

QUIETLIST

Century OneWorld Seraya Phase 1

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/1251/309/PR/050725/007894
REGISTERED BY	Century Dwellings
WHERE	Bengaluru North
READ ON	24 August 2026

WHAT TO ASK FOR

I want a released plot from Sites 83–180, on the 24-metre spine road. Please identify the exact site number and show its release letter before we discuss booking.

for a buyer who wants the strongest documented road-access position in the layout

If my budget only reaches Sites 49–82, I want a released plot there only at a clear discount to a comparable released plot on the 24-metre spine road.

buyers trading road width and access for price

I want a released plot from Sites 83–180 on the 24-metre spine road. If that is not available, I will consider Sites 181–238.

a buyer who values the strongest documented road access

WHAT TO CHOOSE

Start here: which plots to ask for

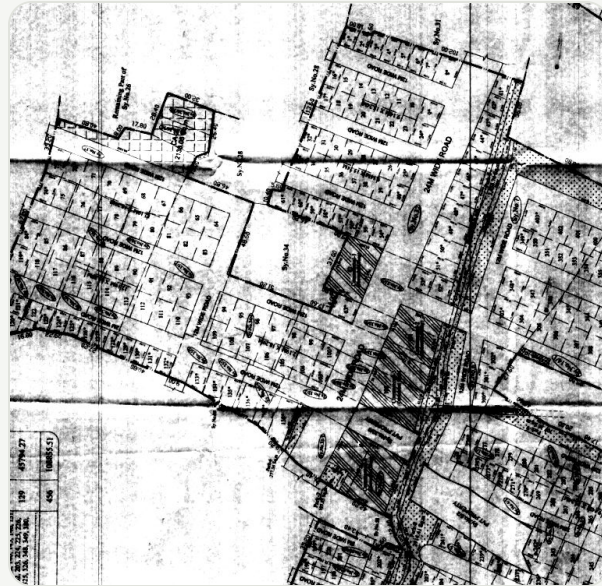
This is a plotted development, not an apartment scheme: the choice is a numbered residential plot and the road, edge and title parcel behind it.

Ask first for a released plot from Sites 83–180 on the 24-metre spine road. That is the strongest documented access position. Do not let the conversation move to price until the seller identifies the exact site number and confirms it is released for registration.

If your budget reaches only Sites 49–82, they sit on 12-metre and 18-metre internal roads rather than the 24-metre spine. They can still suit a price-led buyer, but they should be cheaper than a comparable released plot from Sites 83–180; do not accept parity just because the plot size is similar.

Sites 181–238 are the other genuine alternative: the approved layout places that block closest to the railway and buffer edge. Around Sites 239–320, do not make a residential-plot comparison until the seller gives you the intended uses of CA-1, CA-2 and CA-3 in writing; the sanctioned layout shows them but not their final use.

One important title screen changes this hierarchy. The approved layout visibly places the numbered block around Sites 100–113 within Survey No.36/4. The filed title review records an old cooperative mortgage there without a filed discharge instrument. Prefer another spine-road plot if you can. If you are considering one of those visible sites, proceed only with a plot-specific written title opinion, current encumbrance records and documentary closure of that mortgage.



A block of numbered saleable sites is visibly drawn inside the boundary labelled Sy.No.36/4.

From the sanctioned sheet titled "Approved Layout Plan/Demarcation Plan", copied here exactly as the sheet prints it.

THE PROJECT ON RECORD

What this place is — and where it stands now

Century OneWorld Seraya Phase 1 is a plotted development in Bengaluru North by Century Dwellings. K-RERA currently marks it as ongoing. Its registration runs to 31 May 2029; treat that as the project's stated registration horizon, not a promise that every plot, road or shared facility is ready today.

The approved plan was sanctioned on 1 March 2025. The latest quarterly filing, dated 29 April 2026, records 90% construction progress. That is encouraging progress, but it does not replace plot-specific release, power-readiness or amenity checks before you complete the purchase.

One filing describes 456 sites — 451 residential and five commercial — while the BESCOM filing records 482 sites. Ask the promoter to reconcile those figures with the current sanctioned layout and show where your chosen plot sits in the latest approved utility plan before booking.

