QUIETLIST

ACE VILLAS

A buyer's reading of the sanctioned drawings this project's promoter filed with the authority, and of its registration record.

REGISTERED AS	P52100048327
WHERE	Mundhwa
READ ON	25 August 2026

WHAT TO ASK FOR

I want a villa in the 01–07 row, facing the depicted 9-metre internal road.

if easy arrival at your own entrance matters more to you than being farther from that road edge.

If I have a choice, show me a villa with the stronger filed completion record; do not price Villa 11 or 12 as interchangeable with it.

**Show me the outer side of a paired villa,
not the side against its neighbouring villa.**

if you value the clearest physical separation from the adjoining half of the row-house pair.

WHAT TO CHOOSE

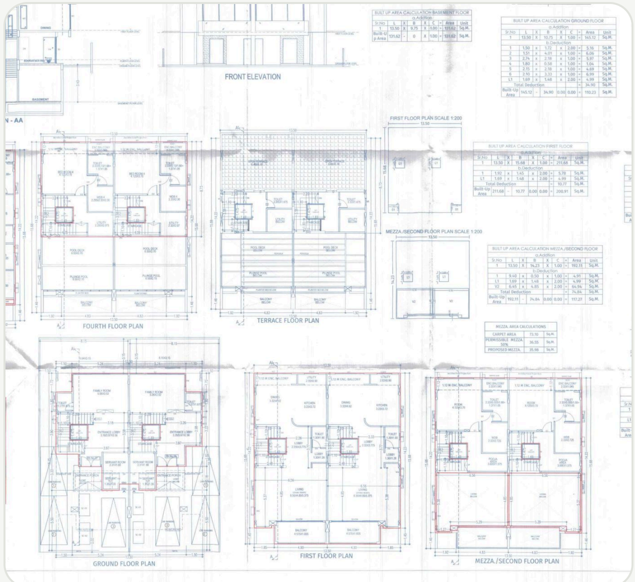
Choose the site position first — then compare prices

If the convenience of arriving directly from the depicted 9-metre internal road matters more, the 01–07 row is the defensible alternative: its entrance and forecourt side face that road. The drawings do not prove that either block is quieter, brighter or has a better view, so do not pay a premium for those claims.

Within the 01–07 row, the two end villas are genuinely different from the five middle positions because they terminate the seven-villa run. That is worth comparing in person, but the drawing does not prove a daylight, privacy or noise advantage, so treat an end position as a preference rather than a priced upgrade.

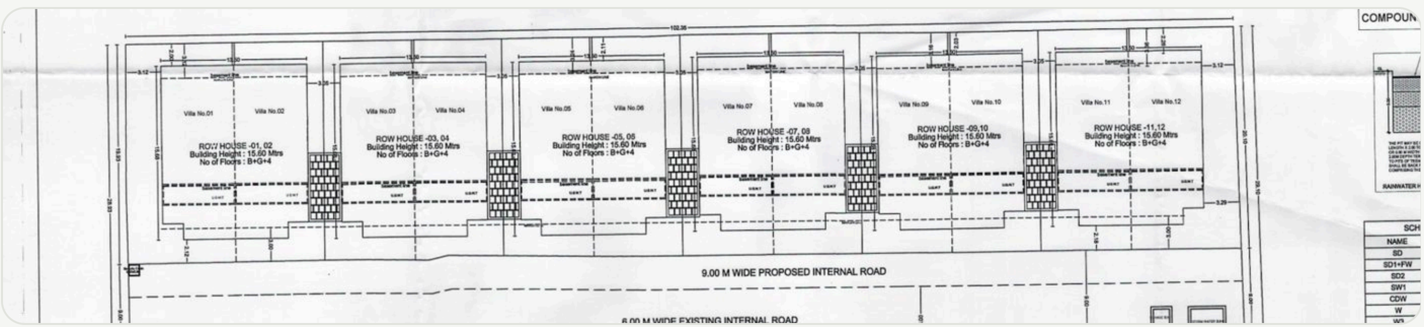
For any paired row-house villa, prefer the outer side if physical separation from the adjoining half matters to you. What is established is the outer-side-versus-shared-side distinction, not a promise about sound, light or privacy.

Do not choose or reject one of these villas because it is said to be closer to the lobby or stair area. The fourth-floor drawing shows a labelled lobby and stair/core arrangement within every repeated villa position, not one uniquely core-adjacent position. That makes it a shared feature of this layout, not a reason to pay more for one otherwise comparable villa or accept less for another.



