

QUIETLIST

Adarsh Welkin Park Villas

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

REGISTERED AS	PRM/KA/RERA/1251/308/PR/020923/006224
REGISTERED BY	Adarsh Developers
WHERE	Anekal
READ ON	25 August 2026

WHAT TO ASK FOR

Show me a villa beside a park or open space in Block 5, Block 2 or Block 4 before you show me a lake-side villa in Block 1.

For a buyer who wants the best setting shown on the plan and does not want to pay extra for a lake view without seeing what comes with it.

Show me a villa at the end of a row in Block 10.

Show me a villa inside the layout. If you cannot show where the villa number sits on the approved plan, do not ask me to pay extra for its edge or location.

THE PROJECT ON RECORD

What you are buying: a new villa project inside a larger scheme

This is a registered project with 174 villas. K-RERA currently marks it as a new project launch. The filed agreement says these villas are in Phase I with 832 apartments. It also says the planned Phase II can use the shared facilities. This is why the villa's position, approach road and distance from shared activity matter.

The larger approved scheme is bigger. It includes 2,882 apartments and the 174 villas. These are different scopes. They are not different counts of villas.

The filed handover date is 31 December 2027. This covers the villa and ready, complete common areas. The regulator record currently shows no occupancy certificate. The project's April 2026 quarterly filing recorded 48% construction. It recorded 115 of 174 villas sold. It recorded ₹145.6 crore collected from buyers. Treat this as a filed snapshot. It is not a live list of available villas. Ask for today's availability and construction update before choosing between villas.

before destruction after taking license and plan sanctioned from the concerned authorities and local laws at the cost of the Allottee/s and after taking the consent from the Promoter looking after the maintenance of common areas and facilities in the project.

6. Since the **Project** is constructed in phased manner, the Allottees of both Phase-I (which comprises of Villas hereunder and 832 Apartments) and the proposed Phase-II, shall be entitled to use and enjoyment of the complete common amenities and facilities of the **Project**.
7. Right to dispose of Schedule 'A' Property by way of sale, mortgage, gift, exchange or otherwise subject to the same rights and obligations/restrictions placed on the Allottee in the matter of enjoying ownership and possession thereon and any sale/transfer shall be completed in full

The filed agreement says Phase I combines the villas with 832 apartments and that a proposed Phase II will share the facilities. This is why a villa's setting inside the larger scheme matters.

From the sanctioned sheet titled "Filed document doc-26", copied here exactly as the sheet prints it.

7.1) Schedule for possession of the said Villa - The Promoter agrees and understands that timely delivery of possession of the Villa to the Allottee/s and the common areas to the association of the Allottee/s or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the Villa along with ready and complete common areas with all specifications, amenities and facilities (detailed in Schedule 'G' herein) in place on 31.12.2027 unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the

The filed agreement ties the 31 December 2027 handover to a villa with ready and complete common areas—not merely an interiors handover.

From the sanctioned sheet titled "Filed document doc-26", copied here exactly as the sheet prints it.

WHAT TO CHOOSE

Choose the setting first. Choose the villa number after that.

Start by saying what setting you want. Do not start with the villa number the sales desk offers you. For the best open setting shown on the approved layout, first ask for a villa beside a park or open space in Block 5, Block 2 or Block 4. A lake-side villa in Block 1 is another real choice. But it is beside the labelled transformer and DG yards. Do not treat it as automatically better. Do not pay for it as if it is automatically better.

If the price and the rest of the layout are similar, prefer Block 10 over Block 09. A row-end villa has one side wall open to the outside. This can be good or bad. Visit it to check heat and privacy before paying extra. At every shortlisted plot edge, also confirm what boundary treatment will actually be delivered. The filed agreement says you cannot replace it with a compound wall or similar construction. If privacy, a pet or secure outdoor use matters to you, agree any required hedge or picket-fence treatment in writing before purchase.

Treat the rows at the far-east and south-west boundary or driveway as normal edge settings. The approved plan does not show them beside the scheme's labelled park, lake or civic open space. They should cost less than a setting that the papers show is better.

The drawings do not link these block and row positions to sale villa numbers. Set your order of preference first. Then ask for the booking annexure to show the offered villa on the approved layout before you agree to pay extra for its location.

WHAT NOT TO PAY FOR

Do not pay extra for a location until the seller proves the exact villa

It is worth asking for a better setting here. The approved drawings support choosing a villa beside a park or open space in Blocks 5, 2 and 4. Prefer Block 10 when the price and layout are otherwise similar. But the drawings do not link a sale villa number to these plotted positions.