HAZ Waste Details **Hazardous Type :**
IV20 - Used oil and waste oil - 0.438 - KLT

List of Products

Residential Layout Consisting Of 456 Sites (451 Residential & 5 Commercial) On A Plot

08/04/2025

1 (Through XGN)

The pollution-control filing describes 456 sites: 451 residential and five commercial. Ask the sales desk to reconcile this with the 482-site utility filing and the current approved layout for your chosen plot.

From the sanctioned sheet titled "Filed document doc-23", copied here exactly as the sheet prints it.

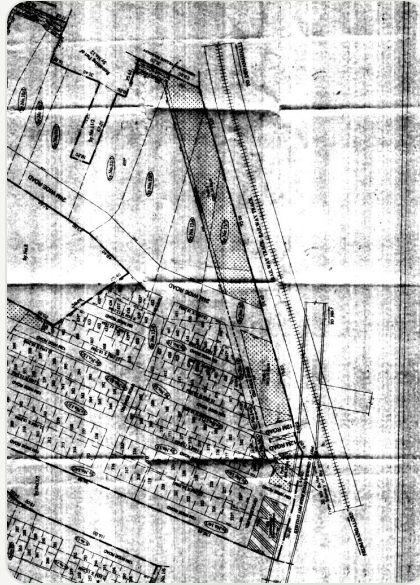
HOW TO READ THE EVIDENCE

Use the layout for the choices it actually settles

A visible group of numbered plots sits beside land labelled PARK. That is a real location feature if the seller offers one from that group, but the checked evidence does not identify every plot in it. Numbered plots also sit along labelled 9-metre and 12-metre internal roads. Have the seller mark the exact offered plot on the approved layout only to apply these preferences.

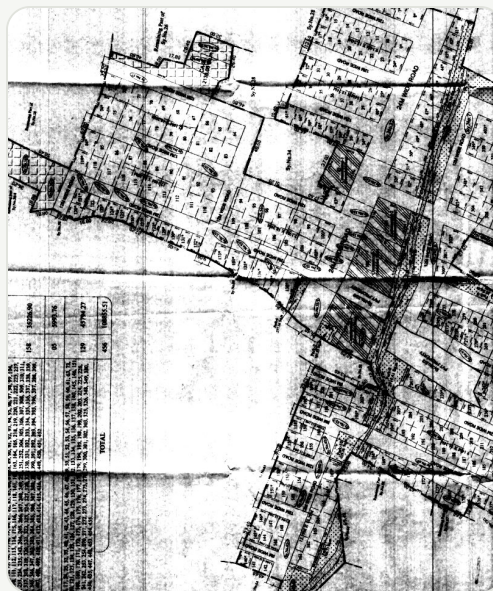
The visible numbered plots around 100–113 sit inside the area labelled Survey No. 36/4. Do not choose one merely because it has the better road position unless the Survey No. 36/4 title item is cleared by your independent lawyer. The evidence does not map other plot numbers to survey parcels.

The layout also shows plotted blocks beside a corridor labelled NALA and BUFFER ZONE TO NALA. If an offered plot is in that visible edge area, compare it with a plot away from that edge; do not assume every "layout view" is the same.



The layout visibly shows a nala/buffer relationship beside plotted areas on the right side of the sheet.

From the sanctioned sheet titled "Approved Layout Plan/Demarcation Plan", copied here exactly as the sheet prints it.



The layout visibly marks civic amenity/park parcels adjacent to internal roads and plotted blocks in the central-left portion.

From the sanctioned sheet titled "Approved Layout Plan/Demarcation Plan", copied here exactly as the sheet prints it.

WHAT NOT TO PAY FOR

Do not pay a premium before these protections are in place

Get the release letter for your exact plot and confirm it is legally registrable. The filed agreement allows the possession process after a full or partial site-release letter.

The filed title opinion says the project land is mortgaged to Catalyst Trusteeship Limited. The agreement must state the lender's plot-specific release/NOC mechanism. Before final payment and registration, obtain and verify the actual registered release for your plot.

