

PROPERTY INTELLIGENCE REPORT

Embassy Knowledge Park Villas

Near Stonehill Int'l School, North Bengaluru

18 questions a careful buyer asks, each answered from the record.

SPECIMEN

PREPARED FOR
Specimen copy

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PRM/KA/RERA/1251/310/AG/231030/004229

HOW TO READ THIS REPORT

One question to a page. Every answer shows where it came from.

This report does not tell you to buy or not to buy, and it does not predict prices. It sets out what is on the public record and in the developer's own published material for this one property, so that you and your lawyer can decide.

From the record

Read by us from the named official source, on the date shown.

Published material

Stated by the developer and listed by 100 Yards. Not independently verified.

Pending official pull

Not yet obtained. Never estimated. Completed when the report is commissioned.

THE PROPERTY AT A GLANCE

Developer	Embassy Group	Developer's published material, as listed by 100 Yards
Property type	Villas	Developer's published material, as listed by 100 Yards
Location	Near Stonehill Int'l School, North Bengaluru	Developer's published material, as listed by 100 Yards
Configurations	217 Villas, 4 4.5 5 BHK	Developer's published material, as listed by 100 Yards
Starting price	₹ 10.5 Cr Onwards	Developer's published material, as listed by 100 Yards

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18 questions for a villa at Embassy Knowledge Park Villas.

Is it legal?

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The last section of questions is chosen for the property type. A plot, a villa and an apartment are asked different things.

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Is the project registered with RERA, and until when?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Registration number	*Pending official pull*	K-RERA register
Registration status	*Pending official pull*	K-RERA register
Valid until (declared completion)	*Pending official pull*	K-RERA register
Extensions granted	*Pending official pull*	K-RERA register

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WHY IT MATTERS

Under the Real Estate (Regulation and Development) Act, 2016, a promoter may not advertise, book or sell in a covered project without registering it. The validity date is the completion date the promoter declared when registering.

ASK THE BUILDER

- Which phase, tower or block does this registration number cover?
- Has an extension been applied for or granted, and why?

CHECK IT YOURSELF

Search the registration number on rera.karnataka.gov.in under Projects. The QR code on the last page opens the portal.

Are the plan approvals on file?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Sanctioned plan and approving authority	*Pending official pull*	K-RERA filing
Commencement certificate	*Pending official pull*	K-RERA filing
Occupancy certificate	*Pending official pull*	Issuing authority

WHY IT MATTERS

Construction should follow the plan sanctioned by the competent authority. The documents the promoter uploaded while registering are public, and are the ones your own lawyer should read.

ASK THE BUILDER

- Can I have copies of the sanctioned plan and the commencement certificate?
- Is the unit I am shown exactly as in the sanctioned plan?

CHECK IT YOURSELF

Open the project's page on the K-RERA portal and read the uploaded approvals. Ask a lawyer to read them with you.

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Are there complaints or cases on record?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Complaints on the K-RERA portal	*Pending official pull*	K-RERA complaints
Court cases found by search	*Pending official pull*	eCourts search

WHY IT MATTERS

Complaints and cases do not by themselves make a project unsafe, but you should know they exist and what they are about before you commit.

ASK THE BUILDER

- Are there pending complaints or litigation concerning this project or its land?
- Will you confirm that in writing?

CHECK IT YOURSELF

K-RERA lists complaints by project. eCourts allows a party-name search for the promoter's legal entity.

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Is the land title clean?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Encumbrance certificate period	*Pending official pull*	Kaveri online EC
Registered transactions in the period	*Pending official pull*	Kaveri online EC
Mortgages or charges recorded	*Pending official pull*	Kaveri online EC
Notes	*Pending official pull*	Kaveri online EC

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WHY IT MATTERS

An encumbrance certificate records registered transactions over a stated period. It is a strong signal, not a complete substitute for a lawyer's title search going back to the parent deed.

ASK THE BUILDER

- Is the project land mortgaged to a lender, and how will my unit be released?
- Who is the landowner: the promoter, or a joint-development partner?

CHECK IT YOURSELF

An EC can be applied for on the Kaveri portal for the survey numbers in the K-RERA filing. This report pulls it per order.

Which company is the legal promoter?

SHORT ANSWER

Partly answered. The lines marked pending are pulled when the report is commissioned.

Developer brand	Embassy Group	Developer's published material, as listed by 100 Yards
Promoter entity on the register	*Pending official pull*	K-RERA register
Company identification (CIN)	*Pending official pull*	MCA master data
Incorporated	*Pending official pull*	MCA master data

WHY IT MATTERS

The brand on the hoarding and the company that signs your agreement are often different. Your rights are against the legal entity named in the agreement for sale.

ASK THE BUILDER

- Which entity will sign my agreement for sale?
- What is its relationship to the brand?

CHECK IT YOURSELF

The promoter's legal name is on the K-RERA registration. Its company record is public on the MCA portal.

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What else has this builder registered?

SHORT ANSWER

Partly answered. The lines marked pending are pulled when the report is commissioned.