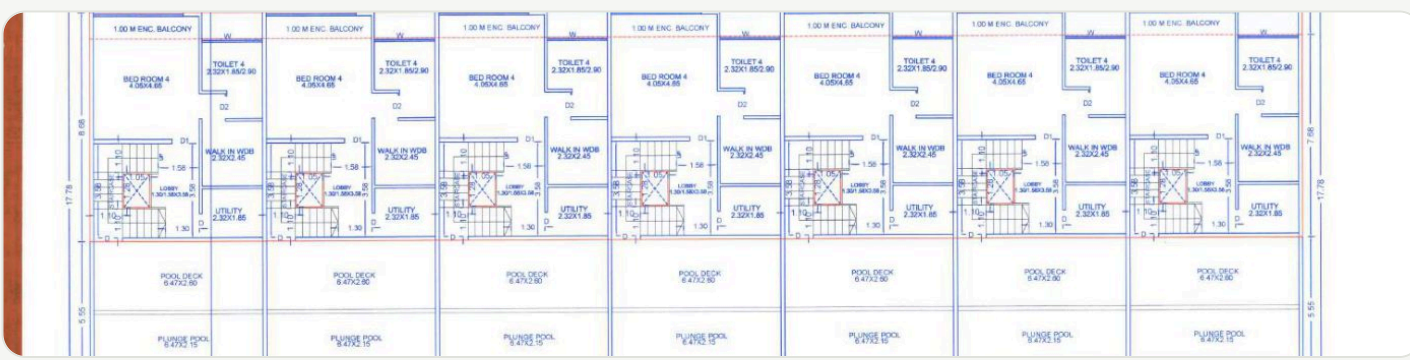
The sheet depicts a paired row-house condition rather than a single isolated plan.

From the filed source titled “Filed document (type 11)”, copied here exactly as the source prints it.



The villas are grouped into paired row-house blocks: 01-02, 03-04, 05-06, 07-08, 09-10 and 11-12.

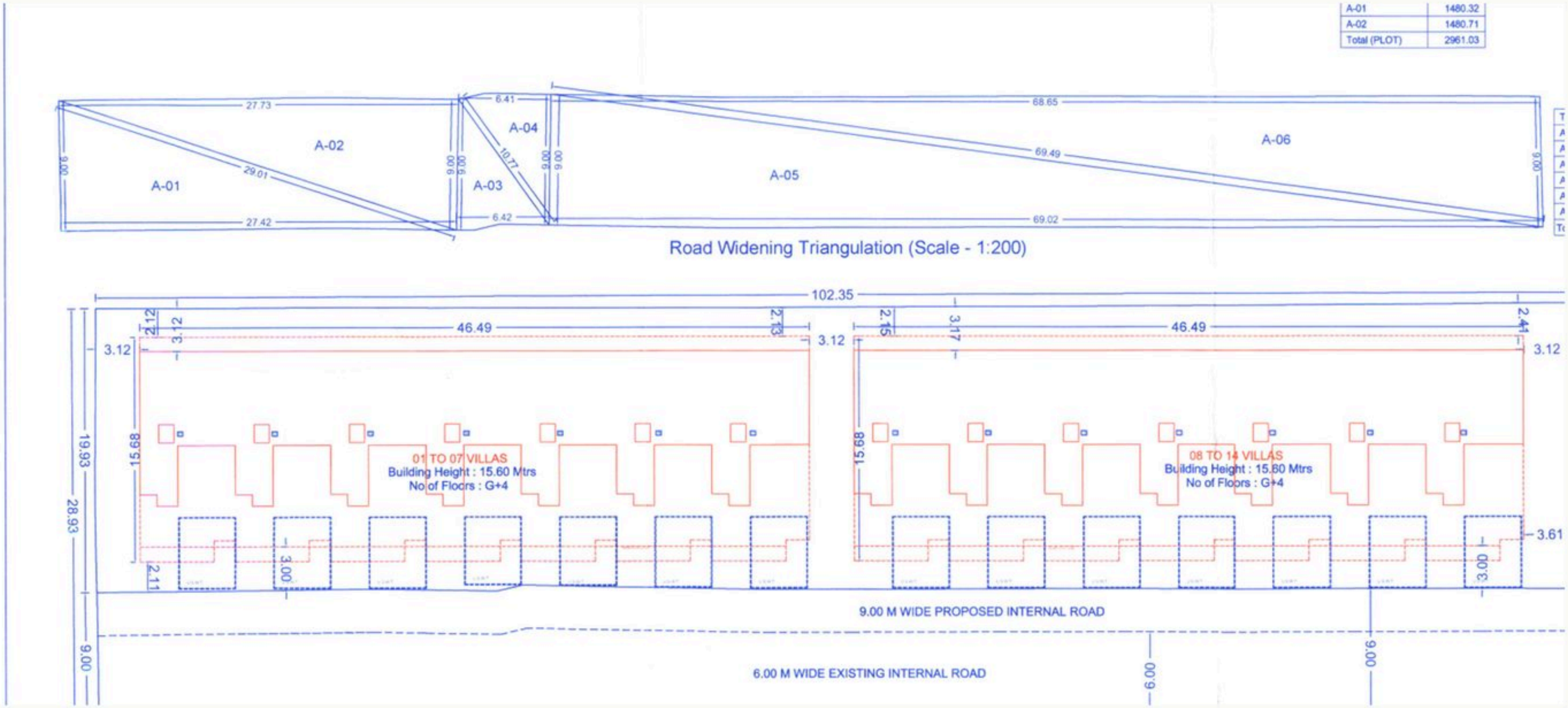
From the filed source titled “Filed document (type 11)”, copied here exactly as the source prints it.



