QUIETLIST

Prestige Camden Gardens

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/1251/472/PR/140524/006872
REGISTERED BY	PRESTIGE ESTATES PROJECTS
WHERE	Yelahanka
READ ON	28 August 2026

THIS PROJECT, ON RECORD

The facts, before the reading

ON THE REGISTER From the project's RERA registration record.

REGISTRATION STATUS	no occupancy certificate on record
DECLARED COMPLETION	31 December 2027
LAND AREA	6,863 sq m (1.7 acres)
HOMES REGISTERED	117
TOWERS	1
UNIT MIX	96 × Three Bed, 20 × Four Bed, 1 × One Bed
ESTIMATED PROJECT COST	₹83.7 crore
LAND LITIGATION DECLARED	No

IN CONTEXT Computed from the register, across every project we track.

DENSITY	69 homes per acre
DENSITY IN CONTEXT	40th percentile of 122 Yelahanka projects (median 76)

FROM THE FILED DRAWINGS Read from the sanctioned sheets the promoter filed.

SITE SHAPE	The filed plot is elongated and irregular, extending broadly west-to-east/left-to-right, with angled or segmented ends. A long central residential footprint follows the same broad axis inside the plot.
PLOT BOUNDARIES	The west/left edge directly adjoins a road-widening strip and Thanisandra Main Road, marked as an existing 25.30 m road and proposed 30.00 m road under RMP 2015; entry and exit arrows are also shown on this edge. The other plot-edge adjacencies are not established by cleared evidence.
INSIDE THE SITE	The long residential footprint sits centrally within the site, with a 6.0 m fire driveway on multiple sides and landscaped pockets around the site edge. At ground level, common and service rooms—including the residential and lift lobbies, gym, pool room, multipurpose hall and electrical room—occupy the central footprint. Below, parking bays, drive aisles, ramps and lift/stair cores organize the basement.

UNIT LAYOUT CHARACTER	On both the first-floor and repeated typical-floor plans, bedrooms, living/dining rooms, balconies or sitouts occupy exterior perimeter positions, while access is organized from an internal corridor and lift/core zone. This distinguishes outward-facing room and balcony edges from positions adjoining shared circulation, without establishing a specific privacy, daylight or view outcome.
DRAWING VS REGISTER	drawings and register agree: 117 homes

WHAT TO ASK FOR

I want the living room and balcony or sitout on the outside of the building. I do not want them beside the main shared corridor and lift area. Show me this exact place on the sanctioned plan before we discuss any extra price.

I want a home on the 19th or 20th floor only after you show me exactly what is above it on the terrace plan.

I want a first-floor home only if I specifically want the three-home layout. Otherwise, show me a home on a usual repeated floor.

For someone who is choosing the terrace lifestyle on purpose and does not assume every floor has the same layout.

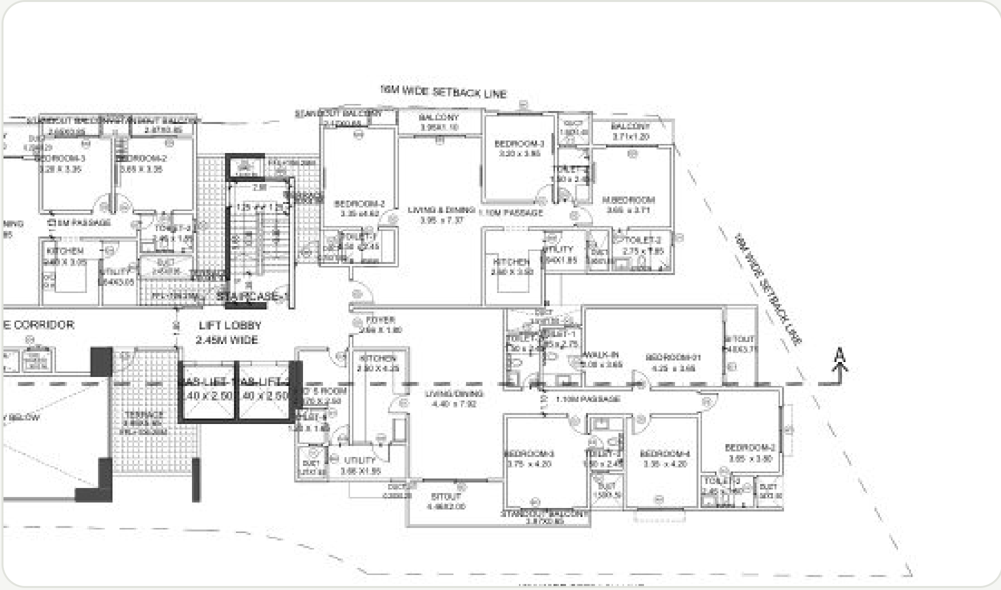
WHAT TO CHOOSE

For a home with more of the outside on its side

Its living room and balcony or sitout should be on the outside edge of the building. On the approved repeated-floor plan, these homes put their main rooms and outdoor spaces beside the setback edge. The shared corridor, lift lobby and stairs are on the inside. The plan supports this choice most strongly for someone who wants a home with more of the outside on its side. It suits someone for whom being near the lift is not the main reason for choosing the home.

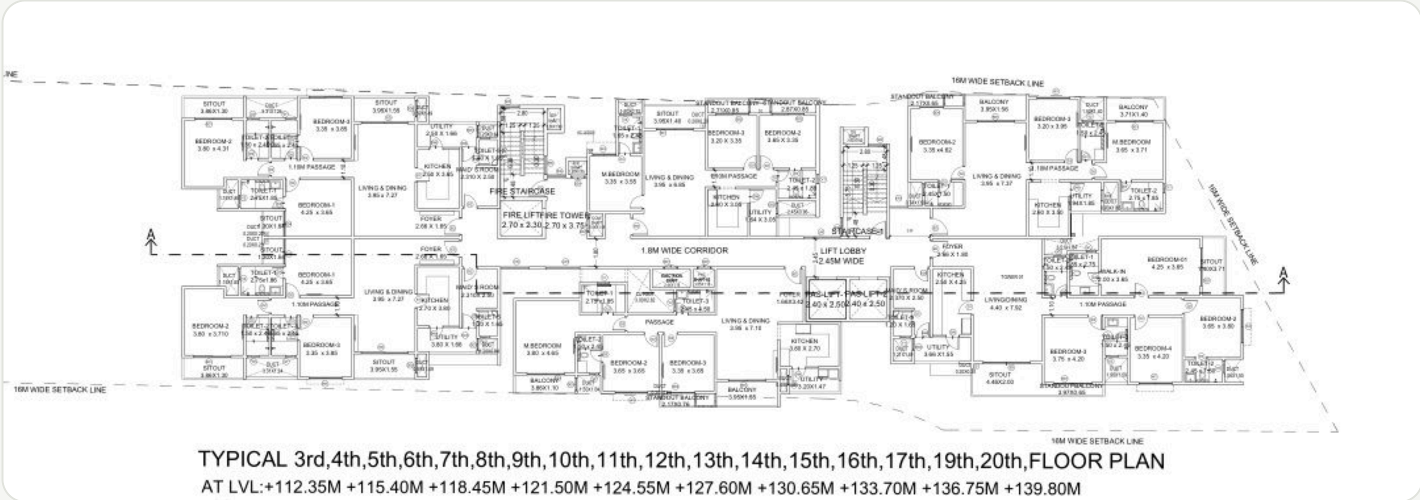
Do not let the sales team turn this into a promise about a particular view, direction or flat number. The approved plans show which parts are on the outside and which parts are on the inside. They do not show a sales-listing map. They do not guarantee what you will see outside. Ask the sales team to show the offered home on the approved plan. If they cannot do this, treat the claim as unproven. Do not treat it as the same choice at the same price.