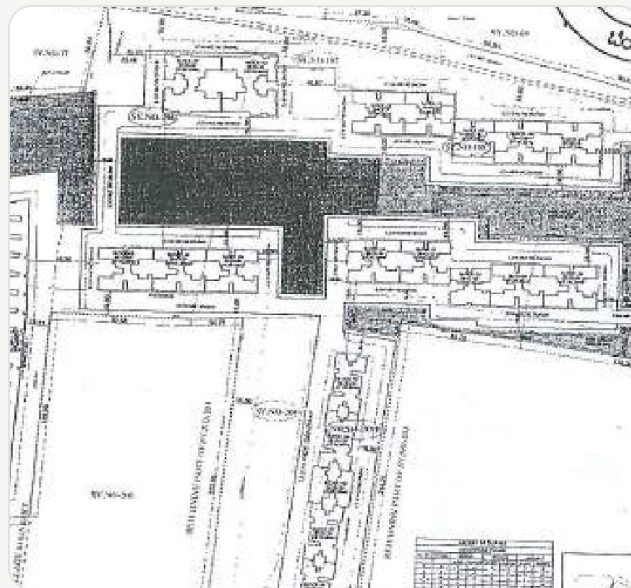
Set your order of preference first. Then make the seller prove any extra price. Ask for the approved block-and-villa key. Or ask for a booking annexure that shows the exact villa footprint, its block, plot boundary, access road and nearby common areas. Until a document links the villa number to its place, compare the named villa only by its filed carpet area and written price. Do not pay for a claimed park side, lake side, row-end position or Block 10 setting only because someone says so.

Use the same care on the west edge. The filed layout shows plotted rows beside the road-widening or road-edge strip. But it does not make each villa number readable. Choose an interior villa if quiet and privacy matter. Accept an edge villa only if its place is identified in writing. It should cost less than the interior choice.



A dark/hatched road-widening or road-edge strip is drawn directly along the edge of plotted villa rows on the left/west side of the layout.

From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.



A road/driveway-like dark strip continues through the central layout edge and abuts multiple plotted building rows.

From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.



The visible detailed drawing identifies Block 09 and Block 10 villa rows, each shown as repeated units, but the units are not visibly numbered as sale villas.

From the sanctioned sheet titled "Existing Section Plan and Specification", copied here exactly as the sheet prints it.

ADARSH Welkin Park Villa				
UNSOLD UNITS 89 Units				
SL. NO	UNSOLD UNITS (Including BWS)	Carpet Area (SQM)	Unit Consideration as per Ready Reckoner Rate (AS R)	Total ASR consideration per flat (A*45)
1	1	324.02	19500	63,18,386
2	10	289.06	19500	72,42,200
3	101	289.14	19500	56,38,140
4	102	289.14	19500	56,38,140
5	103	289.14	19500	56,38,140
6	104	289.14	19500	56,38,140
7	107	289.14	19500	56,38,140
8	108	289.14	19500	56,38,140
9	109	289.14	19500	56,38,140
10	11	413.00	19500	80,53,459
11	110	289.14	19500	56,38,140
12	111	289.14	19500	56,38,140
13	12	413.06	19500	81,11,277
14	15	296.03	19500	57,72,607
15	17	296.03	19500	57,72,607
16	18	296.03	19500	57,72,607
17	2	281.56	19500	54,90,344
18	21	296.03	19500	57,72,607
19	23	287.35	19500	56,03,329
20	25	279.47	19500	53,49,601
21	28	247.56	19500	48,27,482
22	29	247.56	19500	48,27,482
23	3	287.39	19500	56,04,162
24	30	247.56	19500	48,27,482
25	31	186.47	19500	36,36,192
26	32	186.47	19500	36,36,192
27	33	186.47	19500	36,36,192
28	34	186.47	19500	36,36,192
29	35	186.47	19500	36,36,192
30	36	186.47	19500	36,36,192
31	37	186.47	19500	36,36,192
32	38	245.66	19500	47,90,308

Filed inventory pairs villa numbers with different carpet areas; it does not itself show where each numbered villa sits on the layout.

From the sanctioned sheet titled "Certificate from Chartered Account #6", copied here exactly as the sheet prints it.

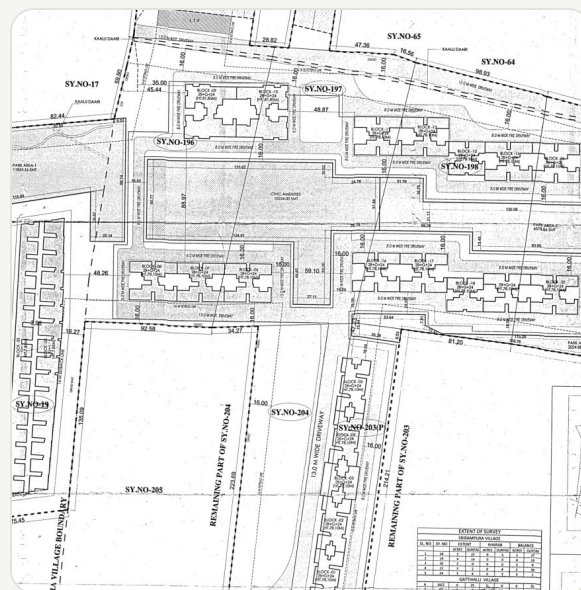
HOW TO READ THE EVIDENCE

What the approved plan can show. What only the seller can confirm.