Each repeated fourth-floor position shows a labelled circulation/core zone within the bay.

From the filed source titled “Filed document (type 11)”, copied here exactly as the source prints it.

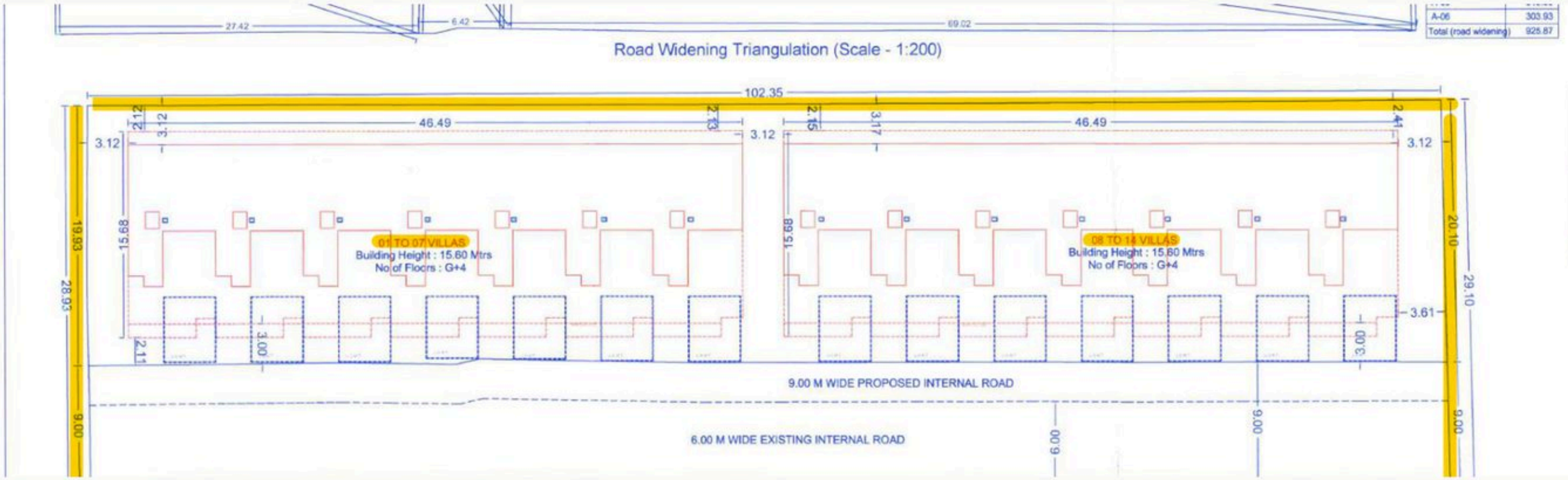
V1.1 Filed document (type 10) #6 · p.1



The layout plan shows villas numbered 01 to 07 in the left group directly along the upper edge of the marked 9.00 m wide proposed internal road, with repeated dashed blue entrance/forecourt rectangles opening toward that road side.

From the approved drawing comparison: “Filed document (type 10) #6” p.1.

