

Life  
by the  
Lake

THINGS YOU NEED  
TO KNOW ABOUT  
YOUR NEXT  
ADDRESS TAG



1. Know the Developer
2. Land Title
3. Know your Locality
4. Know the Project
5. Design Philosophy
6. Specifications and Materials Used in the Project
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## KNOW THE DEVELOPER

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

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

**What is the background of the company?**

It's a professionally managed corporate setup promoted by Ratan Kandoi, Bipin Ram Agarwal, and Dinesh Kejriwal.

**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.

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

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 two more projects in E-city and Sarjapura Road soon.

**Is KEYA present in other cities in India apart from Bangalore, and do they have any other Line of Business as well?**

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

## LAND TITLE

**Is the land freehold or has it been taken on joint venture?**

KEYA has purchased the land along with Mr Chaitanya Manohar.

**Has the land been converted for residential development?**

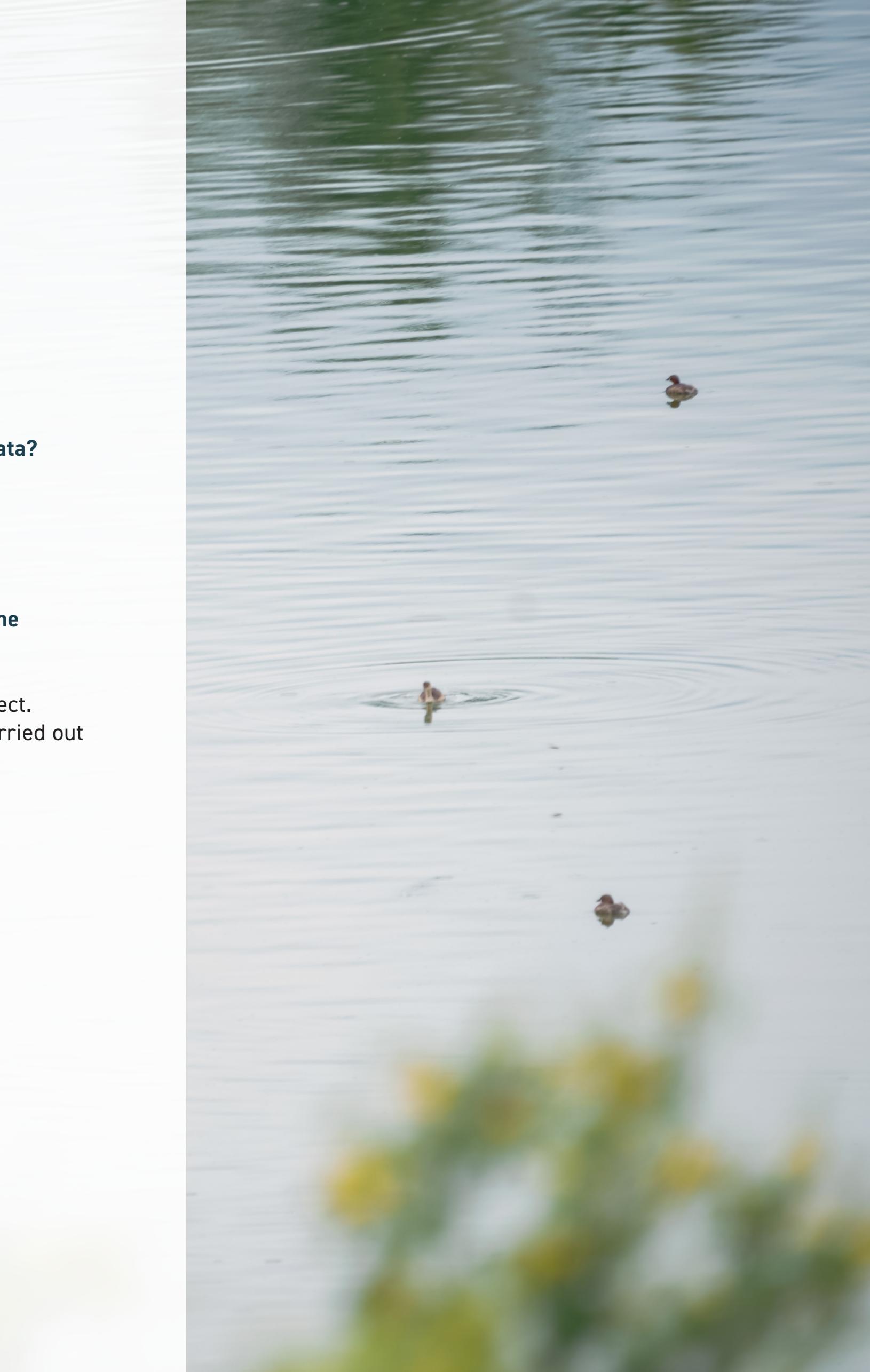
The land has been converted for residential development.