Use the approved layout to compare settings, but require the seller to identify the offered villa properly before you compare plot sizes or accept a location premium. Ask for the sanctioned block-and-villa key, showing the villa, its block, plot boundaries, access road, nearby future phases and common amenities. This is a twelve-block villa scheme: the filing describes 174 villas across Blocks 7 to 18. Block position can change construction exposure, access traffic, amenity distance and what adjoins the villa.

Before comparing two plots, inspect the villa-specific site plan for the exact rear setback, utility corridors and permitted landscaping. The filed condition says the rear setback must remain open to the sky as greenery and its use cannot be changed. Do not count that area as freely usable private space for an extension or enclosure. A larger plot is not automatically the better buy if its usable outdoor space is more restricted.

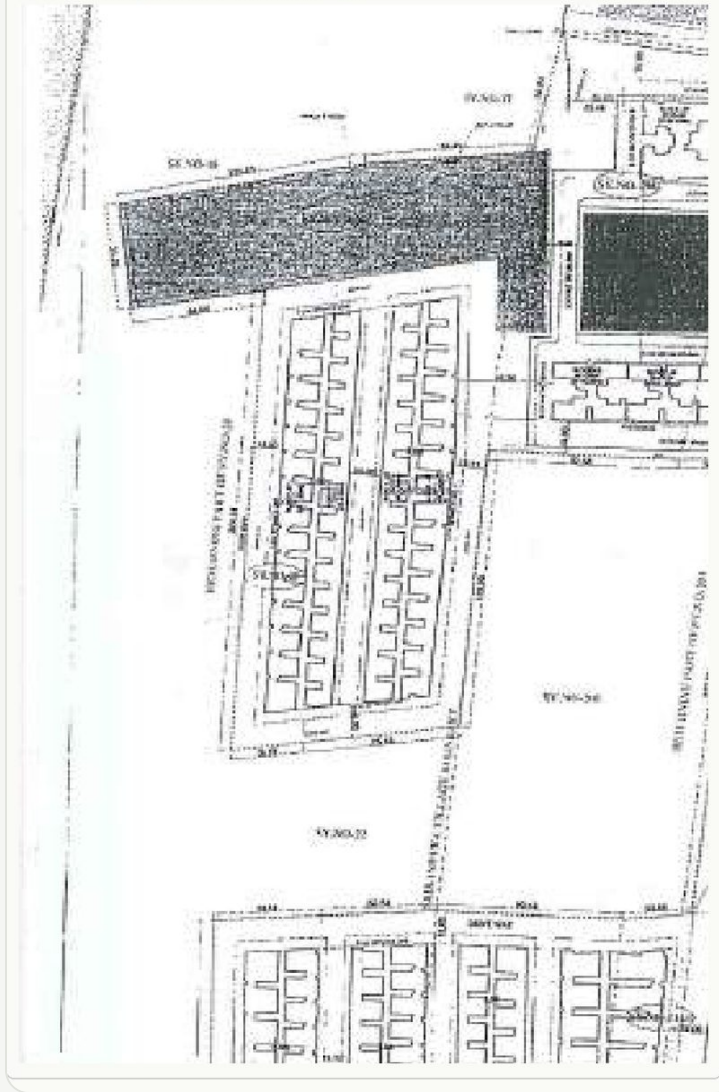
The approved plan establishes the scheme's different block and edge settings. It does not itself prove which live sale villa number occupies each setting. Have the seller attach the exact villa's sanctioned location to the booking papers; a verbal mark on a brochure or WhatsApp image is not enough.



The area development plan shows multiple villa/building blocks arranged along named internal driveways and pedestrian strips, with block labels but no visibly reliable individual villa-number mapping.

From the sanctioned sheet titled "Area Development Plan Of Project Area", copied here exactly as the sheet prints it.

V1.1 Relinquishment Deed #49 · p.6



A dark/hatched road-widening or road-edge strip is drawn directly along the edge of plotted villa rows on the left/west side of the layout.
From the approved drawing comparison: "Relinquishment Deed #49" p.6.