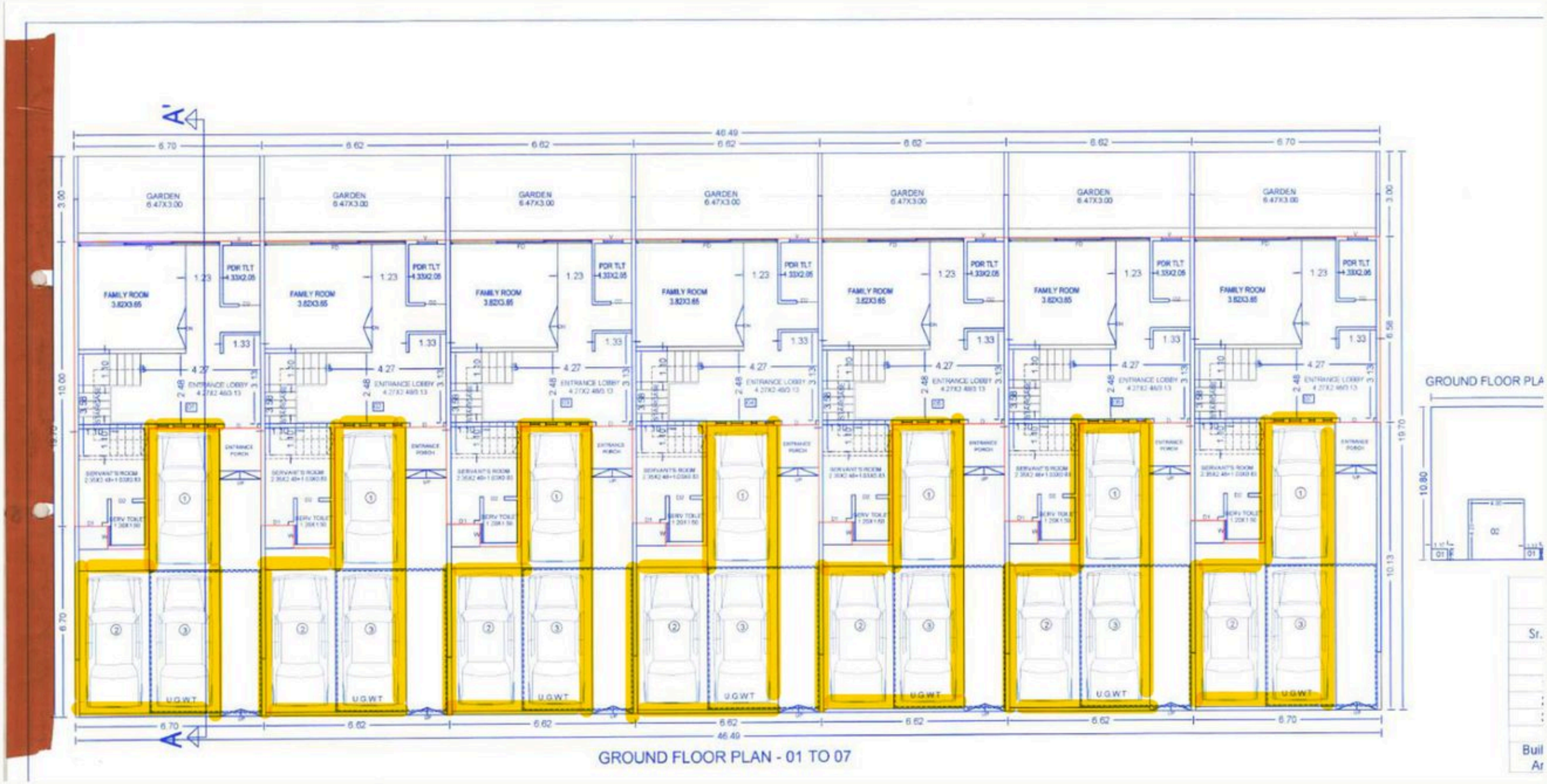
V2.1 Filed document (type 11) #7 · p.1



The two repeated villa blocks are shown in the lower layout plan, with the left block labelled 01 TO 07 VILLAS and the right block labelled 08 TO 14 VILLAS.

From the approved drawing comparison: “Filed document (type 11) #7” p.1.

