

Project Review

Prestige Park Grove

Chikkabanahalli, Whitefield side, Bengaluru East · Review date: 11 October 2026 (UTC) · RERA: PRM/KA/RERA/1251/446/PR/100823/006141 · Promoter: Prestige Projects Private Limited

Worth shortlisting, with conditions before payment

Park Grove offers a useful choice of family flats, larger four-bedroom homes and villas, with substantial planned shared facilities. **Start with Tower 14's D1.** Choose Tower 13 if a smaller three-bedroom home suits you, or Tower 3 if you need four bedrooms. Proceed only after checking the seller's authority, any bank claims and the two older case references. Water supply and completion of shared services also need firm answers. The filing supports a shortlist; it does not establish that an offered home is ready or legally cleared for your purchase. [1–5]

The scale: 3,627 flats in 19 towers, plus 88 villas. The registered completion date is **31 December 2027**. The latest supplied quarterly return, submitted on 15 July 2026, reports **58% overall completion** and 647 of 3,715 homes available. These are dated project figures, not a live sales list. [1]

1 · First family choice — Tower 14, D1

Three bedrooms, three bathrooms · 1,180 sq ft carpet (109.64 sq m). Start with plan positions **01 or 08** on a matching typical floor. A separate kitchen and utility, three bathrooms and a deep living-room deck make this a practical family layout. Its inward position looks towards the central part of the development. **Compromise:** eight homes share the floor; there is no separate study. Club activity and other towers can affect privacy and quiet. July's smaller three-bedroom/three-bathroom category had 19 available homes; it does not identify available D1 flat numbers. [1,2]

2 · For a smaller three-bedroom home — Tower 13, C5 / C2

C5: 947 sq ft carpet (87.99 sq m); C2: 922 sq ft (85.66 sq m). Ask first for **C5 at position 07**, then **C2 at position 02**. Both have a separate utility. C5 adds about 25 sq ft and a wider deck; compare furniture clearances before paying for the difference. **Compromise:** only two bathrooms for three bedrooms, eight homes per typical floor, and no study. Tower 13 reported 48% completion in July, versus Tower 14's 56%. Its combined three-bedroom/two-bathroom category had 42 available homes. [1,2]

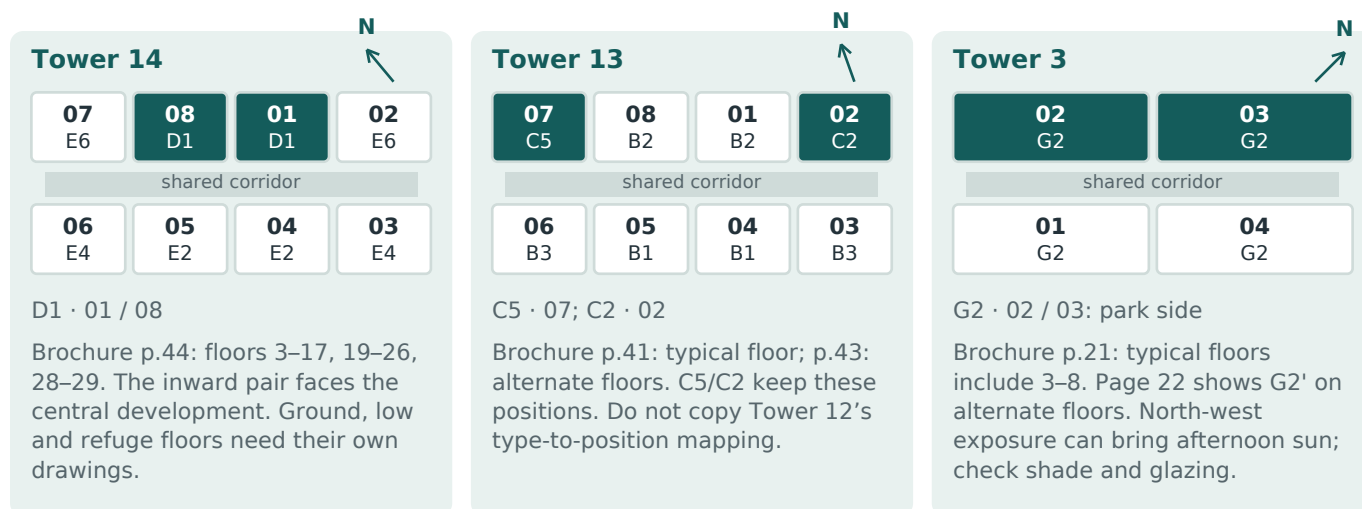
3 · For four bedrooms and a study — Tower 3, G2