The BESCOM NOC says proposed supply depends on shifting existing high-tension lines and transformers. It is not proof of energisation. Identify any line or transformer near the offered plot; before possession payment, require final sanctioned load, completed feeder work, inspection records and a contractual power-readiness milestone.

Ask for reconciliation of the 456-site count in the KSPCB filing and the 482-site count in the BESCOM filing, with written confirmation that your plot and utility allocation appear consistently in the current approvals.

the Promoter shall be entitled to corresponding extension of time for delivery of possession of the Schedule 'B' Property.

6.2 Procedure for taking possession - The Promoter, on obtaining full/partial Site Release letter from the competent authority, as the case be, shall intimate the Allottee/s to pay the balance consideration if any, and get the sale deed registered and take possession of the Schedule 'B' Property within 30 (thirty) days from the date of said intimation ("Conveyance Period"). The Promoter

The filed agreement allows the possession process after a full or partial site-release letter; insist on the exact release for your plot.

From the sanctioned sheet titled "Filed document doc-15", copied here exactly as the sheet prints it.

Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

The filed title opinion records a mortgage over the project land, which is why your plot needs its own lender release.

From the sanctioned sheet titled "Filed document doc-20", copied here exactly as the sheet prints it.

This is technically feasible only after shifting of HT line and DTCs and surrender of existing installation under self execution

2. All the above said works shall be carried out through the Karnataka State Approved **Supergrade/ class I Electrical licensed contractor** as per the

BESCOM's filed NOC makes the proposed supply conditional on shifting existing high-tension lines and transformers.

From the sanctioned sheet titled "Filed document doc-21", copied here exactly as the sheet prints it.

GET IN WRITING

Make the agreement work for you

Get one all-in cost sheet before booking. The filed agreement says the total sale price excludes maintenance amounts. It should show every deposit, rate, escalation basis and start date.

Have the agreement identify the sanctioned dimensions and area of your exact plot. The filed form allows the final plot area and total price to be adjusted after development. Set a maximum permitted area variation and a cancellation right if it is exceeded.

Do not value the clubhouse as if you will own part of it: the filed agreement says it remains promoter-owned. Get membership, tariff, guest-rule, operating-right and transfer terms before paying a premium.

If resale flexibility matters, negotiate a capped administration fee and objective consent conditions. Negotiate a cure period before holding charges, and require a possession notice to attach the release certificate, plot-readiness evidence and an itemised final account.

If you cancel, the filed form says the balance after permitted deductions may be returned only after six months and then in six equal instalments. Seek a shorter fixed refund deadline, lump-sum payment and interest for delay.

such increased tax.

10. **MAINTENANCE OF THE RESIDENTIAL LAYOUT:**

10.1 The Total sale consideration / Total Price do not include the maintenance amount i.e. maintenance corpus / sinking fund amount / advance maintenance

The filed agreement says maintenance is outside the total sale price — get every extra charge in one written cost sheet.

From the sanctioned sheet titled “Filed document doc-15”, copied here exactly as the sheet prints it.

may be required by the Allottee/s, or such minor changes or alterations as per the provisions of the Act.

1.9 The Promoter shall confirm to the final Plot Area of the Schedule ‘B’ Property, after development of the plots in the Residential Layout is complete, by furnishing details of the changes, if any, in the Plot Area. The Total Price payable for the Plot Area shall be re-calculated upon confirmation by the Promoter. If there is any reduction in the Plot Area then the Promoter shall

The filed agreement allows final plot area to be confirmed after development; set your acceptable variation before signing.

From the sanctioned sheet titled “Filed document doc-15”, copied here exactly as the sheet prints it.

Survey-specific title screen

Do not accept a generic title assurance. Ask the seller to state, in writing, which survey parcel your exact plot overlaps, then give that mapping and current records to your own property lawyer.