Certificate from Chartered Account #6 · p.10

ADARSH Welkin Park Villa				
UNSOLD UNITS 89 Units				
SL. NO	UNSOLD UNITS (Including EWS)	Carpet Area (SQM)	Unit Consideration as per Ready Reckoner Rate (AS R) (B)	Total ASR consideration per flat (A*B)
1	1	324.02	19500	63,18,386
2	10	398.06	19500	77,62,260
3	101	289.14	19500	56,38,140
4	102	289.14	19500	56,38,140
5	103	289.14	19500	56,38,140
6	104	289.14	19500	56,38,140
7	107	289.14	19500	56,38,140
8	108	289.14	19500	56,38,140
9	109	289.14	19500	56,38,140
10	11	413.00	19500	80,53,459
11	110	289.14	19500	56,38,140
12	111	289.14	19500	56,38,140
13	12	415.96	19500	81,11,277
14	15	296.03	19500	57,72,507
15	17	296.03	19500	57,72,507
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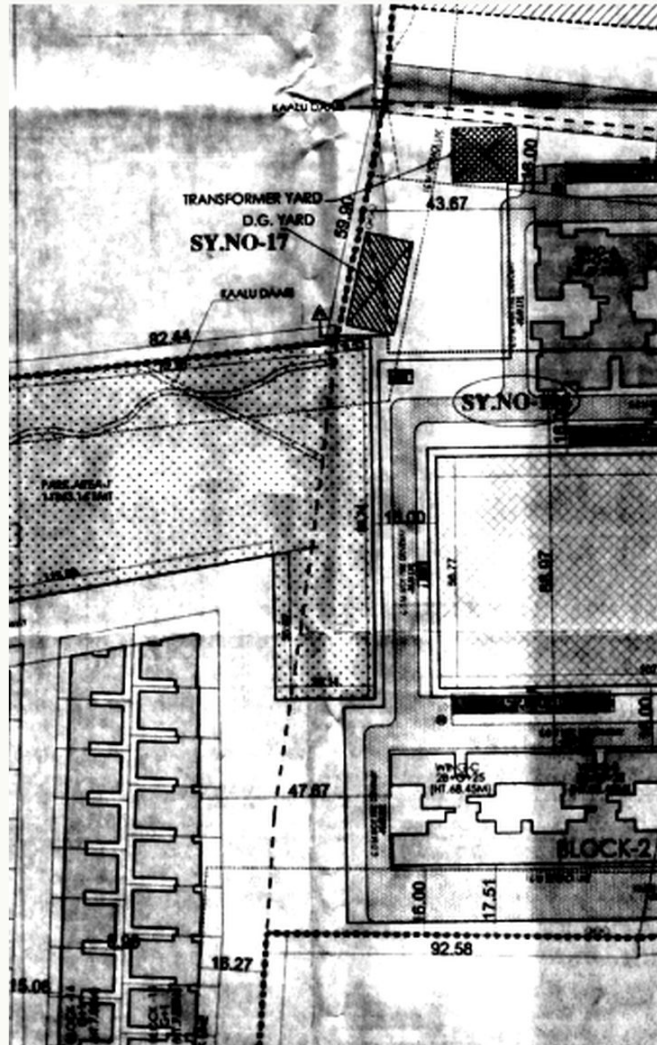
V2.2 Certificate from Chartered Account #6 · p.10

13	12	415.96	19500	81,11,277
14	15	296.03	19500	57,72,507
15	17	296.03	19500	57,72,507
16	18	296.03	19500	57,72,507
17	2	281.56	19500	54,90,344
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30	36	186.47	19500	36,36,192
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32	38	245.66	19500	47,90,308

The inventory table visibly links individual unsold unit numbers to carpet-area values in square metres. | The same table continues the numbered-unit-to-carpet-area pairing for later rows.

From the approved drawing comparison: "Certificate from Chartered Account #6" p.10.

V4.1 Approved Layout Plan - p.1



The approved layout layer identifies a service/utility feature near the north-west internal approach.

From the approved drawing comparison: "Approved Layout Plan" p.1.

Keep control of the price and handover

Ask the seller for a current availability sheet. Then check the offered villa number and its carpet area against the filed inventory before you narrow your choice. The filing recorded 89 unsold villas in April 2024. This was a useful group to compare then. It does not prove what is available today. Ask for a written price break-up for every shortlisted villa. It should show plot size, setting, specification, parking, preferential charges, discounts and every excluded cost. Same-area Villas 13 and 14 were filed at considerations about ₹1.79 crore apart. Area alone clearly does not explain the price.

Do not pay a booking amount until the agreement states the maximum amount the seller can deduct if you cancel. If you may need to sell before the deed, ask for a capped or waived assignment fee. Ask for a clear deadline by which the promoter must give consent. The filed form permits a 5% assignment fee. It gives the promoter discretion after a 15-month lock-in. Keep more money for completion if you can. The filed schedule leaves only 5% for possession or final handover.