1,744 sq ft carpet (162.05 sq m). Four homes per typical floor give fewer immediate neighbours than Towers 13/14. The plan adds a small home-office/maid's room, separate utility and generous living space. Start with **positions 02/03** if you favour the outer park side; compare 01/04 for the inward side. **Compromise:** more home to furnish and maintain, and no guaranteed open view. Only eight four-bedroom homes were reported available in July; Tower 3 reported 51% completion. [1,2]

Money scope: verified agreement-price comparisons are not included. These choices rank household fit, not value for money. Obtain an all-in quote for each exact home; use carpet area to compare indoor space. No site visit or current availability confirmation forms part of this review.

Match the plan to the offered home

Positions below come from the indicative brochure. Diagrams are not to scale and omit rooms. Dark boxes mark the first positions to inspect. Obtain the offered floor's approved plan before choosing. [2]



A different floor can change what you are buying

Tower 3's **G2 and G2'** both have **1,744 sq ft carpet**, but the brochure's sale areas are 2,758 and 2,660 sq ft respectively, with different decks. A larger sale area can buy balcony space rather than larger rooms. D1's brochure sale area is 1,784 sq ft; C5's is 1,460 and C2's is 1,428. Keep carpet, balcony and sale area separate in the quote. [2]

Change the shortlist only for a clear household need

A separate work room: compare Tower 14's **E6, positions 02/07**, with 1,348 sq ft carpet (125.24 sq m). Its small office/maid's room can keep calls out of a bedroom. It is an end position; E2 at 04/05 is a middle position. E6 adds 168 sq ft over D1 and more space to furnish. [1,2]

Only two bedrooms needed: Tower 13's **B3 at 03/06**, 737 sq ft carpet (68.49 sq m), is worth comparing with B1's 673 sq ft. B3's larger kitchen and main bedroom are useful everyday gains. End-position openings offer more exposure, but airflow depends on which windows can actually stay open. [1,2]

A house rather than a flat: villas offer **2,553 or 3,153 sq ft carpet** (237.16 / 292.88 sq m), a ground-floor bedroom, upper floor and private lift. Choose the larger type for more room; allow for garden, lift and house upkeep. July showed five available, without identifying them. Land shares differ: villa 79 has 509.01 sq m versus 252.49 for 80, both with the smaller house. This does not prove private garden area. Obtain marked boundaries and exclusive-use rights before paying extra for land. [1,2]

For one bedroom: Tower 19 is the affordable-housing block, with 412–424 sq ft carpet and twelve homes per typical floor. Any special eligibility/resale terms are unverified; obtain them with club rights before choosing. [1–3]

At the viewing: check kitchen ventilation, laundry drying, storage and bed/wardrobe clearance. The specifications exclude kitchen counters and kitchen wall tiling. For Vastu, mark the entrance direction separately from room exposure. Higher floors may still face other towers; check sun, privacy and equipment above/below the offered home. [2,6]

Will the whole project work?

Delivery: shared services are the main watchpoint

July's reported 58% overall completion masks unfinished services: **external water supply, external sewage/drainage and storm drains 0%; transformer/substation 5%; lifts 20%; sewage treatment 40%; power backup 0%**. Clubhouse progress was 50%, pool 25%. These figures do not demonstrate working installations. [1]

About 14½ months remain until December 2027. Obtain a tower-specific schedule covering working utilities, lifts, fire systems and access. "42% remaining" cannot forecast delivery. For early occupation, ask which facilities will work and how residents will be separated from construction.