The choice is simple. Homes closest to the central corridor and core are easier to reach from the lifts. They are also closer to shared movement areas. A usual floor has six homes around this central area. The first floor is very different.



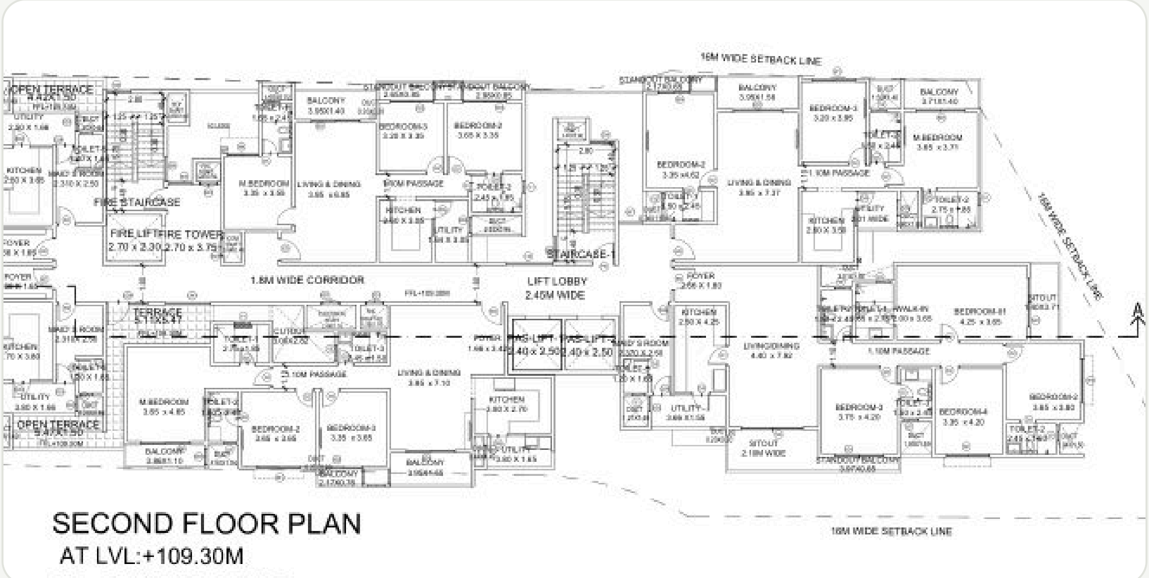
First-floor perimeter home group shows outward rooms and balconies along the right exterior edge while the same plan also labels a central lift lobby and 1.80 m wide corridor.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



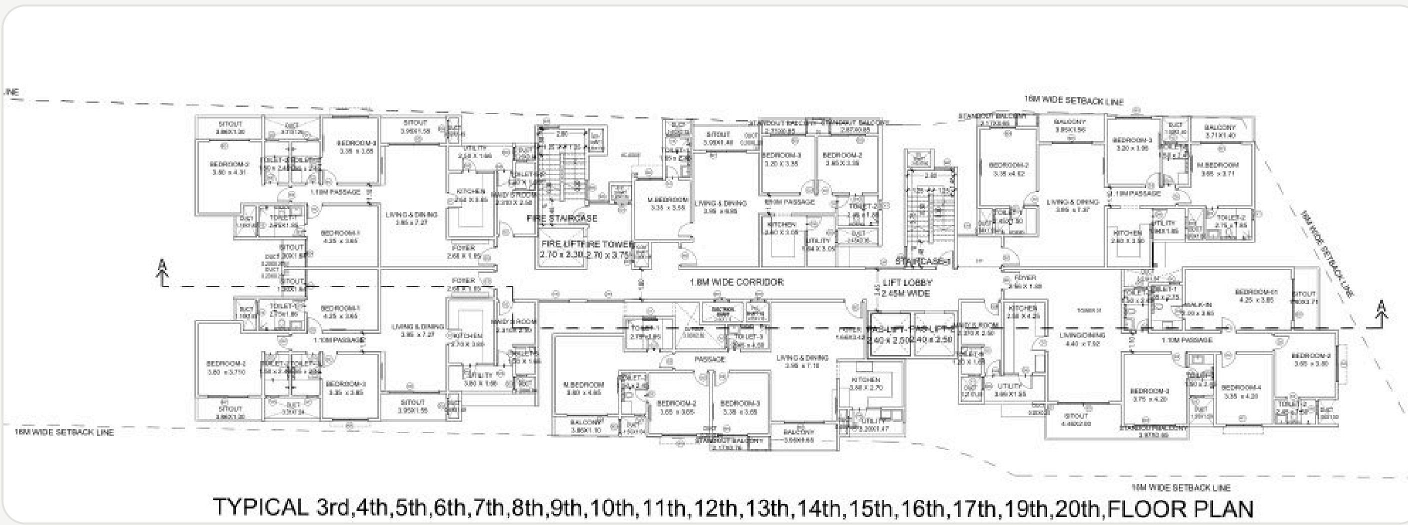
On the typical 3rd-17th and 19th-20th floor plan, the six-home arrangement is organized around a central shared circulation band; the homes immediately above and below this band open closest to the marked corridor, fire lift/fire tower, staircases, and right-side lift lobby.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



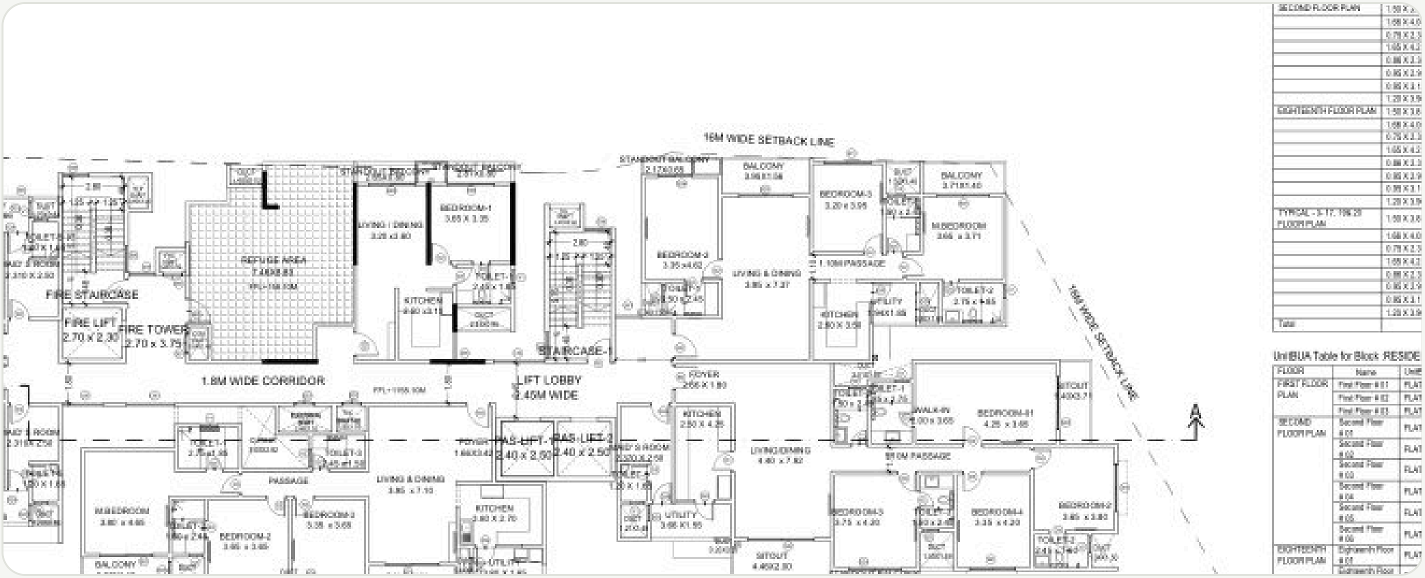
Second-floor central homes sit directly off a shared 1.80 m wide corridor near the lift lobby, with room entries and passages facing inward rather than the outer boundary.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



Typical-floor perimeter homes show bedrooms, living/dining rooms, sitouts and balconies placed along the external dashed setback boundary.