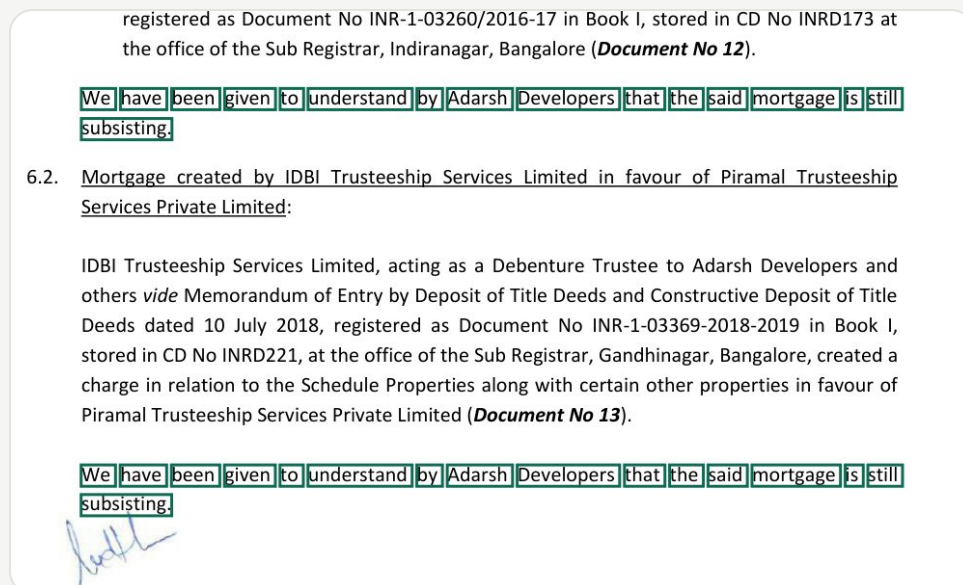
Before choosing a villa—or planning its air-conditioning and other heavy electrical use—get the sanctioned electrical load for that villa, the DG capacity calculation, the maximum load backed up during an outage, excluded appliances, outage rules and the backup-energy tariff in writing. The specification says 100% backup of allocated power, but its DG calculation uses a diversity factor of 2.0. That does not tell you what can run at the same time in your villa. Do not treat “100% backup” as a promise that every appliance will work together unless the agreement or annexure gives the actual limit.

For daily living, get the water plan in writing. Ask for the approved water source and quantity. Ask for borewell permissions and yield. Ask for tanker history, treatment, metering and tariff. The filed form allows borewell or purchased water if there is a shortfall. Also get the handover list for the exact villa fixed in writing. The standard specification gives a digital lock only on the main door. It gives data points only in named rooms. It gives the maid's toilet only a provision for an exhaust fan.

Make sure the exact villa is clear to buy before you pay

Before signing the agreement or taking a loan payment, get a current Encumbrance Certificate up to the present date. Get the lender's release or NOC for the exact villa and its land share. Get your lawyer's written confirmation that the transfer will be free from project charges. The filed 2020 title review recorded that a project mortgage was still in place.

Also ask for the sharing-agreement schedule. It must show that this exact villa belongs to the person selling it. It must show every signature needed to transfer it. If the villa is on Survey 18 or 24, ask for updated survey records. Ask for title papers for the additional extent. Ask for an approved-plan overlay before you sign. The filed title review could not match the additional extents in those surveys with the material supplied at that time.



The filed title review records that a mortgage was understood to be subsisting; obtain a current, villa-specific release rather than relying on a verbal assurance.

From the sanctioned sheet titled "Filed document doc-19", copied here exactly as the sheet prints it.

HOW TO READ THE EVIDENCE

Choose everyday quiet, not only the club-house brochure

This is a 174-villa registration inside a larger mixed scheme. The filed agreement says Phase I includes these villas and 832 apartments. It also mentions a planned Phase II. Elsewhere, it describes the larger approved scheme as 2,882 apartments plus 174 villas. These are different scopes. They are not competing counts. Your villa is in the 174-villa registration. It is inside a larger development where later phases may use the same roads and facilities.

Ask for the approved phase plan. Ask how many homes can use each amenity. Ask for access rules, planned capacity and the maintenance-cost formula. The promoter also keeps the right to use project roads to reach future adjoining development. The agreement allows construction in phases after possession. This makes an interior setting away from likely through-routes and future work areas more valuable than a similar villa beside the road.

residential Building/Villa Owners and also it shall be accessible to the owners of the Villas to be built in the adjoining Properties to be developed by the Promoter herein and the Club and other facilities shall be utilized in common in the said Project by the Allottee/s.

12.3 The Promoter shall have a perpetual right of access to the Schedule 'F2' Property and in the said Project by using the roads and other facilities in the Project by itself and by its agents, servants, members, invitees, guests, visitors authorized/permitted by it etc., The perpetual easement right to access to and from the Schedule 'F2' Property and Amenities created as aforesaid, is a restrictive covenant which runs with the land and is irrevocable

The filed agreement reserves promoter access through project roads and facilities; ask how this applies to the roads beside your shortlisted villa.

From the sanctioned sheet titled "Filed document doc-26", copied here exactly as the sheet prints it.

FROM THE DRAWINGS

What the approved papers place beside this villa scheme, and what they do not

The commencement record names Adarsh Developers and Akarshak Realty. It covers the listed survey land. It records conditions to hand over park or open-space, road-widening and 12-metre-road areas. Read the marked strips on the layout as part of the setting. They run along some edges and through parts of the larger layout. An edge villa and an interior villa are not the same. This is why the earlier preference for an interior villa away from the road edge matters.

You can put aside two easy worries. The filed BMRCL page is marked not applicable. The CRZ Authority page is also marked not applicable. Neither record shows a Metro or coastal-regulation condition for this purchase. This is reassuring. But it does not replace the villa-specific location and contract checks elsewhere in this guide.