Water and running costs need a written operating plan

The pollution consent names **BWSSB, Bengaluru's water board**, while the portal refers to borewell/local-authority supply. The panchayat letter requires the developer to arrange water. Environmental clearance requires assured supply and approved tankers for external water. Ask for the actual connection/allocation, summer backup and tanker costs; dependable piped supply is unverified. [1,7]

The approval plans **2,870 kilolitres/day of sewage treatment** against 2,739 of wastewater. Treatment plant, three clubhouses and basements need sustained maintenance. Full backup power costs extra; buyers must also support environmental management and its fund. Obtain the maintenance budget, backup tariff, club rights and unsold homes' cost share. The portal says no piped gas; environmental clearance calls for its infrastructure. Confirm the cooking-fuel arrangement. [1,6,7]

Open space and access: attractive, but rights matter

A proposed **18-metre public road** separates apartments to the north from villas to the south. A 12-metre underpass connects them on the plan. Confirm completed walking/driving routes, road handover and northern access widening: these affect children's safety, security and road-facing homes. [3]

The BDA plan calculates development over about **71.6 acres**, reserving about **10% for parks** and 5% for civic amenities. Environmental clearance uses a larger gross site of 74.1 acres. The western pond, drain buffers and government land (kharab) are not all private gardens; public access to kharab must remain. Check drainage levels, outlets and basement/underpass protection. A nearby drain alone does not prove flooding. [3,7]

Parking and lifts: 5,781 bays are planned, including shared uses. The register records one per flat and two per villa. An extra bay needs written allocation and terms. Towers 13/14 show three lifts in the brochure but four in the fire document. Confirm the approved layout and operation; counts alone cannot predict waits. [1–3,8]

Permissions support construction; handover needs further proof

Records include BDA's work order (11 May 2023), environmental clearance (23 June 2023), pollution establishment consent (valid to 28 February 2028), fire construction permission (17 March 2023) and airport height clearance (to 3 August 2030). BDA requires separate building approval; the airport letter excludes HAL/Jakkur airfields. Obtain applicable building/height approvals, final fire clearance and the pollution board's operating consent, and the tower's occupancy certificate before possession. [3,7,8]

Resolve these before paying

Who can legally sell this home?

The project combines promoter-owned land with land developed for other owners. The July 2023 affidavit lists six development agreements dividing homes and sale rights. **The seller must show that your exact home belongs to its allocation and that the person signing can transfer both the home and its share of land.** Otherwise, the right to sell it may be disputed. [1,4]

Have your lawyer match the allocation, registered development agreements, signing authority and ownership history to your sale documents. Include permission to use the land for housing. Survey 73/3 says this conversion is done but gives no order number or issuing authority. Obtain the original order; the portal's "Yes" is insufficient. [1]

Has a bank been given rights over the property?

The accountant's certificate of 12 July 2023 marks mortgage details "No" and the lender "NA". The July 2026 return records **Rs 94.07 crore** of actual costs for bank principal and interest (Rs 940,730,990). This is **not the current loan balance**. It identifies no lender or property pledged. The project's Kotak collection account does not identify the lender. [1,5]

If land or a home has been pledged for a loan, the bank may claim it if the borrower does not repay. Obtain current loan and pledged-property records. If your home or land share is covered, obtain the bank's written permission to sell it and the payment conditions for removing its claim. Your lawyer should verify removal for your purchase. The blank allotment form's promise of a home free of claims cannot replace bank confirmation. [5,9]

Two older cases need their actual orders

The portal lists an **"AC Court" proceeding, No. 43/14-15**, and a **civil suit, O.S. No. 208/2016**, with an order sheet and "Final Order" upload. Their contents were not supplied. The underlying dispute, affected land, parties, result and appeal status remain unknown. The filenames cannot establish whether either case is closed or restricts a sale. [1]