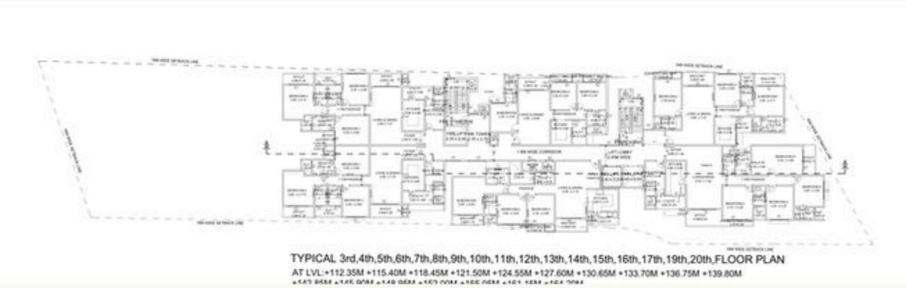
From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



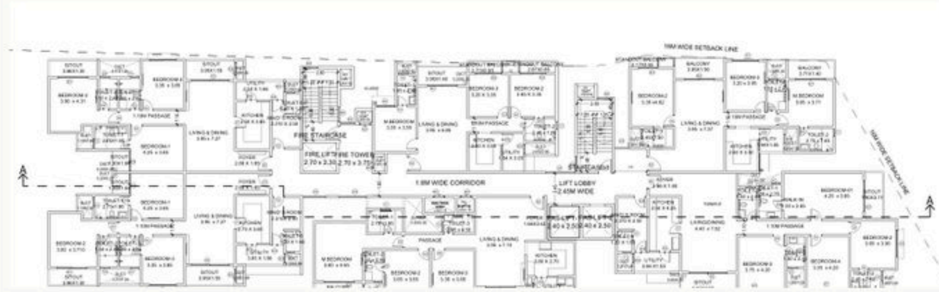
Typical-floor inner units adjoin the fire staircase, lift lobby and 1.80 m wide corridor spine.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

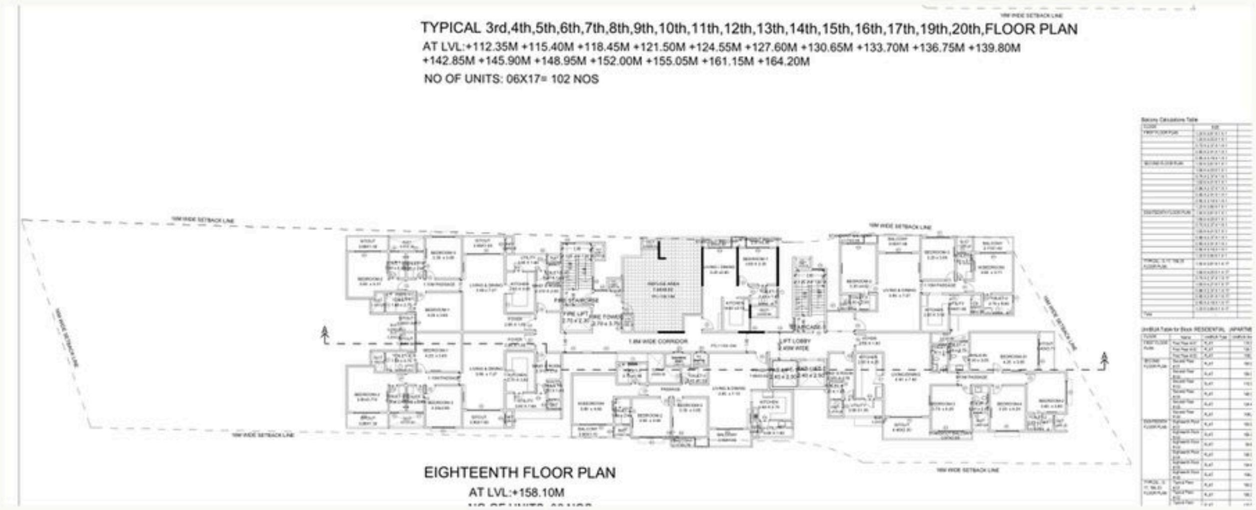
'6.1 Approved Layout Plan · p.6



V6.2 Approved Layout Plan · p.6



V6.3 Approved Layout Plan · p.6



The repeated typical-floor apartment plate is drawn inside a dashed plot/setback envelope with outer edges labelled as 16M wide setback lines. | The typical-floor plate also has inward-facing common circulation through the middle of the plan. | The eighteenth-floor plan repeats the same plot-edge relationship, with apartments at the left and right ends placed next to the dashed side setback edges.

From the approved drawing comparison: “Approved Layout Plan” p.6.

For a high-floor buyer: see the roof plan before choosing the 19th or 20th floor

A home on the 19th or 20th floor can be a good choice. Do not pay extra for the height without checking first. The approved usual-floor drawing covers these two floors. Before you decide, ask the seller to place the terrace plan over the exact offered home. You should be able to see what is above it.

The 18th floor is not the same choice. It has its own six-home plan and a refuge area. The repeated plan clearly skips the 18th floor. If you are offered a home on the 18th floor, check that floor on its own drawing. Ask the seller to mark the refuge area against the exact home before you accept any extra price for height.

THE PROJECT ON RECORD

What Prestige Camden Gardens is and where the purchase stands

Prestige Camden Gardens has one residential tower. It has two basements, a ground floor and 20 upper floors. It has 117 apartments. Your main choice is the floor, the place on the plan and the type of home.

The regulator currently marks it as a new project launch. Treat this as a record filed with the regulator. It is not a live list of available homes.