**Does the land have 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 project. The entire development has been carried out with internal funding.



## CONNECTIVITY AND CONVENIENCE



### Locality

Jakkur – 1 KM from Hebbal and 7 KM to the airport, the hub of North Bangalore



### Nearby Schools

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



### Malls

Phoenix, Bhartiya City, RMZ Galleria in 5 KM radius



### Hospitals

Well connected to major hospitals-Manipal, Ramaiah



### Metro

Airport Metro Line Station at 1 KM distance

## KNOW THE PROJECT

### Has the project received all required approvals for development?

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

### 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.

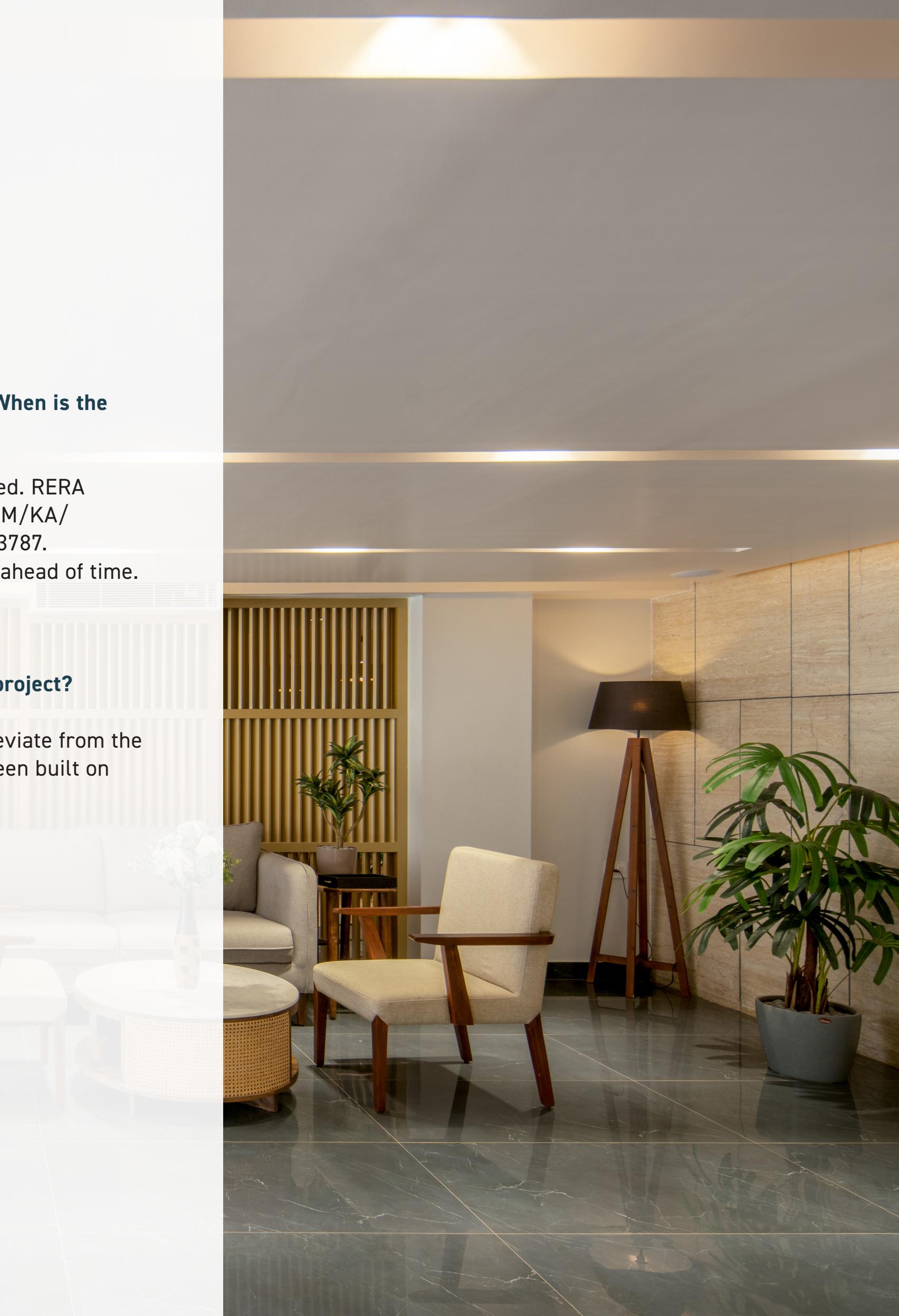
The project has been completed ahead of time.