Obtain both case files and final orders, then a current check for appeals or orders stopping a sale or construction. Your lawyer should explain any effect on this home, land share or access. The promoter's 2023 and July 2026 no-litigation statements do not explain these older cases. The portal shows zero Park Grove complaints and 13 promoter complaints on other projects, several about delay: schedule caution, not proof of a defect here. [1,4]

Read the contract before a token becomes expensive

The allotment form promises possession by **31 December 2027**, subject to payment. Voluntary cancellation deductions rise from nil within 15 days to **2% of the home's total cost**, with a 45-day refund period. That is not 2% of the token. Buyer late-payment interest is SBI's highest marginal-cost lending rate plus two percentage points. Builder-delay compensation is unspecified and construction-stage dates are blank. The later registered agreement governs cancellation. [9]

The portal lists a draft sale agreement, sanctioned plans and further land records whose contents were not supplied. Review these and the current sale-deed draft before paying. Set out payment stages, delay compensation, refunds and unfinished-amenity terms in writing. An oral "refundable token" promise is insufficient.

Questions to send the builder

Please send written answers and supporting documents for the page 1 shortlist, for our lawyer's review before payment.

1 • Exact home and all-in quote

Which shortlisted homes are available now? Send flat number, floor, approved plan, carpet/balcony/sale areas and entrance direction. Itemise floor/location charges, parking, club fees, deposits, GST, stamp duty and registration. Explain changes from the brochure.

2 • Right to sell

Is this the developer's or a landowner's home to sell? Send its allocation, registered development agreements, signing authority, ownership history and permission to use the land for housing, including the order for survey 73/3. If offering Tower 12, explain zero bookings for all 284 homes across three returns and confirm it can be sold.

3 • Bank's claim and permission to sell

Explain July's bank principal/interest entry. Name current lenders and show whether this home or land share is pledged. If covered, send the bank's written sale permission, payment conditions for removing its claim, and how removal will be confirmed for our purchase.

4 • Older cases and current restrictions

Send the order sheet and final orders for AC Court No. 43/14–15 and O.S. No. 208/2016. What was disputed, which land was involved and what was decided? Provide current appeal status and any order restricting sale, access or construction for our lawyer to check.

5 • Handover, delay and refund terms

Send current agreement/sale-deed drafts, dated payment stages, tower handover schedule, delay compensation and cancellation/refund terms. Identify the occupancy-certificate issuer and required final fire, lift and pollution-board operating permissions. Which facilities and safe access routes will be ready at possession?

6 • Working water and drainage

Send the actual water allocation or approved alternative, summer backup and tanker cost responsibility. Show treatment-plant locations/commissioning, waste handling, pond/drain maintenance, basement/underpass protection, and permissions for crossings or rerouted drains/public land.

7 • Daily costs and rights

Send maintenance/environmental fund charges, in-home backup load/tariff, club rights and unsold homes' cost share. Mark parking/EV provision and extra-bay terms. Resolve Towers 13/14's lift-count discrepancy and the cooking-gas arrangement. For villas, distinguish private garden rights from the shared land interest. For Tower 19, confirm eligibility/resale terms.

Sources and limits

PDF references count from the first page. **[1]** project-detail.html: registration, land/unit schedules, Enquired Documents, complaints, Q1 2026–27 return (15 July 2026). **[2]** 30.pdf brochure: pp. 8–12, 21–22, 41–44, 54–60, 64, 67, 69, 80, 85, 87. **[3]** 9.pdf BDA order; 12/13.pdf site plan. **[4]** 7, 31, 33.pdf declarations. **[5]** 8.pdf accountant's certificate. **[6]** 17.pdf specifications. **[7]** 11.pdf water; 40.pdf pollution consent; 41.pdf environmental clearance. **[8]** 38.pdf fire (pp. 59–61, 106); 39.pdf airport clearance. **[9]** 29.pdf allotment form. Listed uploads without supplied contents remain unverified. This filing review does not replace current legal checks or a site inspection.