

TOR/PRM/KA/RERA/1251/310/PR/230120/001682



Things you must know

About Your Next Address Tag





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Know the Developer

Who is developing this project "KEYA SPRING"?

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 two projects worth Rs. 500 crores in a short span of 3 years. KEYA has started 2 new high rise apartment projects i.e. KEYA AROUND THE LIFE (512 units) in Whitefield and KEYA SPRING (301 units) KEYA is starting another two projects in E-city, 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 JD with Mr. C Krishna Reddy & Family. The project was earlier given to M/S Unishire in 2013. They could not complete it. Home buyers' association and LO has taken over the project under RERA and have given to KEYA HOMES on new JD to complete by May 2024.

Has the land got A Khata for B Khata?

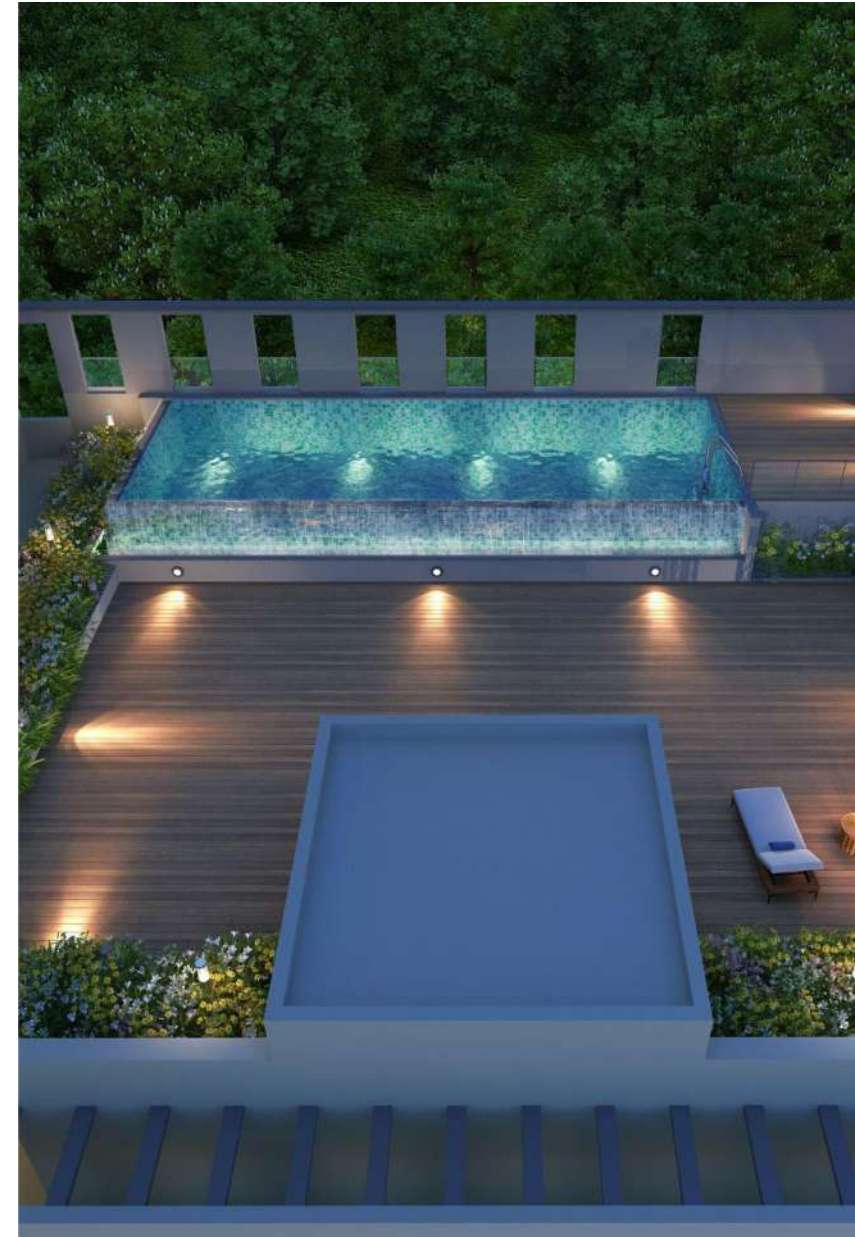
This is a A Khata property.

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

KEYA does not take any loan on 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

Banerghatta Road –
Heart of South
Bangalore



Schools

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



Metro

Metro Line
Station at 0.8 Km
distance



Hospitals

Well connected to
major hospitals



Malls

Vega City, Meenakshi

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?

The project has CC and would have OC 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/1251/310/PR/180516/001682.