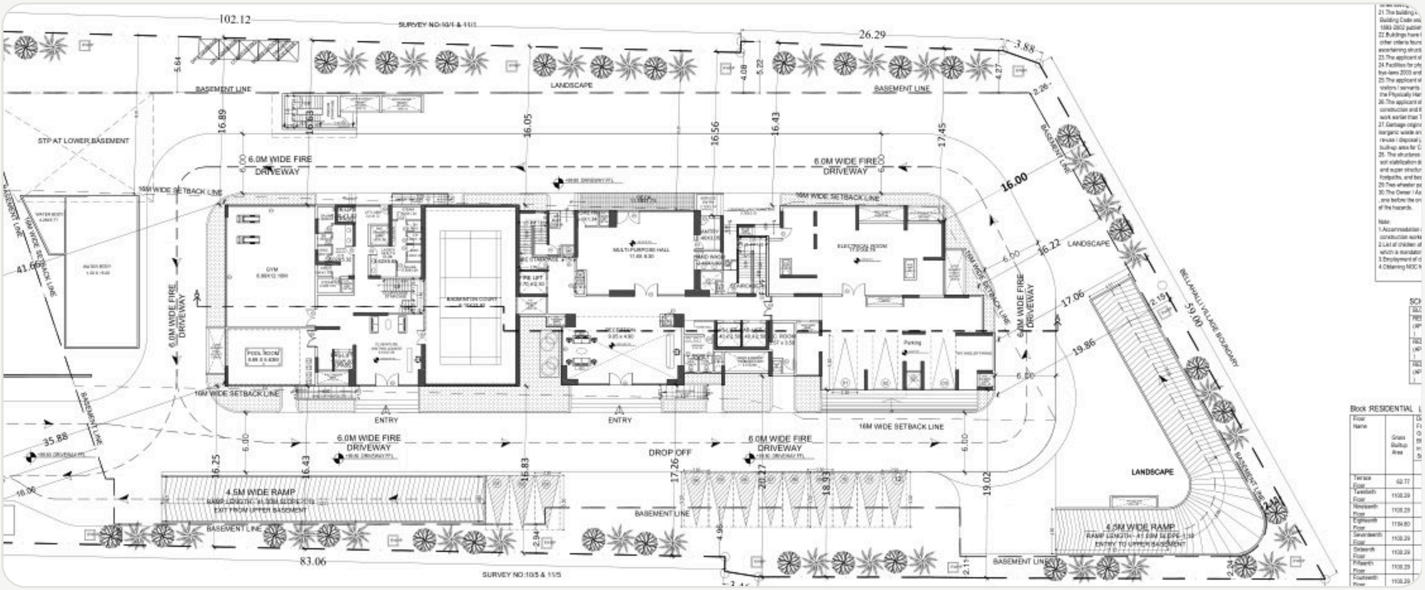
Before choosing a floor or apartment, ask for the sanctioned usual-floor plan. Ask for the number of lifts. Ask for the unit schedule that shows which homes repeat on which floors. This is especially important because all 117 apartments are in one 20-storey tower.

Plan your loan and any temporary-housing costs up to that date before you book. Then read Clause 6.2 with the registered timeline. The filed agreement allows a longer completion period. Ask the sales team what is really available and at what price. Do not let a launch pitch replace this timing calculation.

HOW TO READ THE EVIDENCE

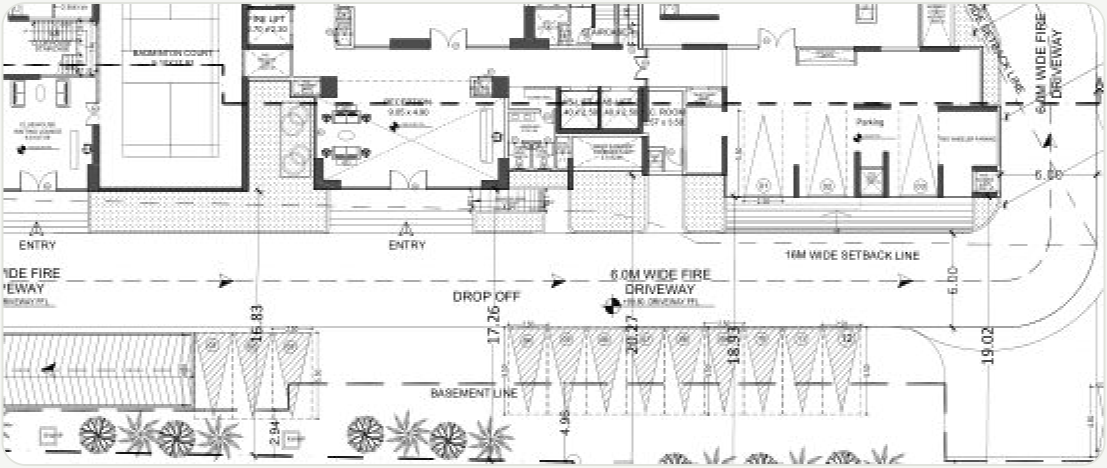
What the plan shows about driving and parking

The building stands in the middle of the site. A 6-metre vehicle route runs along several sides. The lower side has the drop-off area. The plan shows surface parking on the right. Basement parking and driving lanes are below and around the central lift-and-stair areas. This helps when you compare a home on the outside edge with one near shared movement areas. Ask the seller to show the offered flat on this approved plan. Do not accept an extra price for easier parking access until they can do this.



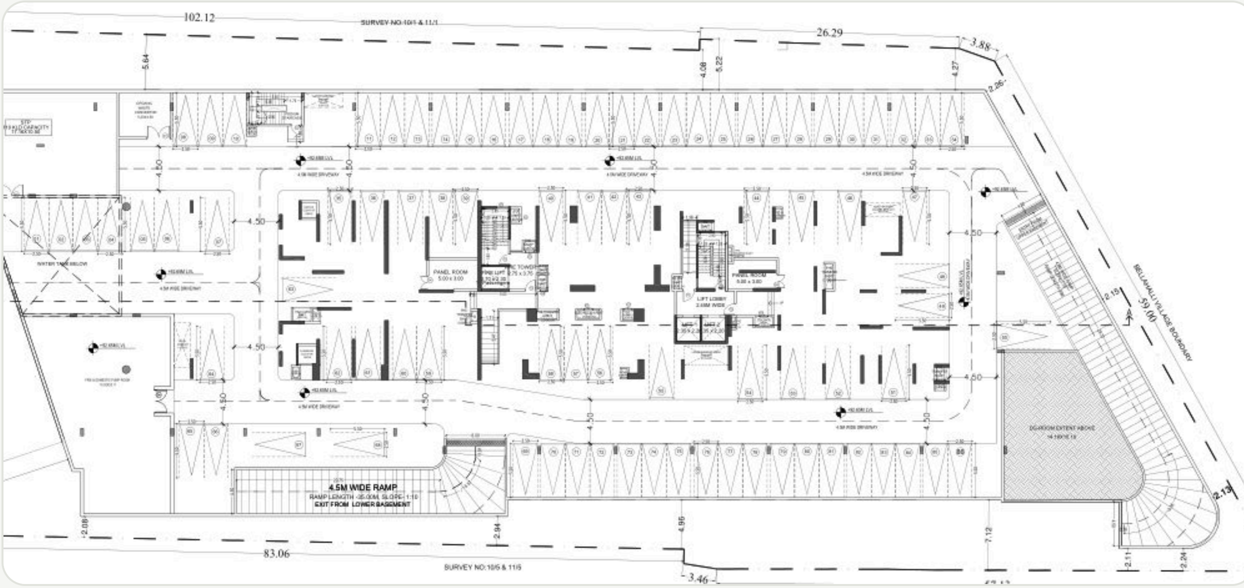
The ground-floor residential footprint is encircled by a marked vehicle route on multiple sides.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