### Has the project received Commencement and Occupancy Certificate?

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

### 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.



## PROJECT SPECIFICATIONS

**Land Area**  
2.6 Acres

**Configuration**  
4-5 BHK  
Lower Duplexes  
Upper Duplexes and  
Penthouses

Designed to give you  
optimum ventilation  
and privacy

**RERA Carpet Area**  
73% UDS  
47% SBU per home

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

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

**Total Units**  
50  
**Total Towers**  
10

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

## 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 assured, you will get a pleasant experience  
since we have handpicked the entire material  
plate as if you would have done it yourself while  
constructing your dream home.



## CLUB VERDE

### What is the size of the clubhouse?

23,500 SFT of dedicated clubhouse for 50 families.

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

Heated infinity pool, virtual golf simulator, indoor badminton and squash court, and many more.

### When would the club be operational?

The club is fully ready for usage.

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

You would need to book a facility/sports on MyGate app and you can use it as per your slot.

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

There are no separate charges for using clubhouse facilities app.



## WATER MANAGEMENT

Design brief for the water management system in accordance with international environmental norms. We have designed and executed this project with the following specifications:

### 1. White Line - Freshwater

- Source: Rainwater harvesting, borewell, and tanker
- Purpose: Exclusively for drinking usage in the kitchen
- Treatment: RO Treatment Plant (RO)
- Input: Rainwater, borewell water, and tanker water
- Output: Drinking water available through the kitchen tap

### 2. Black Line - STP Water

- Source: Flushed water in EWC (European Water Closet)
- Purpose: Solely for EWC usage
- Input: Used water in the flush system
- Usage: Flushing in EWC
- System: Closed loop with separate lines to prevent any mixing with other sources





### 3. Grey Line - WWTP/UV/RO Water

- Source: Water from shower, bathing, and washbasin
- Purpose: Retreatment to a portable drinkable water level through WWTP/UV and RO, then supply back to the shower, bathing, and washbasin area loop.

### Individual water purifier/filter in kitchen/ RO System

We have designed the project to incorporate RO water into the drinking line, eliminating the need for separate RO water systems in your home.

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

### SOLAR POWER BACKUP

KEYA has installed 50 KW of solar power plant 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 costs.

