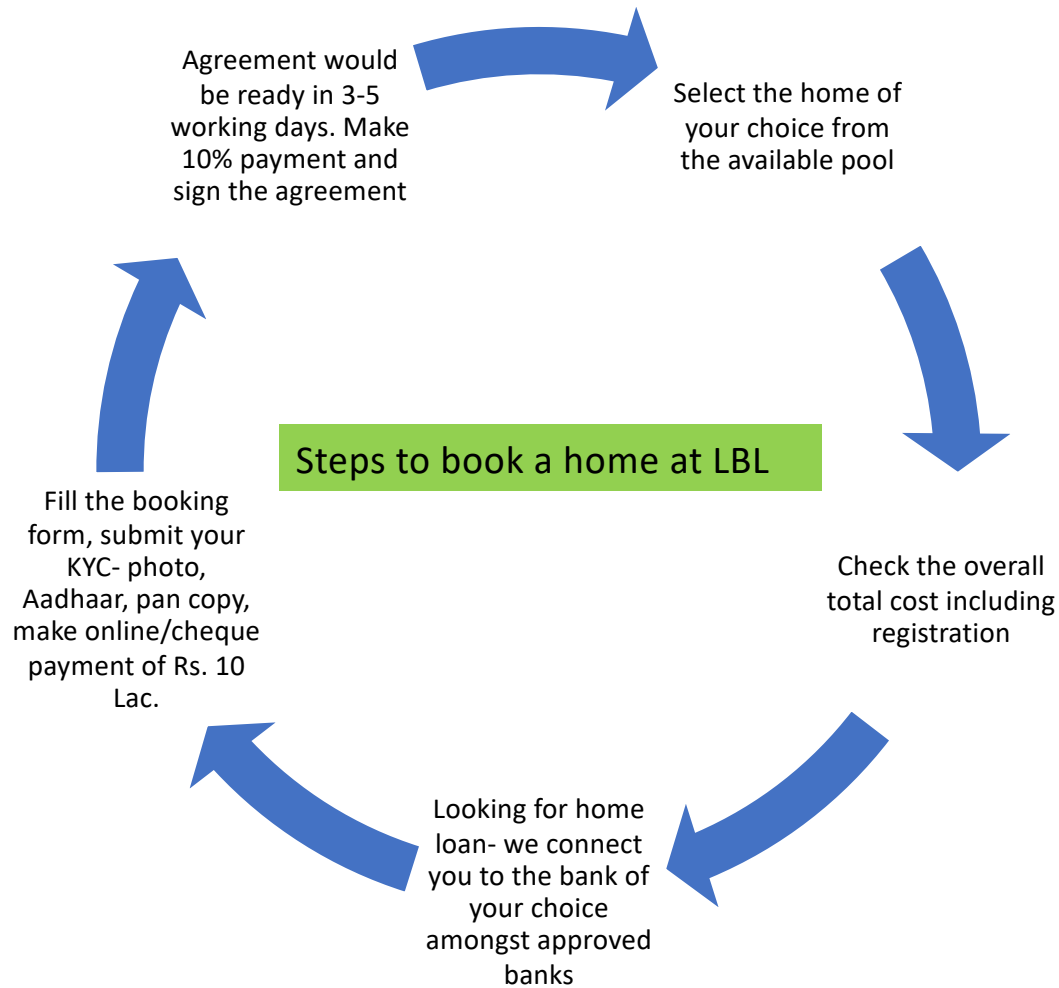
As a Company, we firmly believe in one-price policy for all our respectful customers. We don't engage ourself into any negotiation on our prices. The cost sheet shared by our team for the selected unit is full and final.

OUR EXPECTATION FROM YOU: -

We respect your time and effort and equally expect the same from you in reciprocation.

Time is money. Time saved is time earned. Please plan to visit the site once you have reviewed the project details. This would help you in knowing whether the project meets your requirement and plan accordingly.

13. 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 85% within 30 days from date of booking.

14. REGISTRTAION TO HANDOVER PROCESS

REGISTRATION & HANDOVER PROCESS: -

We expect to commence the registration from current month onwards post receipt of Occupancy Certificate. The following steps needs to be completed for registration & handover.

- Final due amount details (if any), registration charges details etc... on mail from 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. We do registration on every Friday and it takes about 1-2 hours to complete the process. 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 Eng team.

We would endeavor to provide you a pleasant experience through out your entire journey.

15. 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 in your move-in at the project. We ensure that you meet him/her 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/wood work.

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 support you for the same once the same is available in the vicinity and GAIL team puts the infrastructure at the project.

We ensure that you have a pleasant move-in at the project and spend your time on important stuffs only.

16. DEFECT LIABILITY – MODIFICATION'S 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.

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.

SHIFTING OF PLUMBING LINE :-

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

16. DEFECT LIABILITY - MODIFICATIONS IN YOUR APATRMET.....

KEYA'S DEFECT LIABILITY PERIOD :-

As per provisions of Real Estate Regulation Act, KEYA has a defect liability till May 2027.

THINGS COVERED IN DEFECT LIABILITY :-

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

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 is not liable for any fittings/accessories and hold no liability for the same post handover. Your windows and sanitary fittings are covered 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 facility and they would call the vendor for checking/repair.

PROCESS OF ADDRESSING :-

You would need to raise a complaint with the facility team on My-Gate App. The facility team would visit your home and identify the depth of the problem and inform KEYA/appropriate vendor to address the same.

KEYA Engineering team would visit your home and do an assessment of the problem and find the route cause. If the problem is related to structural defects, KEYA would rectify the same without any cost.

Relax your home is covered for defect liability till May 2027.

We hope you do understand that safety of your home and building is very important. If you make modifications in your home and do wall chiseling, the defect liability for your home would be null and void.

17. HANDOVER PROCESS TO ASSOCIATION & MONTHLY MAINTENANCE



How the maintenance of the property would be done upon completion. When the project would 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. 4 PSF per month for one year. Post stabilization of the cost, the maintenance cost is expected to be in the range of Rs. 3.00-3.50 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 intimation to take possession of the home.

17. HANDOVER PROCESS TO ASSOCIATION & MONTHLY MAINTENANCE.....



What would KEYA do with Rs. 100 PSF corpus money collected from us?

KEYA would transfer this 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.

18. VISITORS PARKING

VISITORS CAR PARKING

We would have visitors car parking near the exit ramp at the basement. There are adequate two wheeler car park also outside the main gate at the project.

19. Pets In the Society

Is the society pet friendly?

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

We expect you to follow the rules set by the Society any live-in harmony.

20. 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/what's app. Send the same to us at one shot. The team would put in its best efforts to make your home buying a pleasant experience.

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

KEYA TEAM