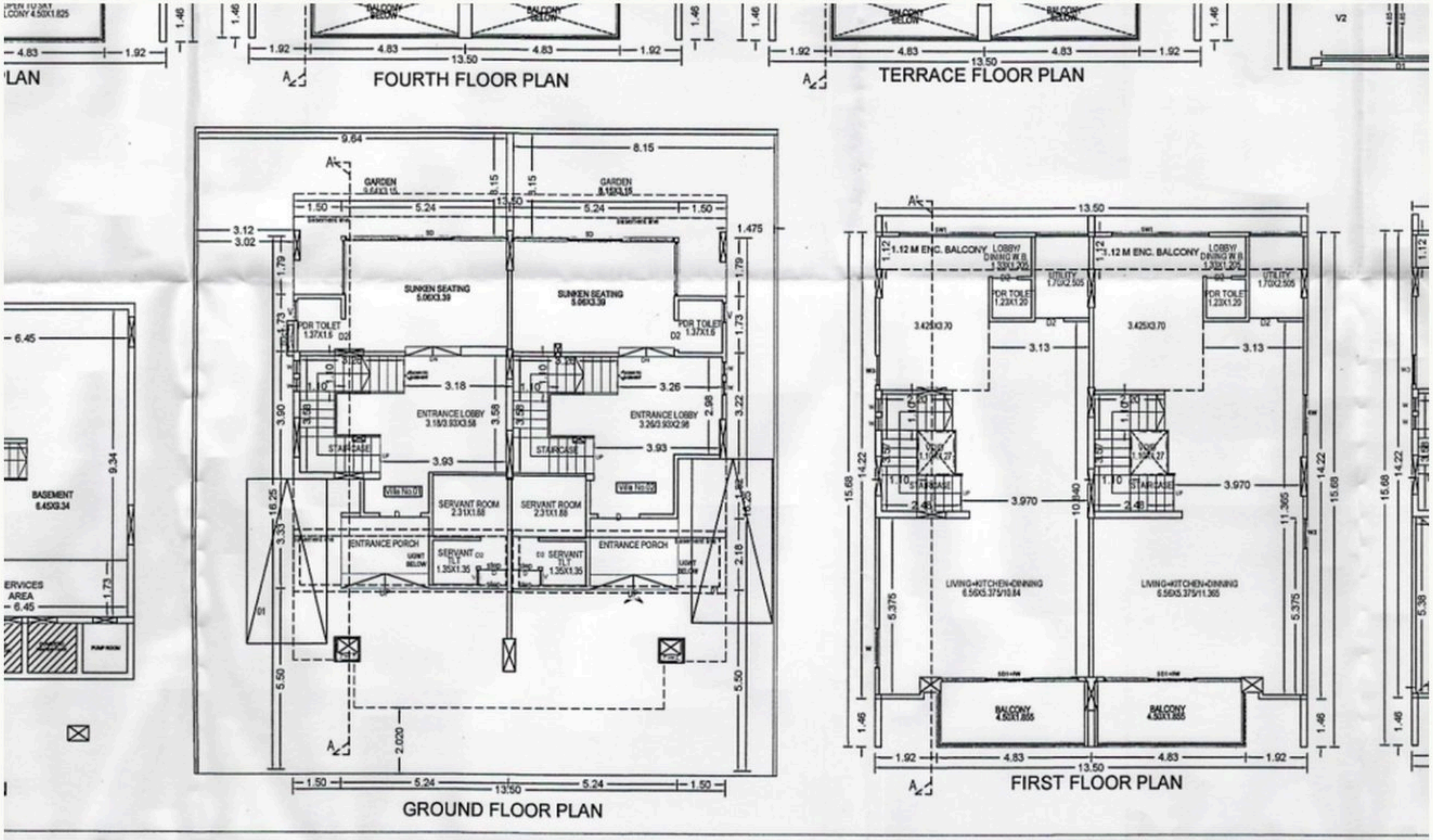
V3.1 Filed document (type 11) #8 · p.1



The ground-floor drawing shows seven repeated side-by-side bays labelled as a single run.

From the approved drawing comparison: “Filed document (type 11) #8” p.1.

V4.1 Filed document (type 11) #15 · p.1



The ground-floor plan shows a mirrored pair of homes with the stair blocks placed near the central shared line, not on the outer side edges.

From the approved drawing comparison: “Filed document (type 11) #15” p.1.

Treat 31 December 2026 as the target — not proof that your villa is ready

ACE VILLAS is currently marked “Certificate Signed” on the MahaRERA record, with a proposed completion date of 31 December 2026. That is the date to use when discussing timing; it is not proof that the particular villa, road, water connection or other shared work you are being offered is complete.

There is an older completion declaration of 31 December 2025 in the filing trail. Read the two dates as a reason to get the current position in writing, not as a promise that has already matured: ask for a dated, engineer-certified schedule for your villa and the access roads, utilities and common works it depends on. Tie every further payment to named, inspectable milestones.

The older filing also says the project land was declared free of encumbrances and that 70% of buyer receipts were to go into the separate project account. Those are useful filed statements, but they do not replace the current title, account and completion papers for the villa you are buying.

1. That the promoter has a legal title Report to the land on which the development project is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter fr date of registration of the project; **dated 31/12/2025.**
4. That seventy percent of the amounts realized by me / promoter for the real estate from the allottees, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land co shall be used only for that purpose.

The filing states that the project land is free from all encumbrances.

From the filed source titled “Filed document (type 30)”, copied here exactly as the source prints it.

project is proposed

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project; **dated 31/12/2025.**

4. That seventy percent of the amounts realized by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing-chartered Accountant, and shall produce a statement of

The filing records the promoter's declared project completion date as 31/12/2025.

From the filed source titled “Filed document (type 30)”, copied here exactly as the source prints it.

4. That seventy percent of the amounts realized by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing-chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent

The filing states that seventy percent of amounts realized from allottees shall be deposited in a separate account for project construction and land cost.

From the filed source titled “Filed document (type 30)”, copied here exactly as the source prints it.

GET IN WRITING

Make the title and funding papers part of your pre-booking file

There is useful paperwork here, but it is not a substitute for current, villa-specific papers before you sign. An earlier filing declares the project land free of encumbrances and records a property-search receipt for Village Mundhava, Survey No. 92, covering 2002–2022. It also says 70% of buyer collections should go into the separate project account. Take those as starting documents, then require the current title-search report, registered-charge disclosure, lender NOC for the exact villa, designated-account statement and CA reconciliation.

One important date needs reading correctly. That earlier filing recorded completion as 31 December 2025; the regulator's current signed record now gives 31 December 2026. The old date has passed, so do not treat it as a live protection or promise. Treat 31 December 2026 as the current regulator-recorded target, and make the offered villa's own completion schedule, access roads, utilities and common works part of the written deal.