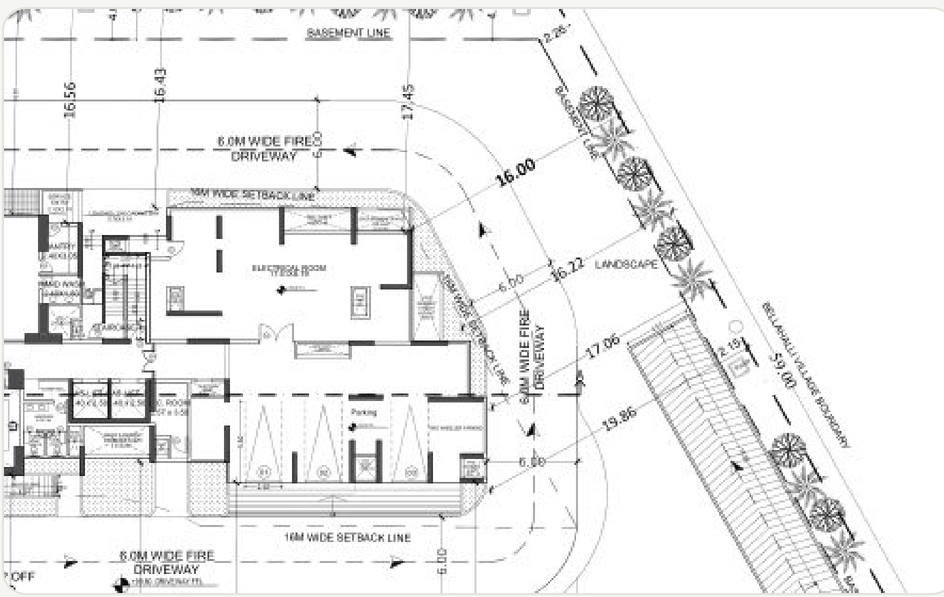
A drop-off point is drawn directly beside the lower side of the residential footprint.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



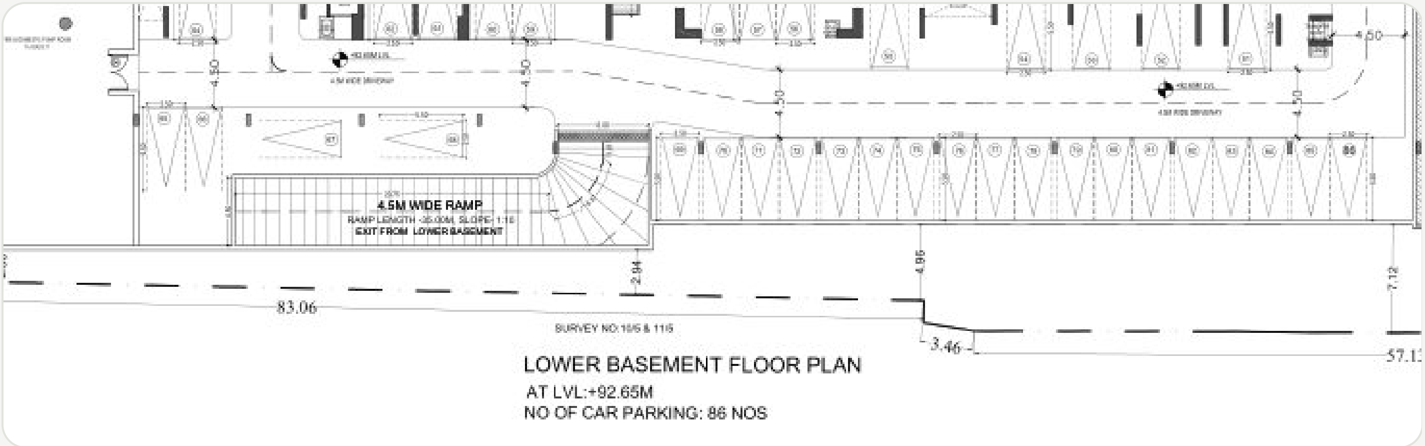
Basement parking bays are arranged directly around the central residential core and circulation aisles.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



Surface parking is shown at the right side of the residential footprint beside the driveway loop.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



A marked ramp connects the lower basement parking level to the vehicle circulation system along the lower edge of the residential footprint.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

GET IN WRITING

Before you book: make the papers match the home and the money

Follow one rule when you book. Do not compare a sales quote until the exact apartment, the reason for its price and the papers behind it are all named together. Ask for the completed Schedule C. It must name the apartment and floor, its RERA carpet area, super-built-up area, numbered parking bay and an initialled unit plan. The filed form leaves these details blank. Do not sign a document that does not connect your contract to the apartment you chose.

Compare each shortlisted apartment by carpet area, super-built-up area, total cost, proposed CAM rate, corpus and first-year maintenance advance. Ask for one itemised all-in cost sheet. Ask which charges can still change. The draft makes the buyer pay any new authority-imposed development charges and statutory levies. It does this even though the stated sale consideration has no escalation. Ask for the authority notification behind every later demand for such a charge, as the agreement promises. CAM is charged on super-built-up area, not carpet area. So homes with similar usable space can have different maintenance costs.

Get every completed annexure before deciding which shortlisted apartment gives better value or paying more than the booking amount. The filed form names the payment plan, common areas, amenities, other costs, specifications and maintenance scope. Its filed copy does not include their completed contents. Put the completed annexures beside each shortlisted apartment. Compare the payment triggers and all-in cost. Then add the final versions to the registered agreement. Do not pay beyond booking based only on brochure specifications. The filed project-specifications document is marked "UNDER PROCESS". Attach the full specifications for your apartment to the signed agreement. Include the standard that applies if anything is replaced.

The draft gives you the exclusive right to use the parking bay. It does not separately transfer the bay with the apartment. Schedule C should state the bay's level and dimensions. Check the turning space, nearby columns and ramps. Check the walking route to the lifts before accepting that apartment.

Settle the land-share wording before signing. The agreement uses 6,863 sq m after excluding 303.51 sq m of karab land. The BBMP licence states 7,166.57 sq m. Ask your lawyer and surveyor to match these figures with the sanctioned boundary and the exact undivided-share fraction for your chosen apartment. Get that fraction for your unit in writing before the agreement and sale deed. The filed draft says the final land share can change if further FAR or TDR is lawfully used. Before the agreement and sale deed, ask the developer to name every FAR/TDR addition now being considered. Ask for plan-based confirmation of the outlook, setbacks and density for your shortlisted apartment. Do not accept a general assurance. Your apartment's land share and what is around it both need to be written down.

Before sending money, check the completed project-account number against the current K-RERA registration. Make every demand and receipt name that account.

> consent and no objection to the Sellers to undertake every action as per Disclosures.
>
> a) that, the extent of Schedule 'B' Property to be conveyed to the Purchaser on execution of the Sale Deed will be calculated based the actual physical extent of the Schedule 'A' Property (excluding karab 303.51 sq.mts.) land i.e. 6863 sq. mts. though as per the title documents the extent is recorded as 8017 sq. mts. (1 Acre 39.25 Guntas) and the overall super built up area of the Project;

The agreement's stated 6,863 sq m land basis after excluding 303.51 sq m of karab land.

From the sanctioned sheet titled "Filed document doc-27", copied here exactly as the sheet prints it.

UNDER PROCESS

The dedicated project-specifications filing is marked ‘UNDER PROCESS’—so the specifications for your home must be annexed to the signed agreement.

From the sanctioned sheet titled “Filed document doc-16”, copied here exactly as the sheet prints it.

ground plus 20 upper floors in all containing 117 apartments of various sizes, common areas and amenities.

(y) “**Project Account**” shall mean the Account No. _______________, opened in ICICI Bank Limited, M G Road Branch, Bangalore, standing in the name of the Developer.

(z) “**Purchaser Car Park/s**” shall mean the car parking spaces space/s allotted by

The filed agreement leaves the project-account number blank. Verify the populated account before you transfer any money.

From the sanctioned sheet titled “Filed document doc-27”, copied here exactly as the sheet prints it.