Avoid a plot in Survey No. 33/8 unless counsel reconciles its A-kharab entry with the conversion order, sanctioned layout, current revenue records and the State’s rights. Avoid Survey No. 35/1 unless the identified daughters’ confirmations are obtained or counsel gives a reasoned opinion. Avoid plots in Survey Nos. 36/1, 36/5, 38/4 or 38/5 unless the specific missing succession, partition or current-case records in the filed title report are resolved by your lawyer.

For Survey No. 33/1, the filed report records a partition suit. For Survey No. 36/4, it records an old cooperative mortgage without a filed discharge instrument. Choose another plot unless your lawyer receives the current docket or documentary closure and gives a written opinion.

For any plot in a Survey No. 33 subdivision, Survey Nos. 33/2, 33/3, 33/7, 36/2, 36/3, 37, 38/4 or 38/5, require the parcel-specific documents and current revenue and encumbrance search before booking. For Survey No. 26/3B, obtain a fresh encumbrance certificate through the current date. For Survey No. 34/1, obtain the Trust's complete sale-authority records.

67. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total of Survey No.33/8 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk as 12 guntas. **We observe that the entire extent of 12 guntas is denoted as 'A' Kharab land.**

68. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/8 situated at Tarabanhalli

The filed title review says the full 12 guntas of Survey No. 33/8 is recorded as A-kharab land — do not treat this as a routine plot choice.

From the sanctioned sheet titled "Filed document doc-20", copied here exactly as the sheet prints it.

Litigation:

65. **We are given to understand that there is a litigation in relation to the Schedule Property in O. S. No. 803/2007 before the Civil Court, Devanahalli.** The said suit is for partition filed by grandchildren of late Sonappa. The details of the said suit are detailed in the below table:

The filed title report notes litigation concerning the Schedule Property: O. S. No. 803/2007 before the Civil Court, Devanahalli.

From the sanctioned sheet titled "Filed document doc-20", copied here exactly as the sheet prints it.

*A perusal of the RTC Extracts for the periods 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 denotes reference to a mortgage executed by Muniyamma in favour of LSPACS Ltd., Chikkajala. **However, we have not been provided with the document denoting discharge of the same.** It is pertinent to note that in terms of the provisions of Article 63 of the Limitation Act, 1963, the period of limitation for foreclosure or redemption of any mortgage of an immovable property is thirty (30) years. Since the said mortgage appears to have been created in the year 1975 and 30 years limitation period has expired, any suit for recovery or redemption of the*

The filed review says it was not provided a document showing the old mortgage was discharged.

From the sanctioned sheet titled "Filed document doc-20", copied here exactly as the sheet prints it.