ಕಾರ್ಯಾದೇಶ

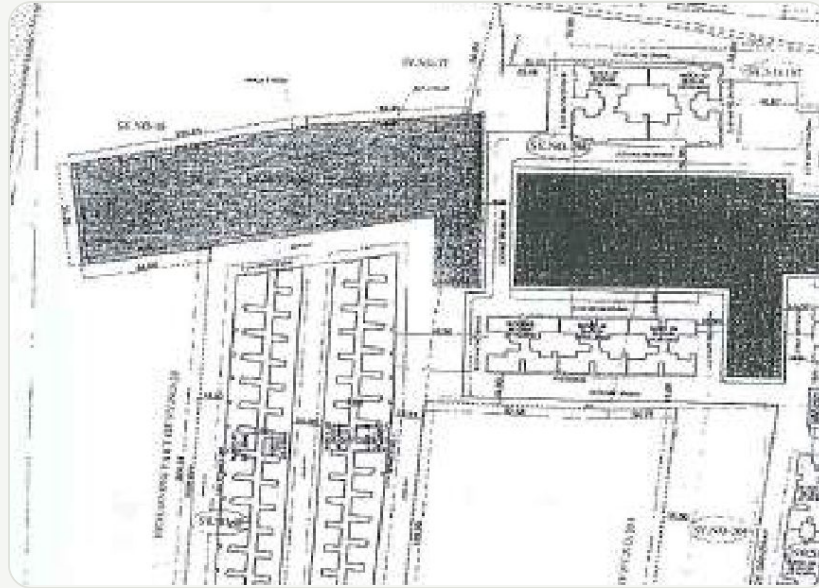
Date : 28/10/2017

ವಿಷಯ:- ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಶ್ರೀರಾಮಪುರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.18,19, 20, 23, 24 ಮತ್ತು ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 66/2 67,196,197,198,199,203, 204, 213, 214/1 ಒಟ್ಟು 50 ಎಕರೆ 23 ಗುಂಟೆ (0-25 ಗುಂಟೆ ಖರಾಬು ಹೊರತುಪಡಿಸಿ) ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ (ವಿಲ್ಲಾ ಮತ್ತು ಅಪಾರ್ಟ್ ಮೆಂಟ್) ಅನುಮೋದನೆ ನೀಡುವಂತೆ ಶ್ರೀಮತಿ.ಎನ್.ಶೋಬಾ ವನೀತಾ, ನಾರಾಯಣರಡ್ಡಿ, ಜಗದೀಶ್, ಕಾಂತಮ್ಮ, ನಾರಾಯಣ ರಡ್ಡಿ, ಗೋಪಾಲ ರಡ್ಡಿ ಮತ್ತು ಇತರರ ಪರವಾಗಿ ಜಿ.ಪಿ.ಎ. ಮತ್ತು ಜೆ.ಡಿ.ದಾರರಾದ M/s Adarsh Developers ಮತ್ತು M/s Akarshak Realty Pvt.Ltd ರವರು ಕೋರಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ

1. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ 29.10.2015 ಮತ್ತು 13.03.2017.
2. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ಠರಾವು ಸಂಖ್ಯೆ 30/2017, ದಿನಾಂಕ 22.03.2017.

The visible subject line identifies the covered land as Survey Nos. 18, 19, 20, 23, 24 in Shrirampura village and Survey Nos. 66/2, 67, 196, 197, 198, 199, 203, 204, 213, 214/1 in Gattahalli village, totaling 50 acres 23 guntas. From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.



A dark marked strip runs from the west edge into the layout and abuts the north-west villa block area. From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.

**NOT
APPLICABLE**

The BMRCL filing page records the item as not applicable.

From the sanctioned sheet titled "BMRCL", copied here exactly as the sheet prints it.

**NOT
APPLICABLE**

The visible page states that this CRZ Authority filing is not applicable.

From the sanctioned sheet titled "Coastal Regulation Zone Authority", copied here exactly as the sheet prints it.

67,196,197,198,199,203, 204, 213, 214/1 ಒಟ್ಟು 50 ಎಕರೆ 23 ಗುಂಟೆ (0-25 ಗುಂಟೆ ಖರಾಬು ಹೊರತುಪಡಿಸಿ) ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ (ವಿಲ್ಲಾ ಮತ್ತು ಅಪಾರ್ಟ್ ಮೆಂಟ್) ಅನುಮೋದನೆ ನೀಡುವಂತೆ ಶ್ರೀಮತಿ.ಎನ್.ಶೋಬಾ ವನೀತಾ, ನಾರಾಯಣರೆಡ್ಡಿ, ಜಗದೀಶ್, ಕಾಂತಮ್ಮ, ನಾರಾಯಣ ರೆಡ್ಡಿ, ಗೋಪಾಲ ರೆಡ್ಡಿ ಮತ್ತು ಇತರರ ಪರವಾಗಿ ಜಿ.ಪಿ.ಎ. ಮತ್ತು ಜೆ.ಡಿ.ದಾರರಾದ M/s Adarsh Developers ಮತ್ತು M/s Akarshak Realty Pvt.Ltd ರವರು ಕೋರಿರುವ ಬಗ್ಗೆ.