### 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 setup is virtually maintenance-free.

### HOT WATER SYSTEM

The project has centralised 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 owners would have one dedicated EV charging electrical point. The same has been provided, keeping in mind the future requirement and migration to EVs. All EV points are connected to the common area meter. You would need to pay the monthly electricity usage charges to society once you start using this facility as per the unit meter reading.

## COMMUNICATION INFRASTRUCTURE

### BROADBAND

Your home comes with OPTIC FIBRE and CAT 6 cable connectivity. We have provided three broadband connection infrastructures for each home. You have a choice to run all three connections 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 in communication infrastructure room itself.

Based on infrastructure optimisation study, we have provided electric/wiring up to 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.

## SAFETY AND SECURITY

### COMMON AREA SURVEILLANCE

We have provided camera surveillance at the project. All the major common areas such as entry gate, podium, basement are covered in the surveillance. Considering your privacy in mind, we have not installed cameras in the clubhouse and inside the lifts and private gardens/terraces.

### RFID ENTRY SYSTEM

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

### VIDEO PHONE

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

### MYGATE FACILITY MANAGEMENT

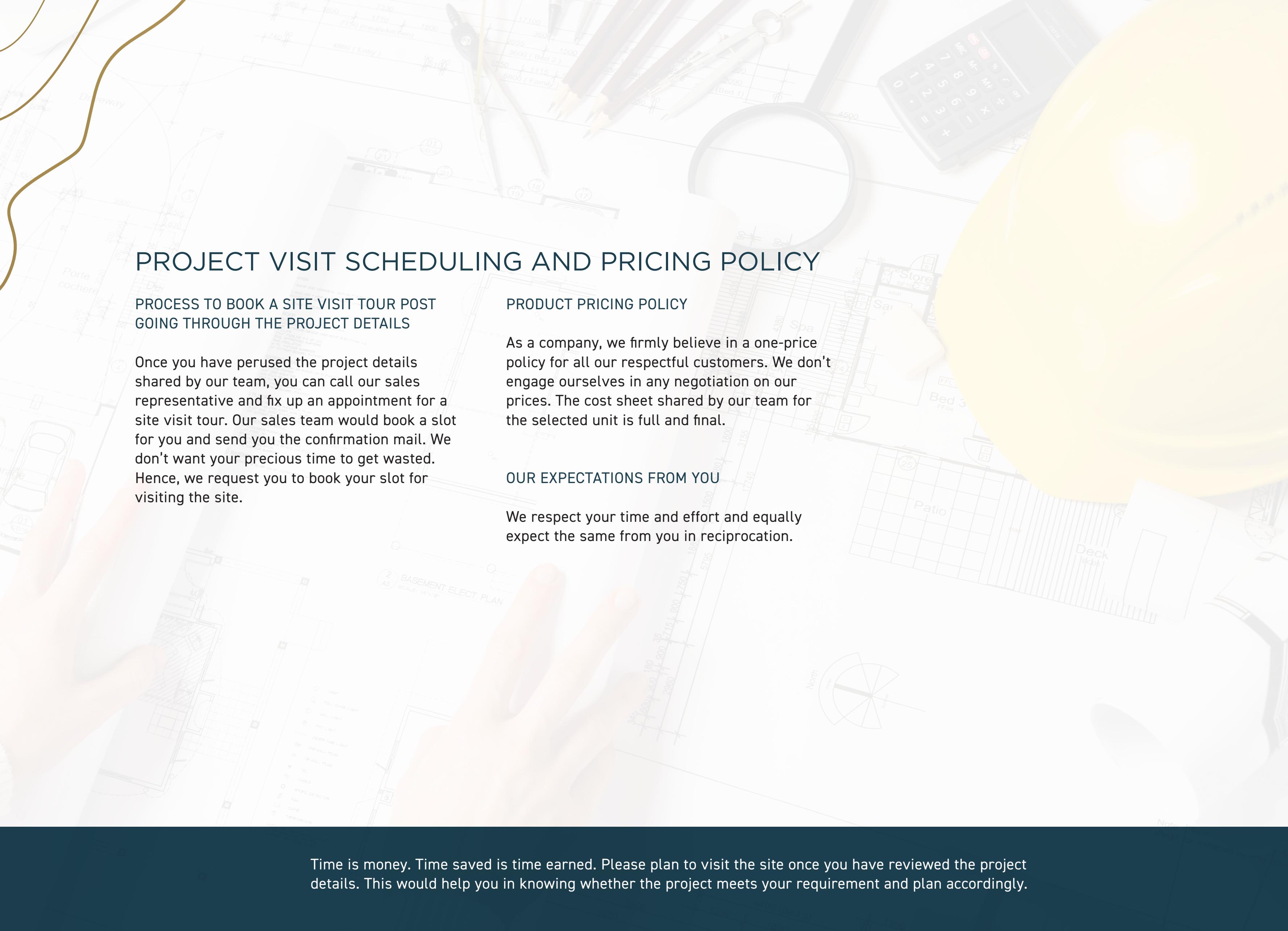
The project would be on MyGate app. This ensures that there is no trespassing on the project.