	Receipt	Receipt no.: 111263715
	Name of the Applicant :	ADV LEENA KADAM
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 92
	Period of search :	From :2002 To :2022
	Received Fee :	525
tioned Search fee has been credited to government vide GRN no 202223E		
puter generated receipt, no stamp or signature is required.		
arch in office, Please bring this receipt along with mentioned Gras Challa		

The filing records a search-fee receipt for a property search covering Dist. Pune, Village Mundhava, S.No/CTS No/G.No. 92, for the period 2002 to 2022.

From the filed source titled "Filed document (type 28)", copied here exactly as the source prints it.

WHAT TO CHOOSE

Compare the all-in villa price, not the headline number

The filed inventory is a useful benchmark, not today's availability or today's price. On 30 September 2024, it listed Villas 1, 2, 3, 7, 8, 11 and 12 as unsold, each with 390.69 sq m of carpet area and ₹2,76,42,099 shown as Ready Reckoner consideration. Use that only to compare an offer against the project's own filed record; it does not tell you what remains for sale now.

Before choosing between villas, require the promoter’s current signed villa-wise inventory statement and reconcile it against the original Table C image. It must link each offered villa number to its carpet area, sale status and quoted consideration. This matters especially for Villas 9–12: the filed sold-inventory extract appears to combine some villas into paired entries, so it cannot safely tell you which individual villa is sold, available or being quoted. Do not let a salesperson treat that unclear extract as proof that two villas are comparable.

Then ask for a signed all-in price sheet for the exact villa: base consideration, taxes, statutory charges, maintenance deposits, utility charges and every other amount. The sold-inventory table records ₹35.85 crore of agreement value, ₹27.45 crore received and ₹8.40 crore still receivable across sold inventory, but the extraction does not connect those totals to a named villa. If you are offered a resale, cancellation or previously allotted villa, get its own allotment and payment ledger before treating it as comparable with another home.

Unsold Inventory Details as on 30th September , 2024

SR.No. (a)	Unit No. (b)	Carpet Area (Sq.mtr) (c)	Unit Consideration as per Ready Reckoner Rate (d)
1	1	390.69	2,76,42,099
2	2	390.69	2,76,42,099
3	3	390.69	2,76,42,099
4	7	390.69	2,76,42,099
5	8	390.69	2,76,42,099
6	11	390.69	2,76,42,099
7	12	390.69	2,76,42,099
Total		2734.83	19,34,94,692

The filing records seven unsold inventory units: unit nos. 1, 2, 3, 7, 8, 11, and 12.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

6	11	390.69	2,76,42,099
7	12	390.69	2,76,42,099
Total		2734.83	19,34,94,692

The table totals the unsold inventory at 2734.83 sq.mtr and 19,34,94,692 unit consideration.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

Treat the financial filing as a June snapshot, then tie payments to work

The financial certificate is dated 30 June 2026. It recorded ₹12.23 crore still estimated to complete the project and projected ₹20.57 crore of receivables; neither number proves that the particular villa, roads, water and other shared works you will rely on are ready. Ask for a dated engineer-certified schedule for the offered villa and common infrastructure, a current designated-account confirmation, and a milestone-linked payment plan.

One separate type-25 filing records estimated project land-cost components totalling ₹15.60 crore. It is a project-cost entry, not a villa price or proof of what has been spent on the villa you are offered. Keep it in the pre-booking file and ask the promoter to explain, in the signed cost and payment schedule, which project costs remain to be funded and whether any are being passed through to you.

The filing also records ₹4.50 crore of construction-funding interest, so obtain current project-finance and charge details plus any lender NOC required for your villa before agreement or final payment. One extracted withdrawal figure does not reconcile cleanly with the same-page cost figure, so require the original signed certificate page and CA reconciliation rather than treating the extraction as a proven discrepancy.

TABLE D

Comparison between Balance Cost and Receivables

SR.NO.	PARTICULARS	
1	Estimated balance Cost to Complete the Real Estate Project (Difference of total Estimated Project cost less Cost incurred)	12,23,17,662
2	Balance amount of receivables form sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	8,40,73,666
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the	

The filed certificate recorded ₹12.23 crore still to complete as at its June 2026 snapshot; use a current villa-and-infrastructure schedule for your payment milestones.

From the filed source titled “Filed document doc-03”, copied here exactly as the source prints it.