Design Philosophy

Land Area
3 Acres
5 Gunta's

Configuration
2 and 3 BHK

Total Units
301

Total Towers
3

**No of floors in
each tower-**
A- G+17
B- G+17
C- G+16

Dimensions (SBU)
2- BHK- 1325-1375
3- BHK- 1695-1705
3- BHK- 1915-2270

RERA Carpet Area
74% for all units
UDS 39% carpet area

Car Parking-

100% covered parking for each home

2 lifts per tower including
1 higher capacity service elevator

You get ample sunlight during the day as the project is on **North/south** orientation with 80% open space

No of Basements - 2

Lobby-
Designer lobby for each tower

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

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.



Club Verde- Amenities

What is the size of the club house?

10,000 SFT of dedicated club house on the ground and 6,000 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, virtual golf simulator, 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



The background of the slide is a photograph of an industrial water management system. It features several large, vertical pipes, some of which are wrapped in white insulation. The pipes are interconnected with various valves and fittings. The lighting is somewhat dim, creating a professional and technical atmosphere. A teal horizontal bar is positioned at the top left of the slide, partially overlapping the text area.

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.

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 Units per day and 15000 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.

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

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.

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.

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.

LIFT ACCESS :

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

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.

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.

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.

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.

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 SPRING-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.

We endeavor to provide you a pleasant experience throughout your entire journey.

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.

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

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.

Relax! Your home is covered for defect liability up to 5 years from completion. We hope you do understand that safety of your home and building is very important.

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.4 PSF per month for one year. The same has been added in your cost. 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.