Before you sign: settle the cancellation, handover and maintenance terms

Settle your terms for leaving the purchase before you book. The filed allotment letter and agreement deal with cancellation in different ways. Once the registered agreement applies, the filed draft lets the developer keep 10% of the total sale consideration. This can be much more than the booking-stage deduction in the allotment letter. Compare the two documents just before registration. Then negotiate a maximum deduction and a fixed refund date in writing before you pay. Do not leave a refund dependent on a later resale. If being able to exit matters to you, also put the transfer restriction and the exact point when it ends into the agreement.

Do not let a possession notice start a cost clock before the home is truly ready. The filed draft says electricity, water, maintenance, property-tax and other outgoings can start 60 days after that notice. This can happen even if you have not taken possession. Require the signed agreement to say that the notice comes only after a valid occupancy certificate, your completed inspection and written proof that essential services are ready. Budget for these costs if handover is delayed.

Record both the certificate date and the actual handover date. Arrange an engineer-led inspection quickly. Make the signed agreement clearly state the position on defect cover.

The filed construction schedule lists stages but does not give completion dates. Attach a dated schedule for structure, services, finishes, utilities and occupancy approval. Link payment demands to work you can check.

Before signing, ask for the advance-CAM amount, first-year service budget and vendor scope for your exact home. Add an audited account of this collection and a refund of any extra amount to the agreement. The filed draft says the developer does not need to account to you or the owners’ association for how the first 12 months of advance CAM charges are used. Compare that amount with each shortlisted home’s carpet area, super-built-up area, proposed CAM rate and corpus.

> writing and by submitting the original of this Agreement and this Agreement shall stand terminated without any requirement of any further documentation. The notice of termination coupled with return of original of this Agreement shall serve as the document evidencing termination. On termination by the Purchaser, the Seller/Developer shall be entitled to forfeit 10% of the Sale Consideration payable by the Purchaser under this Agreement and refund the balance amount paid by the Purchaser within 60 days from the date of sale of the Schedule “C” Apartment to any other third party.

The filed agreement’s cancellation clause allows a 10% forfeiture of the sale consideration. Set your exit terms before you sign, not after.

From the sanctioned sheet titled “Filed document doc-27”, copied here exactly as the sheet prints it.

16 DEFECT LIABILITY PERIOD:

In the event of any Structural defects, being informed by the Purchaser in writing within the period of five years from the date of the Occupancy Certificate having been issued, the Developer will attend to the same within 30 days of such notice or such other time period as may be reasonably required to rectify the defect at its cost.

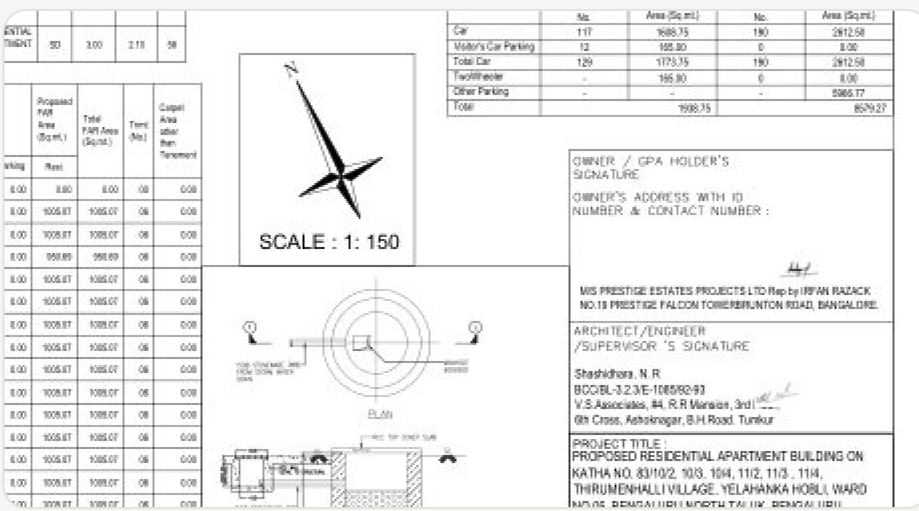
17 TERMINATION BY PURCHASER:

The filed defect clause measures five years from the occupancy certificate. Ask for the executed agreement to protect you from your actual possession date.

From the sanctioned sheet titled “Filed document doc-27”, copied here exactly as the sheet prints it.

Make sure the person signing can sell the home

The filed plan title block names Prestige Estates Projects Ltd as the owner/GPA holder. It says Mr. Razack represents it. This helps identify the parties. It does not replace the agreement itself. Before you pay beyond booking, ask the seller to name the legal seller and the person allowed to sign in the agreement. Attach the current authority that allows that person to sign for this project. Your receipt, allotment letter and agreement should all name the same promoter.



The title block identifies the owner/GPA-holder signature area with Prestige Estates Projects Ltd represented by a named individual.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

Treat parking and water as written promises, not sales talk

The sanctioned parking check records zero achieved visitor-car spaces and zero achieved two-wheeler spaces. Ask where visitor cars and residents' two-wheelers will actually go. Ask whether they will use resident car bays. Get the answer in writing. Separately, get the current BWSSB connection status. Ask for the temporary water source, regular tanker or treatment cost, capacity calculation and a refund method if the promised arrangement is not delivered. These questions affect daily life. They are not small print.

If you may rent or sell early, settle this before booking

If rental income matters to you, do not assume every tenant plan will work here. The filed draft bans use as a serviced apartment, transit accommodation or temporary letting. Confirm the shortest allowed lease term. Then make sure the signed agreement and association rules allow the normal residential renting you plan to do.

If being able to exit matters to you, settle it before booking. The filed draft charges ₹200 per sq ft of super-built-up area for a permitted transfer before the sale deed. Calculate this fee for the shortlisted home. Then negotiate both the charge and the transfer restriction before you book. It also says you cannot transfer or assign for two years from the agreement date or until 60% payment. Make the agreement clearly state which earlier point releases you. Negotiate permission to transfer after that earlier, clearly stated point. Do not leave that "or" to be interpreted only when you need to sell.

12.1 The Purchaser hereby agrees and confirms that this Agreement is not transferable / assignable to any other third party or entity, except as provided hereunder.

12.2 That the Purchaser shall not be entitled to transfer / assign the rights under this Agreement for a period of two years from the date of this Agreement or until payment of 60% of the Sale Consideration.

12.3 Any assignment shall be, subject to clause 12.2, shall be permitted only by way of written agreement between the Sellers and the Purchaser and the

The filed draft's transfer restriction should be clarified before you rely on resale flexibility.

From the sanctioned sheet titled "Filed document doc-27", copied here exactly as the sheet prints it.

WHAT NOT TO PAY FOR

For the north-east 3BHK: do not pay extra for a 'quiet side' without the map

The approved plans place this 3BHK on the north and east edges. The road is on the west. The transformer yard and sewage-treatment plant are shown on the road-frontage/north-west side. This does not prove that this home will be noisy or affected. It does mean a sales description is not enough to price it as the quiet choice. Ask the seller to mark the offered north-east 3BHK on the approved site plan against these service areas. If they cannot show this relationship clearly, compare it as a home on an unverified edge. Do not pay extra for a quiet-side claim.