Registration Number. **P52100048327** being developed by Jhamtani Realty Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A-Estimated Cost of the Project (at the time of Registration of Project)

Sr.No (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) Registration of Project) (3)
I	Land Cost :	
a	Value of the land as ascertained from the Annual Statement of Rates (ASR).	7,51,30,000
b	Estimated Amount of Premium payable to obtain development rights. FSI, additional FSI,	7,29,15,012
c	Estimated Acquisition cost of TDR (if any).	NA
d	Estimated Amounts Payable to State Government Administration or competent authority or any other Statutory authority of the State or Central Government, towards stamp duty, transfer charges. Registration fees etc.	80,00,000
e	estimated Land Premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
f	Under Rehabilitation scheme :	-
f(i)	Estimated consumption cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA
f(ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts payable to slum dwellers. tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on.	NA
f(iii)	estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
f(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	**15,60,45,012**

+91 8805897138 ravi.talreja.ca@gmail.com www.caravitalreja.in Dashmesh Square, 3rd floor, Near Sant Nirankari Bhavan, Vijaynagar, Kalewadi, Pune : 17

The filing records estimated project land cost components and a subtotal of Rs. 15,60,45,012.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

Choose the villa whose own work is furthest along — not just the one with the best sales pitch

The filed work table does not show every villa at the same stage. For Villas 1–5, the basic structure is shown as complete, but the finish and services rows vary sharply: internal finishes range from 10% to 100%, plumbing and electrical work from 12% to 100%, and common-service work from 21% to 70%. Villas 11 and 12 are shown much earlier in the same filing: basement work 60%, plinth 0%, structure 10%, finishes 0% and plumbing/electrical 1%.

That gives you a real hierarchy if these villas are being offered. Do not treat Villa 11 or 12 as equivalent to a villa with materially more work shown complete unless its all-in price and payment timing recognise that difference. For any offered villa, ask the promoter to put its current engineer-certified stage against this filed record before you link payments to a completion claim. The filing does not establish the current position today, so this is a comparison point, not a promise of readiness.

6	Slabs of super Structure	100%	100%	100%	100%	100%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	54%	100%	10%	40%	35%
8	Sanitary Fittings , Internal plumbing & electrical wiring / fittings within The Flats/Premises	20%	100%	12%	15%	12%
9	Staircases. lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	82%	100%	72%	75%	75%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	80%	100%	30%	30%	37%
11	Installation of Lift's. water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Common electrical fittings, mechanical equipment, compliance to Conditions of environment/CRZ NOC. Finishing to entrance lobby's, plinth protection, having of areas appurtenant to Building/wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	21%	70%	21%	21%	21%

Page 2 of 5
P:\2751-2800\2798 - Jhamtani Group Ace Villa, S no 92, CTS no 1170, 1166, Mundhwa, Pune\Text\b0 Data\b05 RERA Certificates\250101 - RERA Cert. (Form-1) - revised.docx
5th Floor, Next Gen Avenue, | www.vkarch.com | An ISO:9001 | Regd: VK Design & Projects Pvt. Ltd.

The same Table A records incomplete finishing and services percentages that differ by villa.

From the filed source titled “Filed document (type 15)”, copied here exactly as the source prints it.

Table A

Sr. No.	Tasks / Activity	Villa no 11	Villa No 12
1	Excavation	100%	100%
2	Basement (RCC)	60%	60%
3	Podiums (If any/ NA)	NA	NA
4	Plinth (RCC)	0%	0%
5	Stilt floor (NA)	NA	NA
6	Slabs of super Structure	10%	10%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%	0%
8	Sanitary Fittings , Internal plumbing & electrical wiring / fittings within The Flats/Premises	1%	1%
9	Staircases. lifts Wells and Lobbies at each Floor level. Overhead and Underground Water Tanks	4%	4%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	0%	0%
11	Installation of Lift's. water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Common electrical fittings, mechanical equipment, compliance to Conditions of environment/CRZ NOC. Finishing to entrance lobby's, plinth protection, having of areas appurtenant to Building/wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	12%	12%

Table A records construction progress percentages for Villa no 11 and Villa No 12, with the same values shown for both villas across the listed tasks.

From the filed source titled “Filed document (type 15)”, copied here exactly as the source prints it.

Table A

Sr. No.	Tasks / Activity	Villa no 1	Villa No 2	Villa No 3	Villa no 4	Villa No 5
1	Excavation	100%	100%	100%	100%	100%
2	Basement (RCC)	100%	100%	100%	100%	100%
3	Podiums (If any / NA)	NA	NA	NA	NA.	NA
4	Plinth (RCC)	100%	100%	100%	100%	100%
5	Stilt floor (NA)	NA	NA	NA	NA	NA
6	Slabs of super Structure	100%	100%	100%	100%	100%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	54%	100%	10%	40%	35%
8	Sanitary Fittings , Internal plumbing & electrical wiring / fittings within The Flats/Premises	20%	100%	12%	15%	12%

The filing records villa-wise construction activity completion percentages for Villa no 1 through Villa No 5 in Table A.

From the filed source titled “Filed document (type 15)”, copied here exactly as the source prints it.

Layout/Building/Wing Number: Row House No 11 and Row House No 12/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	0.00
6	Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	80.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	98.80
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection,paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	45.00

For Inward & Outward Only

The filing records construction-progress percentages for Layout/Building/Wing Number: Row House No 11 and Row House No 12/NA.

From the filed source titled “Filed document (type 15)”, copied here exactly as the source prints it.