ಸ್ಲೇಖ

1. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ 29.10.2015 ಮತ್ತು 13.03.2017.
2. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ಠರಾವು ಸಂಖ್ಯೆ 30/2017. ದಿನಾಂಕ 22.03.2017.

The visible subject line names M/s Adarsh Developers and M/s Akarshak Realty Pvt. Ltd. as the parties connected with the villa/apartment permission request.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

Realty Pvt.Ltd ರವರು ಕೋರಿರುವ ಬಗ್ಗೆ.

ಸ್ಲೇಖ

1. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ 29.10.2015 ಮತ್ತು 13.03.2017.
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3. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂಗಳೂರು/ನಯೋಸ/DLP-37/2015-16/153/2017-18, ದಿನಾಂಕ 21.04.2017 ರಂದು ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಶುಲ್ಕ ₹. 01,48,81,600/- ಅನ್ನು ಪಾವತಿಸಲು ನೀಡಿರುವ ಪತ್ರ.

The page cites BDA town-planning committee meeting number 30/2017 dated 22.03.2017.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

2. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ರಾಜೀಕರಣ ಸಂಖ್ಯೆ 30/2017, ದಿನಾಂಕ 22.03.2017.
3. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂಗಳೂರು/ನಗರಯೋಜನೆ/DLP-37/2015-16/153/2017-18, ದಿನಾಂಕ 21.04.2017 ರಂದು ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಶುಲ್ಕ ₹. 01,48,81,600/- ಅನ್ನು ಪಾವತಿಸಲು ನೀಡಿರುವ ಪತ್ರ.
4. ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 24.04.2017 ರಂದು ಕೆನರಾ ಬ್ಯಾಂಕ್ ನಲ್ಲಿ ₹. 01,48,81,600/- ಗಳನ್ನು ಚೆಲನ್ ನಂ. 18956 ಮೂಲಕ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯ ಮಾಡಿದ್ದು, ಇದನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆರ್ಥಿಕ ವಿಭಾಗದವರು ದಿನಾಂಕ 23.05.2017 ರಂದು

The page cites letter/reference "DLP-37/2015-16/153/2017-18" dated 21.04.2017 and states a payment amount of Rs. 01,48,81,600/-.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

ಹಣ ಸಂದಾಯವಾದ ಬಗ್ಗೆ ದೃಢೀಕರಿಸುವುದು.

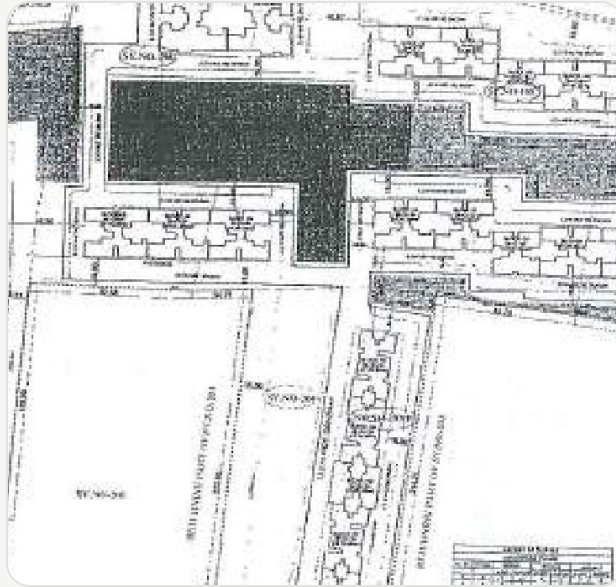
5. ಸರ್ಕಾರದ ಪತ್ರದ ಸಂಖ್ಯೆ ನಲಿಂಗ/106/ಬೆಂಗಳೂರು/2017, ದಿನಾಂಕ 26.04.2017.
6. ಈ ಕಛೇರಿ ಅನುಮೋದನೆ ಟಿಪ್ಪಣಿ ಸಂಖ್ಯೆ ಬೆಂಗಳೂರು/ನಗರಯೋಜನೆ/DLP-37/2015-16/664/2017-18 ರಲ್ಲಿ ದಿನಾಂಕ 30.06.2017 ರಂದು ಉದ್ಘಾಟನಾ / ಬಯಲು ಜಾಗ ರಸ್ತೆ ವಿಸ್ತರಣಾ ಪ್ರದೇಶ ಮತ್ತು 12 ಮೀ. ಅಗಲದ ರಸ್ತೆ ಪ್ರದೇಶಗಳನ್ನು ನೋಂದಾಯಿತ ಪರಿಶೀಲನಾ ಪತ್ರದ ಮೂಲಕ ಉಚಿತವಾಗಿ ಹಸ್ತಾಂತರಿಸಿಕೊಳ್ಳಲು ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ ವಿಭಾಗ] ರವರಿಗೆ ತಿಳಿಸಿರುವುದು.
7. ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ ವಿಭಾಗ], ಬೆಂಗಳೂರು ಇವರು ದಿನಾಂಕ 04.08.2017 ರಂದು ನೋಂದಾಯಿತ ಪರಿಶೀಲನಾ ಪತ್ರದ ಮೂಲಕ ಉದ್ಘಾಟನಾ / ಬಯಲು ಜಾಗ, ರಸ್ತೆ ವಿಸ್ತರಣಾ ಪ್ರದೇಶ ಮತ್ತು 12 ಮೀ. ಅಗಲದ ರಸ್ತೆಗೆ ಪ್ರದೇಶಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿ ಕೊಂಡಿರುವುದು.