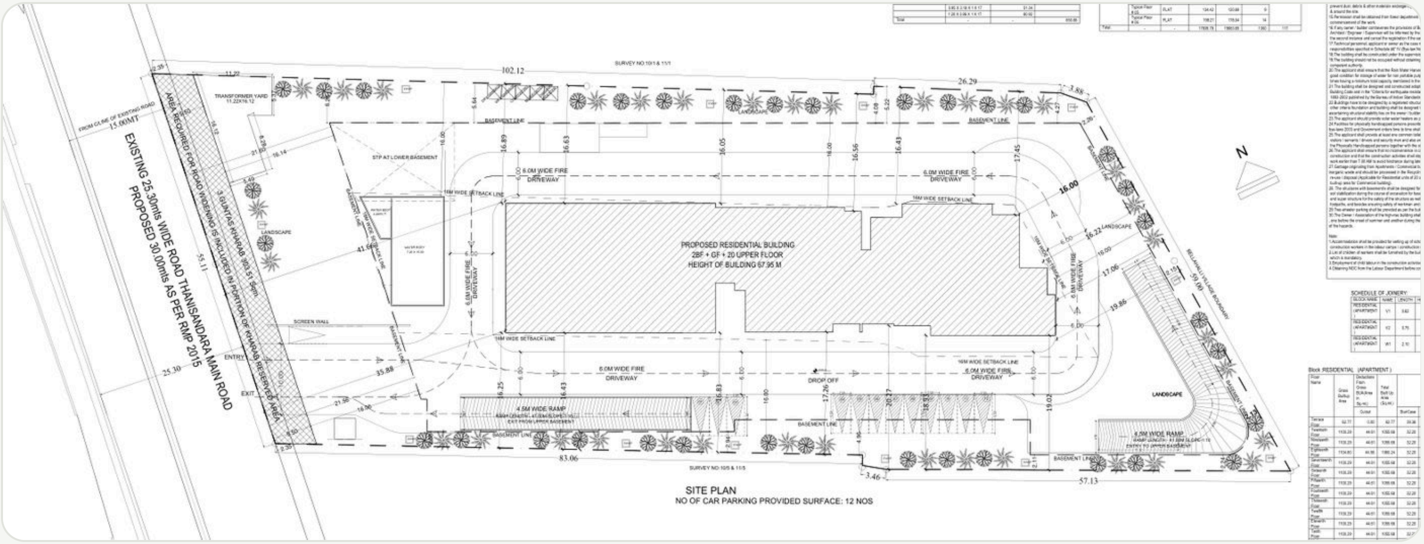
WHAT TO CHOOSE

Choose the side you can live with, not a sales label

This is one long site with one tower. It is not a group of blocks that are all the same. The approved plan places the residential building in the middle of an uneven plot. Thanisandra Main Road and its widening strip are on the west side. The other end becomes narrow and meets the balance part of the property. The north and south edges meet neighbouring survey parcels. The plan shows a transformer yard near the north-west corner beside the road.

For daily life, first see where the home sits in this layout. A 6 m vehicle route runs around several sides of the building. The entry, exit and service areas are mainly on the road side. Landscaped areas are around the edges. The plan does not show a central park, pool or clubhouse court. If a home is sold as 'garden-facing', ask the seller to name and draw the exact landscaped edge strip. Also check whether that strip is on the road-frontage, north-west side. The approved plan marks the transformer yard and sewage-treatment plant there.

The lower basement is mainly for parking. Compare these as different choices. Do not rely on sales labels.

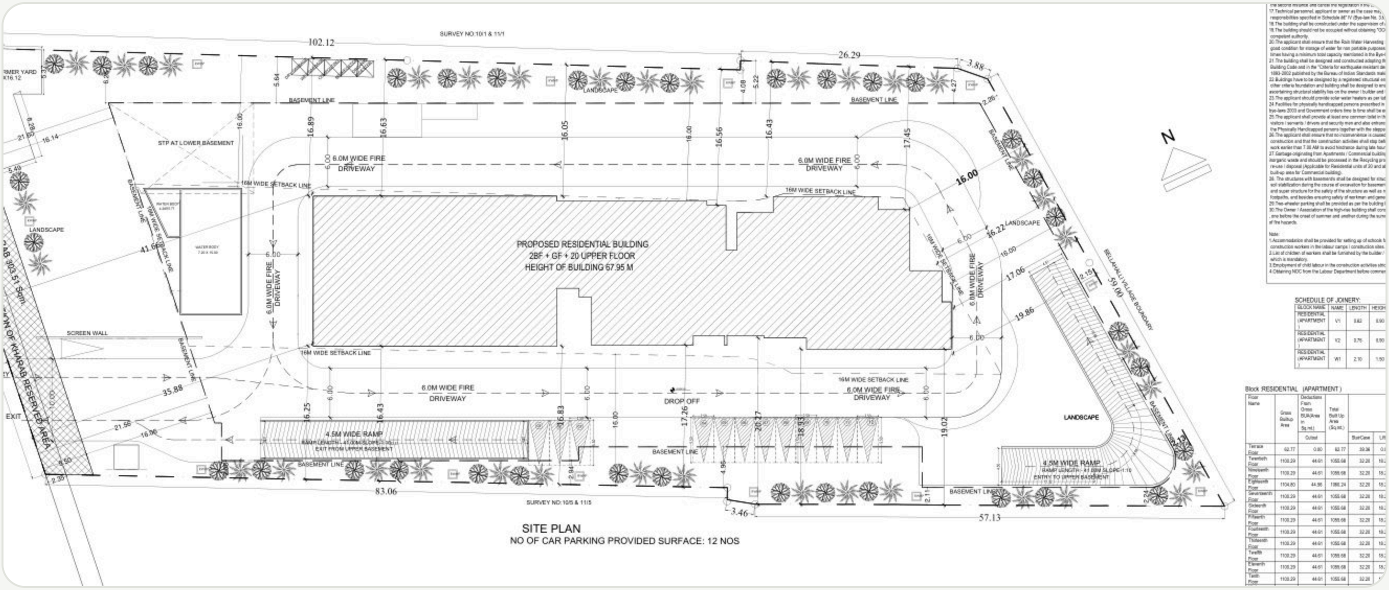


The filed site plan shows an elongated, irregular plot running broadly left-to-right, with a long upper boundary and a shorter segmented lower boundary.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

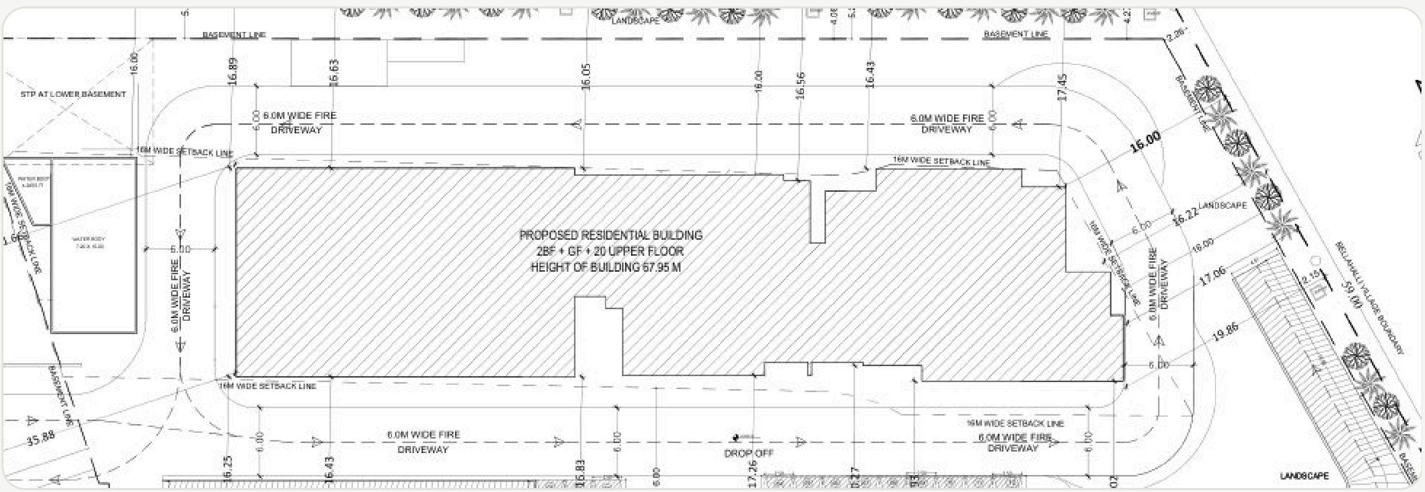
The west/left site edge abuts a road-widening strip and Thanisandra Main Road.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