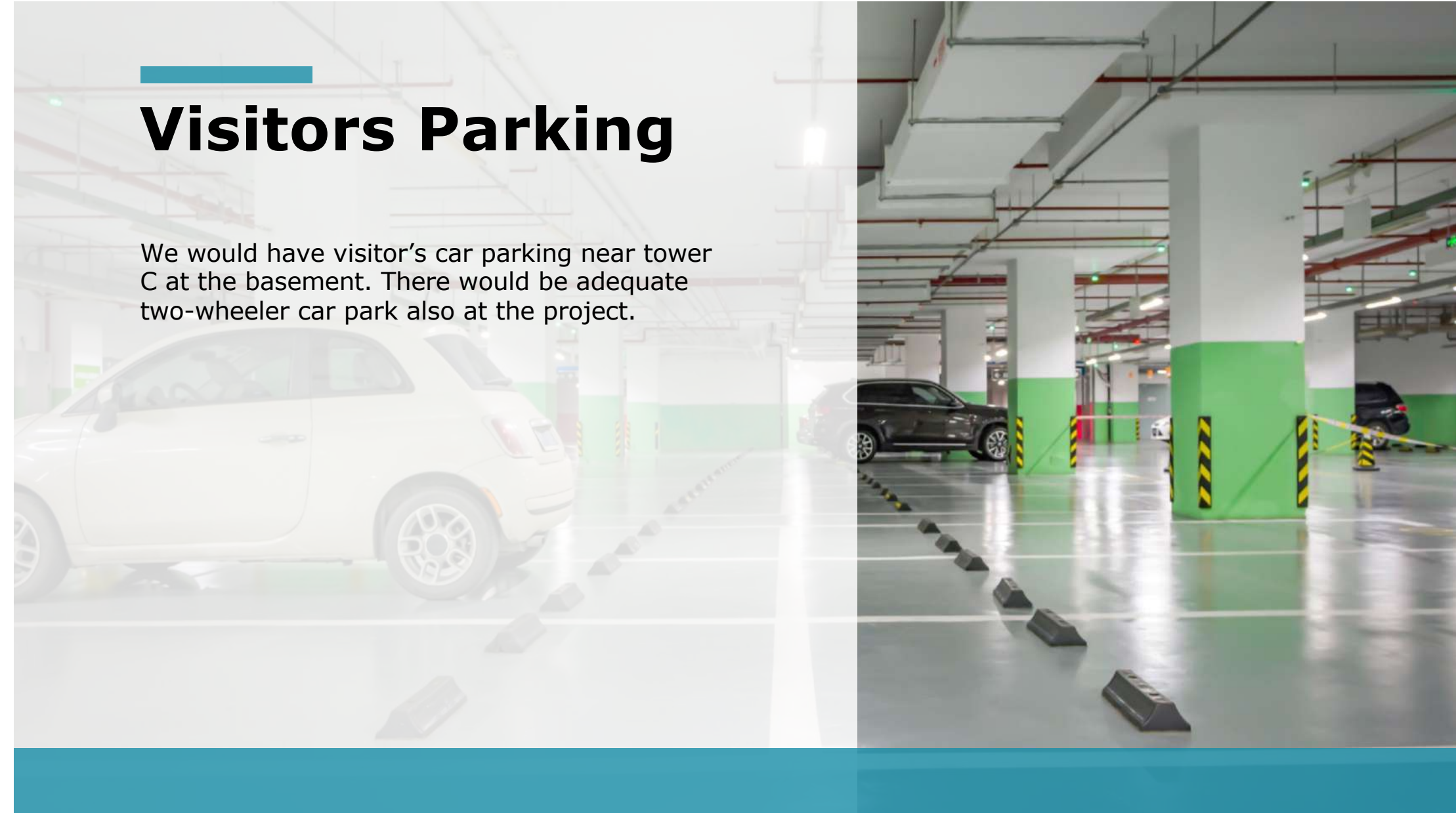


What would be applicable date of commencement of maintenance charges for my home?

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

Visitors Parking

We would have visitor's car parking near tower C at the basement. There would be adequate two-wheeler car park also at the project.

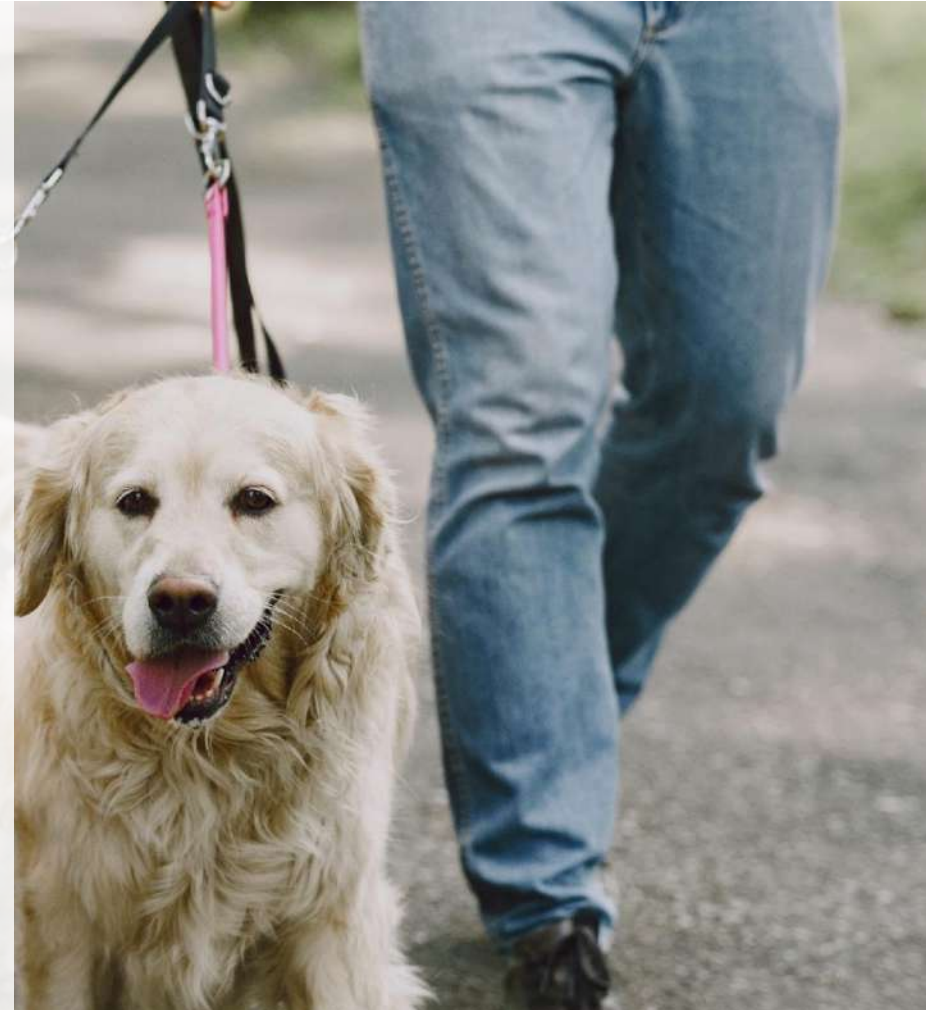


Pets in the Society

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 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, to live-in harmony.