Other projects by this builder in the 100 Yards catalogue	Embassy Upcoming Project (Pre-Launch), Embassy Greenshore, Embassy Verde 2.0 Phase 2, Embassy Verde Phase 1, Embassy Edge	100 Yards catalogue
Registrations under the same promoter	*Pending official pull*	K-RERA register

WHY IT MATTERS

A promoter's other registrations show scale and focus: how many projects run at once, and where.

ASK THE BUILDER

- Which of your projects in this city were handed over in the last three years?
- May I visit one that is occupied?

CHECK IT YOURSELF

Search the promoter's name on the K-RERA portal to list every registration.

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Did earlier projects finish on time?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Earlier projects: declared against actual completion	*Pending official pull*	K-RERA register
Extensions across the promoter's projects	*Pending official pull*	K-RERA register

WHY IT MATTERS

Each registration carries a declared completion date. Comparing it with what happened is the plainest evidence of how a builder delivers. Past record is information, not a forecast.

ASK THE BUILDER

- When was your last project in this city due, and when was it handed over?
- What caused any delay?

CHECK IT YOURSELF

Compare declared completion dates and extension records on the K-RERA portal.

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Who runs the company?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Directors	*Pending official pull*	MCA master data
Company status	*Pending official pull*	MCA master data

WHY IT MATTERS

Knowing who the directors are lets you look up their other companies and any public record against them.

ASK THE BUILDER

- Who are the directors of the promoter entity?
- Is the entity a subsidiary created only for this project?

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CHECK IT YOURSELF

Director details are public in the MCA company master data.

What do I pay on top of the quoted price?

SHORT ANSWER

About ₹1,32,30,000 on top of a ₹10,50,00,000 price, before interiors, loan costs and deposits.

Published starting price	Developer's published material	₹10,50,00,000
Stamp duty	Above ₹45 lakh · 5%	₹52,50,000
Cess	10% of the stamp duty amount	₹5,25,000
Surcharge	2% of duty (urban). Rural areas: 3%	₹1,05,000
Registration charge	2% of the value	₹21,00,000
GST	5% on an under-construction home; 1% if it qualifies as affordable; none once the occupancy certificate is issued	₹52,50,000
Illustrative total		**₹11,82,30,000**

Worked on the published starting price, which is not a quotation. Duty is charged on the higher of the sale value or the guidance value. Karnataka Dept. of Stamps & Registration · registration revised Aug 2025. GST on real estate (CBIC framework). As of 2026 — verify current rates before any transaction. A commissioned report reworks this page on your actual quoted price.

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WHY IT MATTERS

The quoted price is not the amount you pay. Stamp duty, registration, cess, surcharge and GST are set by law and are payable in addition.

ASK THE BUILDER

- Is the price quoted inclusive of GST?
- Which other charges are payable now, and which at possession?

CHECK IT YOURSELF

Rates are published by the Karnataka Department of Stamps and Registration. Work your own numbers in the Property Lab on 100yards.in.

How does the price sit against the guidance value?

SHORT ANSWER

Partly answered. The lines marked pending are pulled when the report is commissioned.

Published starting price	₹ 10.5 Cr Onwards	Developer's published material, as listed by 100 Yards
Published price per sq ft	*Pending official pull*	Official source
Guidance value for the location	*Pending official pull*	Kaveri guidance value
Official price index context	*Pending official pull*	RBI House Price Index

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WHY IT MATTERS

The guidance value is the government's minimum value for a location. Stamp duty is charged on at least this value, whatever price is agreed. It is a reference point, not an opinion on fair price.

ASK THE BUILDER

- What is the all-in price per square foot of carpet area?
- What was the launch price, and what has changed since?

CHECK IT YOURSELF

Guidance values are searchable on the Kaveri portal by location.

What is the payment schedule tied to?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Payment plan offered	*Pending official pull*	Builder's cost sheet
Booking amount	*Pending official pull*	Builder's cost sheet
Project status	*Pending official pull*	Official source
Possession, as published	*Pending official pull*	Official source

WHY IT MATTERS

Under RERA a promoter may not accept more than ten percent of the cost as an advance without first signing and registering an agreement for sale. Later instalments are normally tied to construction milestones.

ASK THE BUILDER

- Which construction milestone triggers each instalment?
- What does the cancellation and refund clause say?

CHECK IT YOURSELF

Read the payment schedule in the draft agreement for sale, not only the brochure.

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What are the running costs after possession?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Maintenance charge	*Pending official pull*	Builder's cost sheet
Corpus or sinking fund	*Pending official pull*	Builder's cost sheet
Other deposits and charges	*Pending official pull*	Builder's cost sheet

WHY IT MATTERS

Maintenance, corpus funds and property tax continue for as long as you own the home. They change the real monthly cost more than most buyers expect.

ASK THE BUILDER

- What is the maintenance charge per square foot, and for how long is it fixed?
- Who runs maintenance after the first year?

CHECK IT YOURSELF

Ask for the full cost sheet and the maintenance clause of the agreement.

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Do I own the land under the villa?

SHORT ANSWER

Partly answered. The lines marked pending are pulled when the report is commissioned.