### SENSOR-BASED LIGHTING

All washrooms have sensor-based lighting system for your ease of use and safety.

### LIFT ACCESS

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



## 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 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 a one-price policy for all our respectful customers. We don't engage ourselves in any negotiation on our prices. The cost sheet shared by our team for the selected unit is full and final.

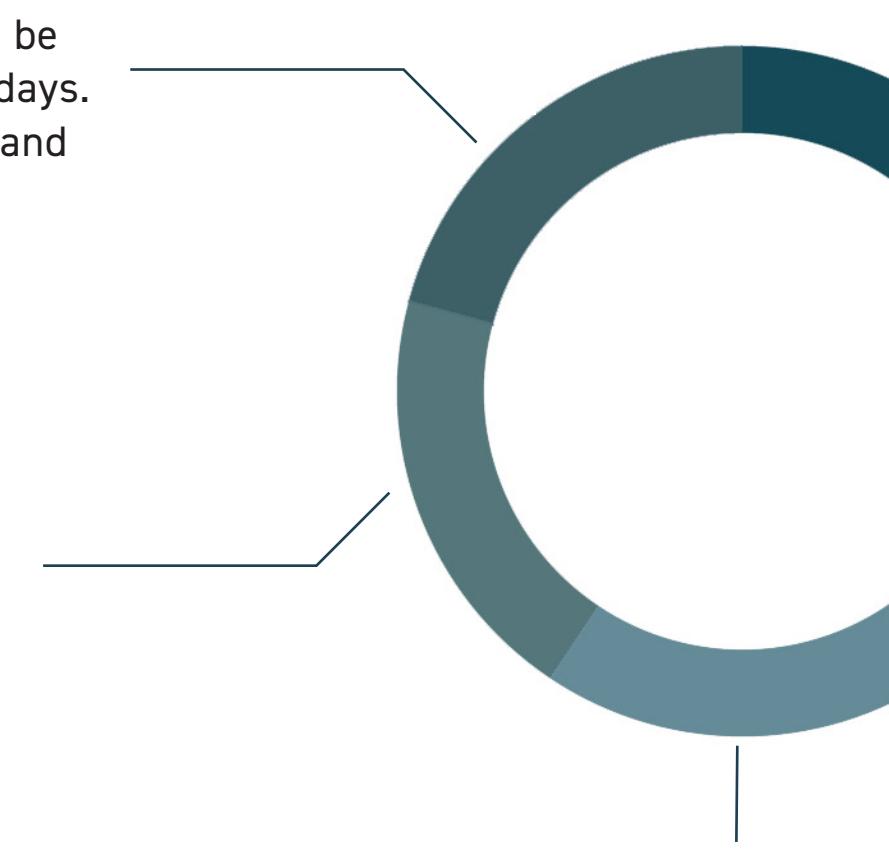
### OUR EXPECTATIONS FROM YOU

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.