List of all Amenities

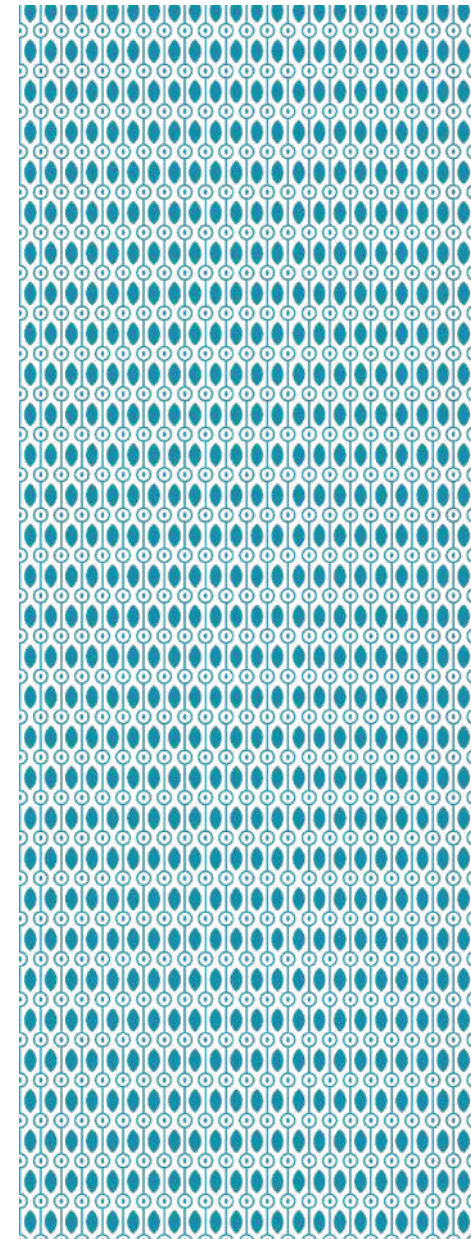
Commercial shops

- Chai Point
- Laundry
- Salon
- Snacks
- Medical store
- Clinic
- Creche
- Supermarket

Club House

- Entry lounge
- Multipurpose hall with pantry
- Table tennis
- Chess
- Carrom

- Foosball
- Pool table
- Ludo
- Under soccer
- Mini theatre
- Gym
- Steam room
- Sauna room
- Jacuzzi
- Golf stimulation
- Yoga & Aerobics room
- Swimming pool
temperature controlled
- Kids pool



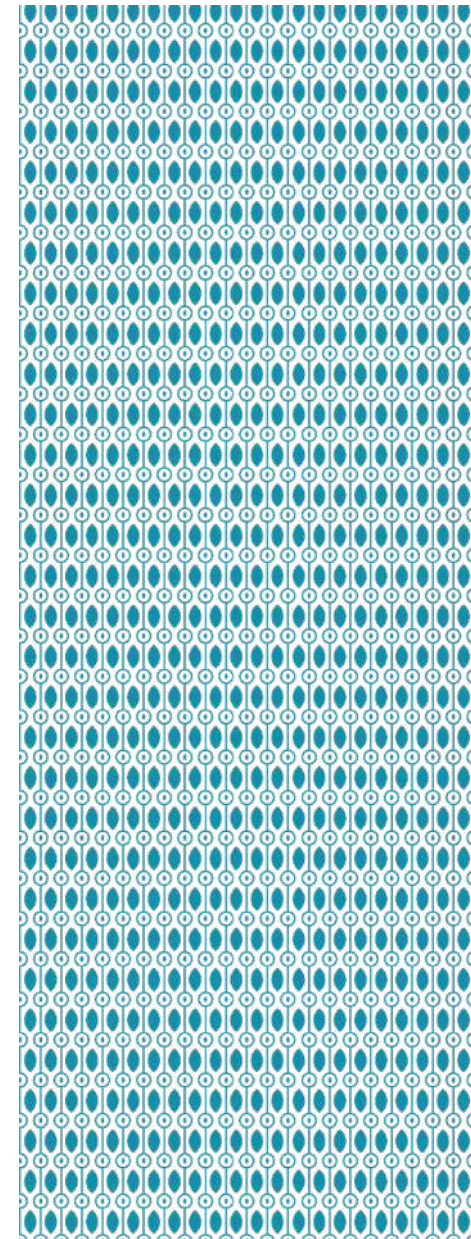
Terrace

- Sit out zone
- Diabetic garden
- Zero gravity zone
- Sky gym
- Sunset viewing point

Podium

- Seating Alcove
- Multipurpose sports court
- Outdoor badminton court
- Basketball hook
- Jogging/walking track 350M
- Flower garden
- Art wall