Take this short script to the sales desk

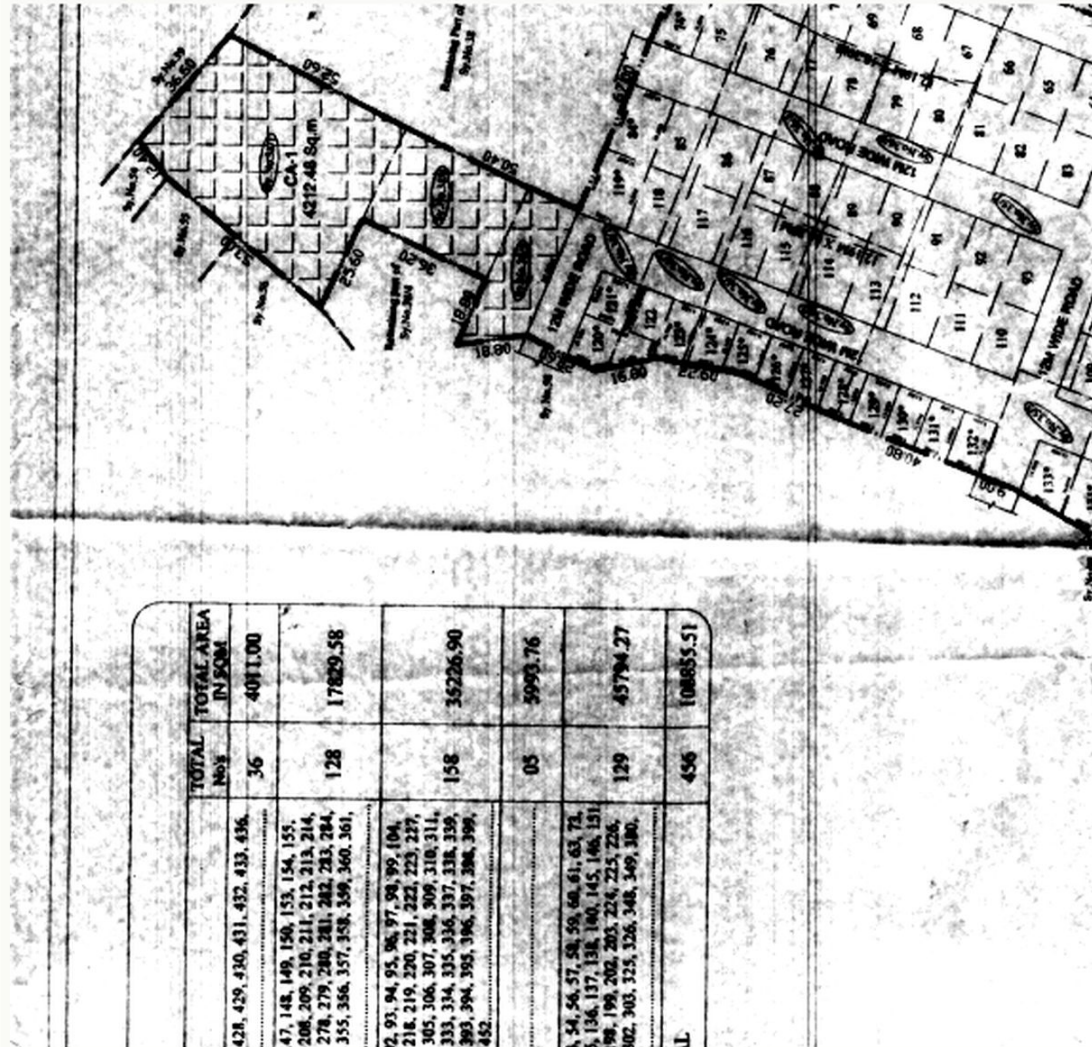
Start with the choice, not with whatever is available: "Show me the released plot number first. My first choice is Sites 83–180 on the 24-metre spine road. If that is not possible, I will consider Sites 49–82 only at a clear discount. " Then ask them to mark that exact plot on the sanctioned layout and give you its release letter.

For any plot you are considering, ask: "Which survey number does this plot fall in, and can you show that on the sanctioned layout?" The approved drawing only lets us make one firm survey-to-plot connection: visible Sites 100–113 sit in Survey No.36/4. That matters because the filed title review records an old mortgage there without a filed discharge. Do not accept one of those sites unless your lawyer is given the mortgage papers, current encumbrance records and a written opinion.

Ask them to show what is immediately beside the plot. The drawing confirms numbered plots beside internal 9-metre and 12-metre roads, a plotted block beside park land, and plotted blocks beside a nala buffer. Those are real layout differences; do not accept a vague "park-facing" or "open view" description. If the offered plot is beside the nala buffer, inspect that edge yourself and decide whether its position suits you. If it is beside the park, make the seller identify the exact plot on the drawing before treating that as part of the value.

Before booking, get four papers in writing: the plot-specific release letter; the lender or trustee's plot-specific release/NOC before registration; a dated amenity-delivery schedule; and one all-in cost sheet covering maintenance deposits, sinking fund, advance maintenance, escalation and start dates. The project is still shown by K-RERA as ongoing, so possession or registration should not be treated as proof that common facilities are complete. Finally, ask the promoter to reconcile the 456-site pollution filing, the 482-site BESCOM NOC and the current sanctioned layout against your exact plot and its utility allocation.

V2.1 Approved Layout Plan/Demarcation Plan - p.1



A cluster of numbered sites is drawn beside hatched land labelled PARK.

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

HOW THIS REPORT WAS MADE

This report was built by reading Century OneWorld Seraya Phase 1'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. 6 of the project's sanctioned sheets were read, and 15 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.