## BOOKING TO AGREEMENT JOURNEY

The agreement would be ready in 3-5 working days. Make a 10% payment and sign the agreement



Select the form of your choice from the available pool

Check the overall total cost, including registration

Looking for a home loan?  
We connect you to the bank of your choice among approved banks

We take 5-7 working days from the booking date to get your loan sanction done (in case you are looking for a loan) and get your sale agreement accordingly. You would need to pay 10% of the total cost at the time of agreement and 85% within 30 days from the date of booking.

## REGISTRATION TO HANDOVER PROCESS

We expect to commence the registration from the current month onwards post receipt of occupancy certificate. The following steps need to be completed for registration and handover.

- Final due amount details (if any), registration charges details, etc to be shared 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 every

Friday and it takes about 1-2 hours to complete the process. The registration will be done in one of the Sub-Registrar offices in the CBD.

- Intimation to handover from CRM upon completion of registration and clearance of the entire due amount.
- Handover of the home by site engineering team.

## MOVE-IN JOURNEY

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

We will have a dedicated facility manager available at site from Monday to Saturday during the day shift to help you in your move-in at the project. We will ensure that you meet them in person at the time of taking possession of your home. Their contact details will be provided at the time of the handover to you. The facility team manager will share the guidelines of Dos and Don'ts for your interior/woodwork.

### TRANSFER OF BESCOM METER IN YOUR NAME

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

### GAIL GAS CONNECTION

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

## DEFECT LIABILITY AND MODIFICATIONS

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

### BREAKING OF WALLS/CHISELING

Please consult with us before taking any steps that might endanger the building's safety. Your cooperation is crucial.

### SHIFTING OF PLUMBING LINE

This task can be achieved without the need for wall chiseling. Ideally, it should be done on an exposed pipeline system on the walls.

### 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 will be liable only for structural defects, if any, in your home/project, which has not been caused due to chiseling/breaking/modifications of the wall. KEYA is not liable for any fittings/accessories and holds 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 will call the vendor to check for repairs.

### PROCESS OF ADDRESSING

You will need to raise a complaint with the facility team on MyGate app. The facility team will visit your home and identify the depth of the problem and inform KEYA/the appropriate vendor to address the same. KEYA's Engineering team will visit your home and do a assessment of the problem and find the root cause. If the problem is related to structural defects, KEYA will rectify the same without any cost.

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

We hope you do understand that the 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 will be null and void.

## HANOVER PROCESS TO ASSOCIATION AND MONTHLY MAINTENANCE



How would the maintenance of the property be done upon completion? When will the project be handed over to the association?

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



What will the monthly maintenance cost be if one needs to pay per month for their home?

KEYA will be charging Rs 4 PSF per month for one year. Post stabilisation of the cost, the maintenance cost is expected to be in the range of Rs 3.00-3.50 PSF per month on the overall super built-up area of your home.



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

Your maintenance cost will commence from the date of intimation to take possession of the home.

## HANOVER PROCESS TO ASSOCIATION AND MONTHLY MAINTENANCE



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

KEYA will transfer this money to the association and the same will be parked in a fixed deposit by the association.



How can I become a member of the association?

You can become a member of the association once you complete the registration of your home.



How will the maintenance agency be informed of our move-in to the society?