- Visitor parking
- Aroma Garden
- Wig-wam swing court
- Kompan Kids play court
- Parents bay
- Outdoor Gym
- Street workout station
- Nasa recommended Oxygen generating plants
- cricket net
- Outdoor meeting pod
- Bamboo grove
- Reflexology + sand bed walkway
- Tabletop games /senior citizen court
- Swing pavilion
- Walking / dry fountain
- Floor games
- Multifunctional deck
- Nutritive garden
- Toddler's play area
- Pet park
- Pooja flower hedge



Specifications



General Specifications

- RCC framed structure for all Towers with light weight block work and external/internal plaster
- Vitrified tiles for lobby area for all towers
- Staircase treads & landing and skirting in granite for basement/ground/1st floor and tiles for typical floor
- Gyp board false ceiling and concealed lighting for ground floor lift lobby area



Residential Units

- Interior: Emulsion for internal walls and ceilings
- Exterior: Water resistant texture paint
- Flooring: Living / Dining / bedrooms vitrified tiles 800*800
- All balcony/deck – designer 600*600 rustic finish tiles
- MS railing for all balconies



Telephone and Data/ Broadband Connection

- TV outlets in master bedroom & living room
- Telephone point in Master bedroom & living room
- Broadband connection and intercom facility for each unit
- FTTH cable system for all homes to support broadband
- Centralized DTH system with option to subscribe any DTH service provider of your choice (from the available pool)
- Video door bell



Fire Safety And Security System

- Security system like intruder alarm, video surveillance for common areas on ground floor
- Centralized security system surveillance to control the movement of vehicles / visitors / guests in the property
- Sprinklers for the entire building as per fire norms
- Fire duct in each lobby and external yard hydrants





Toilet: Fitting and Accessories

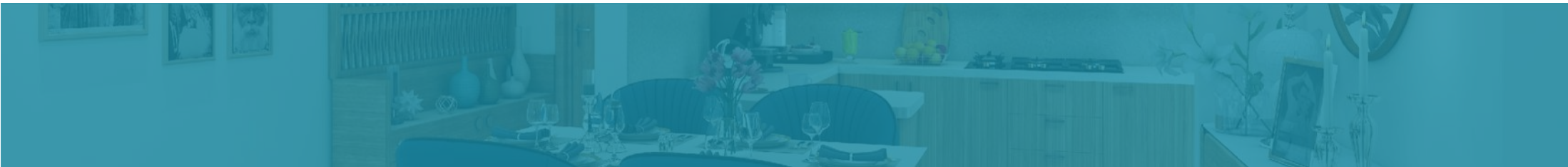
- Water closets: All bathrooms provided with wall hung EWC of Kohler make
- Hot and cold mixer Kohler make for shower and Basin Mixer for wash basin in toilets
- CP fittings of Kohler in Master Toilets / Other toilets and Kitchen / Utility
- Washbasin in all toilets would be with granite counter
- Anti- Skid ceramic tiles for flooring and ceramic tile cladding of up to false ceiling
- Thermostat in master washrooms for A&B and all washrooms in C tower

- Rain Shower in master bedroom toilet from Kohler
- Senior Citizen friendly shower sitting and hand rail in one washroom in 3 BHK



Electrical

- Power - 6 KW single phase shall be provided for 3 and 4 KW for 2 BHK
- Wiring: All wiring shall be of RR kabel/Havel/Polycab or equivalent make
- Earthing: 1/18 Copper wire shall be used for earthing using the loop system; One Earth Leakage Circuit Breaker and MCB shall be provided in each unit
- Switches: All switches shall be of Legrand or equivalent make





Doors and Windows

- Frames: All door frames shall be in good quality hard wood
- Bathroom doors to be Water Resistant Flush type
- Door Shutters: All door shutters shall be in solid core flush
- 2/3 Track UPVC sliding with clear glass and mosquito mesh
- Finish: The internal door shutters and frames shall be provided with. Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a Rim Lock. All other doors will be provided with door bolts and a mortise cylindrical lock.
- Door Stoppers: Magnetic / concealed door stopper shall be provided for the main door and bedroom doors
- Doors – Main door – Veneer, Bedroom doors – Skin Veneer, Bathroom doors – flush type



Kitchen

- Utility: Dadoing up to window bottom level
- Flooring: Anti skid tiles
- Kitchen: Vitrified tiles Flooring





Utilities / Services

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, etc.
- Power backup of 1.0 KW for all residential units individually.
- Solar power generation unit at the project to supply the generated units to the grid on net metering system for 100 KWA
- Generators with acoustic enclosures and an AMF panel with an automatic change-over switch
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting
- RFID entry system at Main Gate.
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems
- STP/WWTP/UF/RO shall be provided
- Elevators: 2 Elevators per each block including one service elevator – 13 passengers each with automatic doors and good finish inside the cabins from reputed Brand.



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