Configurations	217 Villas, 4 4.5 5 BHK	Developer's published material, as listed by 100 Yards
Sizes, as published	*Pending official pull*	Official source
Plot area and ownership form	*Pending official pull*	Draft agreement for sale

WHY IT MATTERS

Villa communities are sold either with a defined plot in your name or with an undivided share of a larger land parcel. The two are very different kinds of ownership.

ASK THE BUILDER

- Will the sale deed convey a defined plot or an undivided share?
- What are the plot dimensions?

CHECK IT YOURSELF

Read the schedule of property in the draft agreement for sale.

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What is built, and what can I change?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Specification, as published	*Pending official pull*	Official source
Customisation allowed	*Pending official pull*	Builder's written terms

WHY IT MATTERS

Structure, finishes and what you may alter later are fixed by the agreement and the community's rules, not by the show villa.

ASK THE BUILDER

- Which finishes in the show villa are standard?
- What changes may I make after handover?

CHECK IT YOURSELF

Ask for the written specification annexed to the agreement.

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Which amenities are promised, in writing?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Amenities, as published	*Pending official pull*	Developer's published material
Amenities listed in the K-RERA filing	*Pending official pull*	K-RERA filing

WHY IT MATTERS

Only what is written in the agreement and the registration filing is enforceable. A brochure is advertising.

ASK THE BUILDER

- Which of these amenities are listed in the agreement for sale?
- Which are in this phase, and which in a later one?

CHECK IT YOURSELF

Compare the brochure list with the amenities declared in the K-RERA filing.

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What is nearby, and how long does it really take?

SHORT ANSWER

Partly answered. The lines marked pending are pulled when the report is commissioned.

Location	Near Stonehill Int'l School, North Bengaluru	Developer's published material, as listed by 100 Yards
Published travel times	*Pending official pull*	Developer's published material
Site notes from our visit	*Pending official pull*	100 Yards site visit

WHY IT MATTERS

Published travel times are measured in free-flowing traffic. Your own commute at your own hours is the number that matters.

ASK THE BUILDER

- Which roads or metro lines nearby are finished, and which are only planned?

CHECK IT YOURSELF

Drive the route at the hour you would actually travel, on a weekday.

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What happens if possession is late?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Possession, as published	*Pending official pull*	Official source
Completion date declared to RERA	*Pending official pull*	K-RERA register
Delay clause in the agreement	*Pending official pull*	Draft agreement for sale

WHY IT MATTERS

If a promoter fails to give possession by the agreed date, RERA lets the buyer withdraw with a refund and interest, or stay and receive interest for each month of delay.

ASK THE BUILDER

- What possession date goes into my agreement?
- What interest do you pay for delay, and from which date?

CHECK IT YOURSELF

The date that binds the builder is the one in your agreement for sale. Compare it with the date declared to RERA.

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What must be true before I pay the next instalment?

SHORT ANSWER

Not yet on file. This is pulled from the official source when the report is commissioned.

Current construction stage	*Pending official pull*	100 Yards site visit
Bank approvals for home loans	*Pending official pull*	Builder / lender

WHY IT MATTERS

Each payment should follow a milestone you can see and a document you hold. A lender's approval of the project is a second pair of eyes on the paperwork.

ASK THE BUILDER

- Which banks have approved this project for loans?
- Will you share dated progress photographs with each demand?

CHECK IT YOURSELF

Visit before each large payment, or ask us to.

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ON THE DAY

Your site-visit checklist for Embassy Knowledge Park Villas.

Take this page with you. Tick each line on site and write what you saw.

- ☐ Walk the boundary of the exact villa plot
- ☐ Check road width and turning space in front
- ☐ Ask what will be built on adjoining plots
- ☐ Look at drainage and slope after rain if you can
- ☐ Check water source and power backup for the villa
- ☐ Ask which finishes in the show villa are standard
- ☐ Photograph the stage of construction, with the date
- ☐ Ask to see the sanctioned plan on site

PAPERS TO CARRY HOME

- ☐ Draft agreement for sale
- ☐ Full cost sheet with every charge
- ☐ Sanctioned plan and approvals
- ☐ Payment schedule
- ☐ List of approved lenders
- ☐ Specification and amenities annexure

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REVIEW

Reviewer's notes and signature.

Written by the reviewer for each commissioned report, after the official pulls are complete.

WHAT THIS REPORT IS, AND IS NOT

It is a reading of public records and published material for one property on the dates shown. It is not legal, tax or investment advice, not a valuation, and not a recommendation to buy or to avoid. Records change; verify against the official source before any payment, and take independent legal advice before you sign. Hundred Yards Realtor Private Limited is a Karnataka RERA registered agent (PRM/KA/RERA/1251/310/AG/231030/004229) and may earn a fee from the developer if you buy through it.

SOURCES USED

Karnataka RERA register (rera.karnataka.gov.in) · Kaveri, Department of Stamps and Registration (guidance values, encumbrance certificates) · MCA company master data · eCourts · RBI House Price Index · the developer's published material as listed by 100 Yards.

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Rohitt Kumar Singh

Managing Director, Hundred Yards Realtor Private Limited · unsigned specimen

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