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



## VISITORS PARKING

### VISITORS CAR PARKING

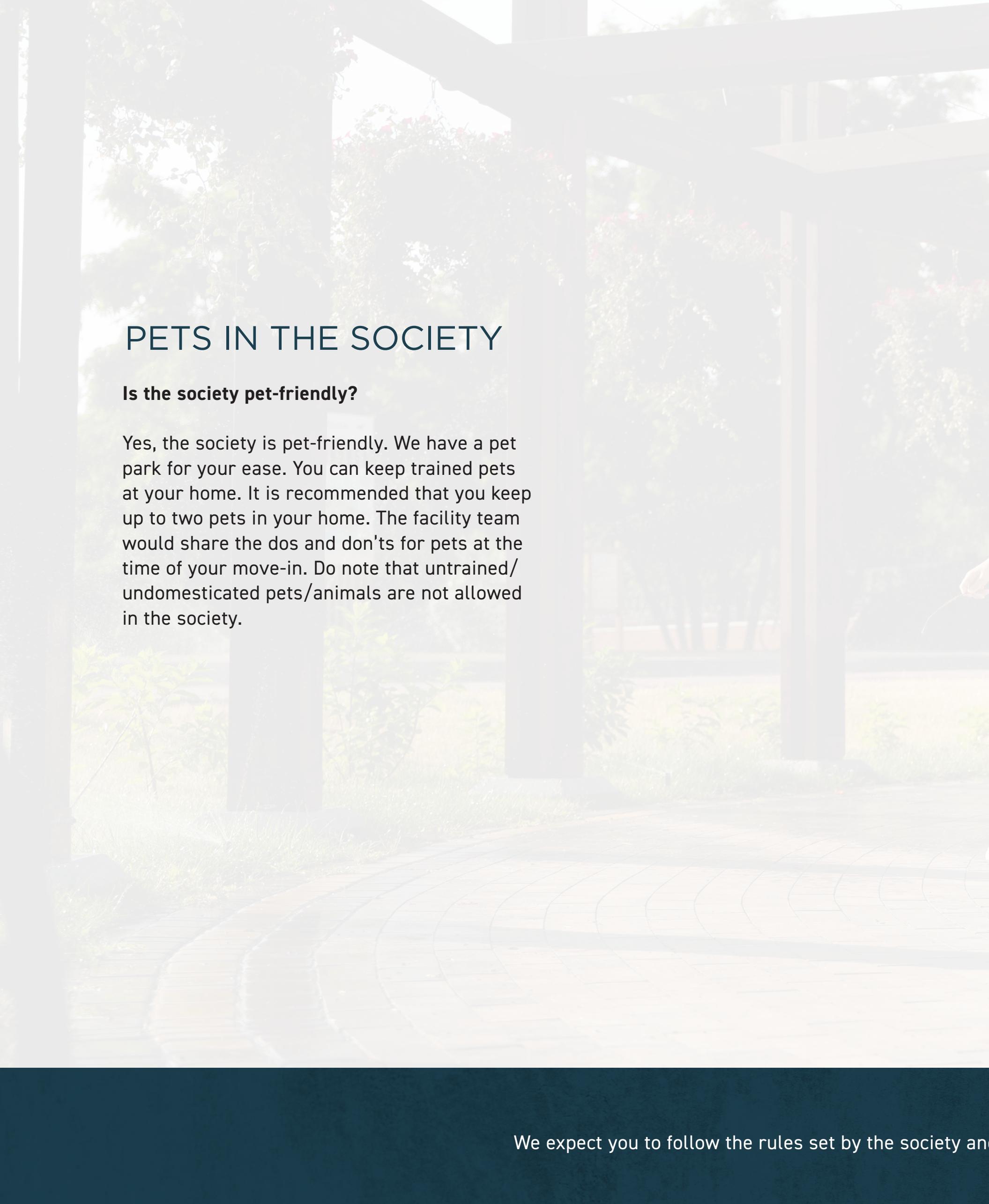
We would have visitors car parking near the exit ramp at the basement. There is also an adequate two-wheeler and car parking outside the main gate at the project.