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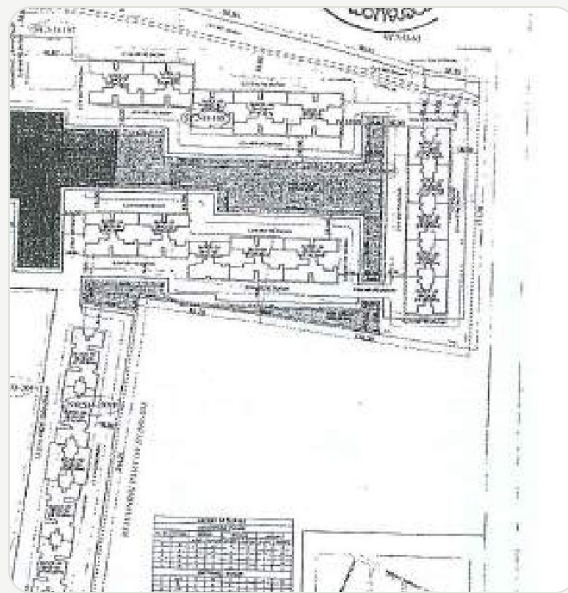
ಟಿ. ಚೌಡಯ್ಯ ರಸ್ತೆ, ಕುಮಾರಪಾರ್ಕ್ ಪಶ್ಚಿಮ, ಬೆಂಗಳೂರು - 560 020.
 Road, Kumarapark West, Bangalore-560 020, Facsimile: 2334 5799, Website: www.bdabangalore.org

The visible conditions include transfer/handing over of park/open-space, road-widening area, and 12-metre-wide road areas, with references dated 30.06.2017 and 04.08.2017.

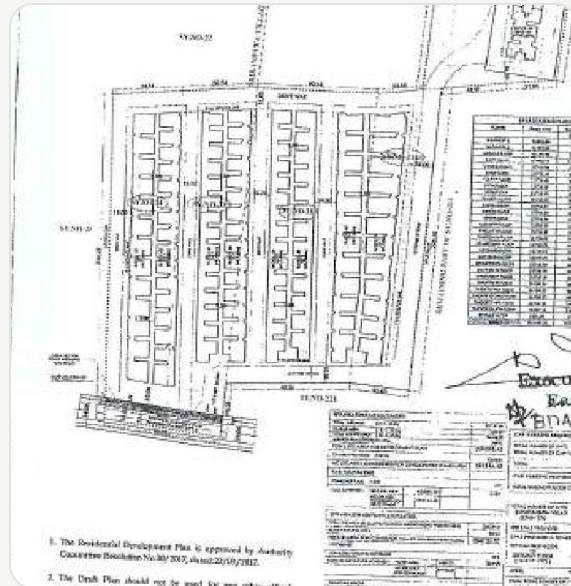
From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.



A large dark L-shaped marked area crosses the central layout between villa blocks and internal roads.
From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.

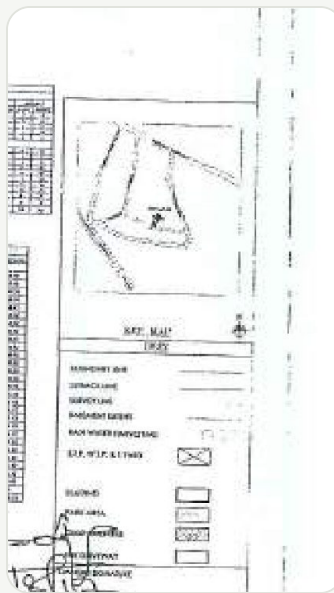


A dark marked strip continues along the north-east/east side near villa blocks and boundary roads.
From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.



The lower villa clusters are visibly drawn as unshaded plotted rows in this sheet view.

From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.



The legend indicates the sheet uses distinct fills/line styles for roads, road widening, and relinquished area, but the exact legend text is only partly legible.

From the sanctioned sheet titled "Relinquishment Deed", copied here exactly as the sheet prints it.

HOW THIS REPORT WAS MADE

This report was built by reading Adarsh Welkin Park 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. 13 of the project's sanctioned sheets were read, and 26 source crops from those sheets 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 words are on the approved sheet. 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 24 August 2026; register read 2026-08-01; quarterly filings read 2026-06-10.

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.