WHAT NOT TO PAY FOR

Do not pay as if roads, water and services are already delivered

The filed project-works table records internal roads and footpaths at 0% and “work yet to be started”; water supply at 0%; and the listed sewerage, storm-water drains, street lighting, sewage treatment, rainwater harvesting, fire-safety and electrical/sub-station works also at 0%. Landscaping is recorded at 16%. Community buildings are marked not proposed.

So compare villas on the home itself and its evidenced position first. Do not pay a completed-site premium for roads, utilities or landscaped surroundings that this filing still records as unfinished. Before booking, get a dated completion schedule that names the offered villa and these shared works, and make the payment plan follow those milestones rather than a general assurance.

3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work yet to be started
4	Storm Water Drains	Yes	0%	Work yet to be started
5	Landscaping & Tree planting	Yes	16%	Along Road planter placed
6	Street Lighting	Yes	0%	Work yet to be started
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	Yes	0%	Work yet to be started
9	Solid Waste management & Disposal	Yes	0%	Work yet to be started
10	Water conservation, Rain water harvesting	Yes	0%	Work yet to be started
11	Energy management	Yes	0%	Work yet to be started
12	Fire protection and fire safety requirements	Yes	0%	Work yet to be started
13	Electrical meter room, sub-station, receiving station	Yes	0%	Work yet to be started
14	Others (Option to Add more)	No	-	NA

Yours Faithfully,

AR. HRISHIKESH KULKARNI

Agreed and Accepted By:

Signature of Promoter:

Name: M/s Jhamtani Realty Private Limited

The filing records multiple proposed external/internal works at 0% with work yet to be started, including sewerage, storm water drains, street lighting, treatment/disposal of sewage and sullage water, solid waste management, rainwater harvesting, energy management, fire safety requirements, and electrical meter/sub-station/receiving station.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

No	Common areas and Facilities, Amenities	No)	done	Details
1	Internal Roads & Footpaths	Yes	0%	Work yet to be started
2	Water Supply	Yes	0%	Work yet to be started
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work yet to be started
4	Storm Water Drains	Yes	0%	Work yet to be started
5	Landscaping & Tree planting	Yes	16%	Along Road planter placed

The filing records internal roads and footpaths as proposed, with 0% work done and work yet to be started.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

5	Landscaping & Tree planting	Yes	16%	Along Road planter placed
6	Street Lighting	Yes	0%	Work yet to be started
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	Yes	0%	Work yet to be started
9	Solid Waste management & Disposal	Yes	0%	Work yet to be started

The filing records landscaping and tree planting as proposed, with 16% work done and the detail “Along Road planter placed”.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	Yes	0%	Work yet to be started
9	Solid Waste management & Disposal	Yes	0%	Work yet to be started
10	Water conservation, Rain water harvesting	Yes	0%	Work yet to be started
11	Energy management	Yes	0%	Work yet to be started
12	Fire protection and fire safety requirements	Yes	0%	Work yet to be started
13	Electrical meter room, sub-station, receiving station	Yes	0%	Work yet to be started
14	Others (Option to Add more)	No	-	NA

Yours Faithfully,

AR. HRISHIKESH KULKARNI
VK:a architecture
(Reg. No. CA/2002/29235)

Agreed and Accepted By:

Signature of Promoter:
Name: M/s. Jhamtani Realty Private Limited
Date: 01/01/2025

The filing records community buildings and others as not proposed.

From the filed source titled “Filed document (type 25)”, copied here exactly as the source prints it.

HOW THIS REPORT WAS MADE

This report was built by reading ACE VILLAS's sanctioned architectural drawings — the same approved sheets the promoter filed with the authority — alongside the project's RERA registration record and its quarterly filings. 17 of the project's filed drawing sheets were read, and 24 source crops from the drawings and filings are printed here, each under the source's own title so you can ask for it by name at the sales office.

Each material factual statement here was checked against the drawing or filing it cites, by a second reader that can only delete. Interpretations are marked as questions to ask or comparisons to make, not as findings. That check confirms the cited words or marks are on the filed source. It does not confirm the building will be built that way, and Quietlist does not independently verify the promoter's filing or the conditions on site.

Quietlist receives no commission from the promoter, the seller or any broker, and does not arrange the transaction.

Sources as at: current regulator status read 25 August 2026; register read 2026-08-01.

TERMS

This report was prepared for one buyer and one project. Share it with your family, your lawyer or your bank as you like; it is not for republication or resale.

It is a reading of the promoter's sanctioned drawings and the public register as they stood on the dates above. It is not legal, financial or investment advice, not a valuation, and not a structural or site survey. A drawing shows what was approved. A filing shows what somebody filed, on a date. Neither is a promise about what will be built.

If something here is wrong, write to hello@quietlist.in with what you were shown and I will re-check the sheet and send you a corrected report. Where a correction cannot put it right, my total liability for this report, on any basis, is limited to the fee you paid for it.

We read the approved drawings
so you don’t have to.

quietlist