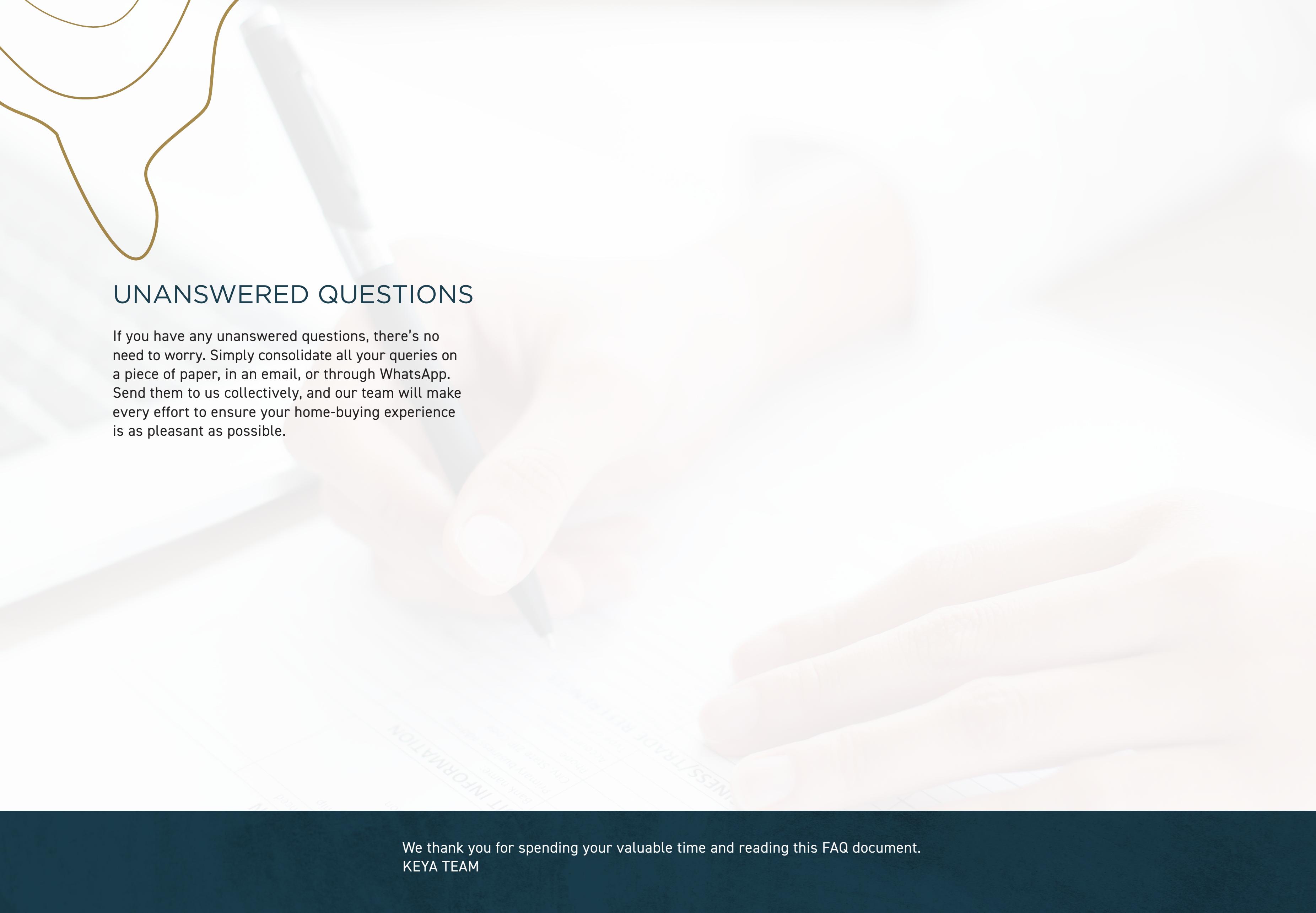
## PETS IN THE SOCIETY

### 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 up to two pets in your home. The facility team would share the dos and don'ts 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 and live in harmony.



## UNANSWERED QUESTIONS

If you have any unanswered questions, there's no need to worry. Simply consolidate all your queries on a piece of paper, in an email, or through WhatsApp. Send them to us collectively, and our team will make every effort to ensure your home-buying experience is as pleasant as possible.

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