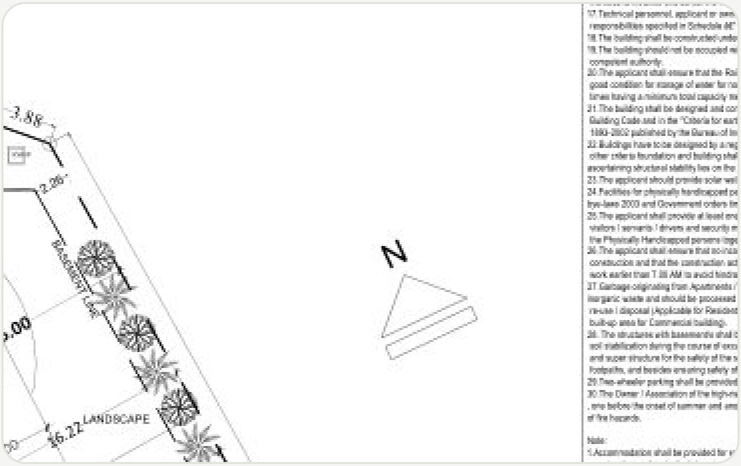
The proposed residential building footprint is drawn as a long central hatched block with driveway space on both long sides and landscaped pockets around the site edge.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



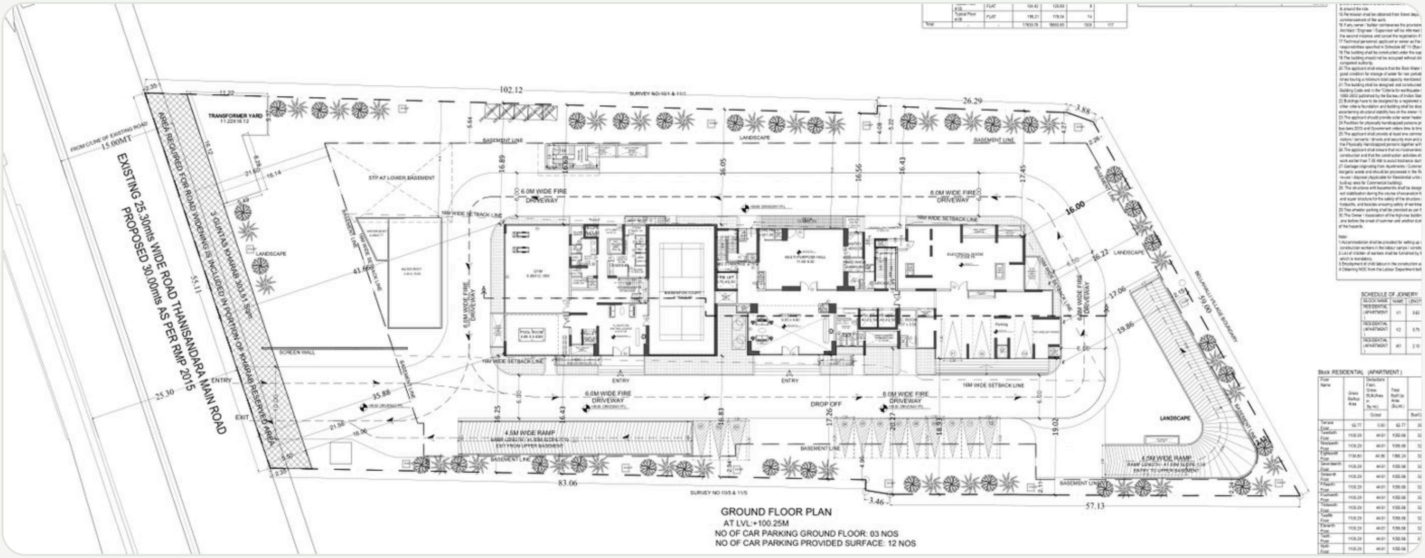
The tower footprint is drawn as a long, narrow, mostly rectangular bar with stepped projections, set within the plot and surrounded by driveway/setback markings.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



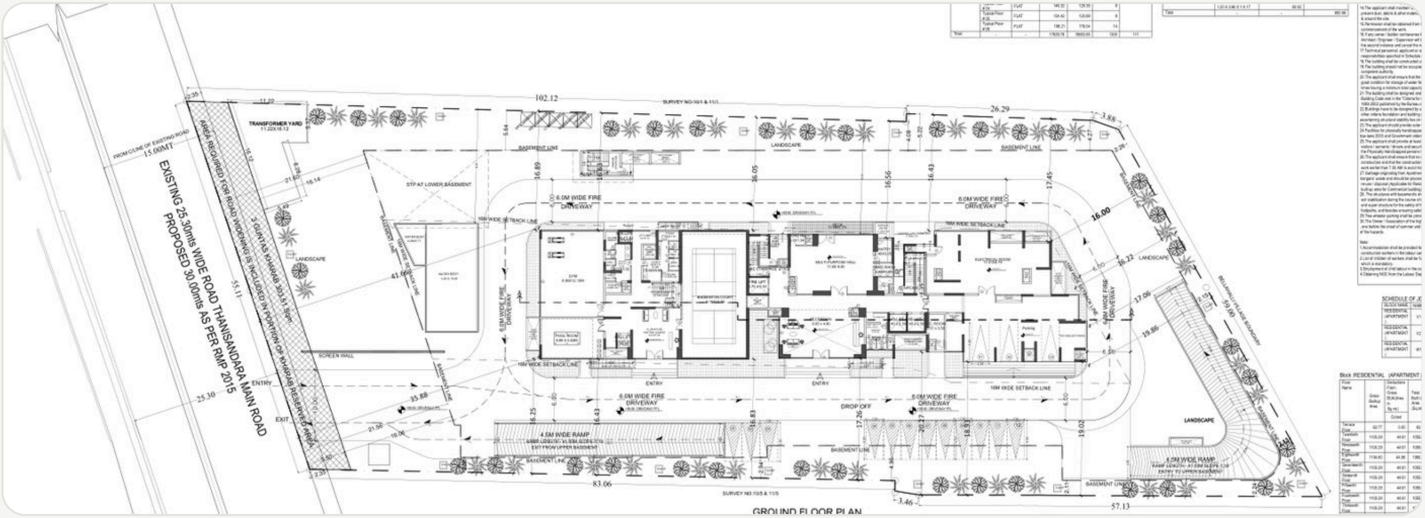
The plan marks orientation with north pointing diagonally toward the upper-right of the sheet.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



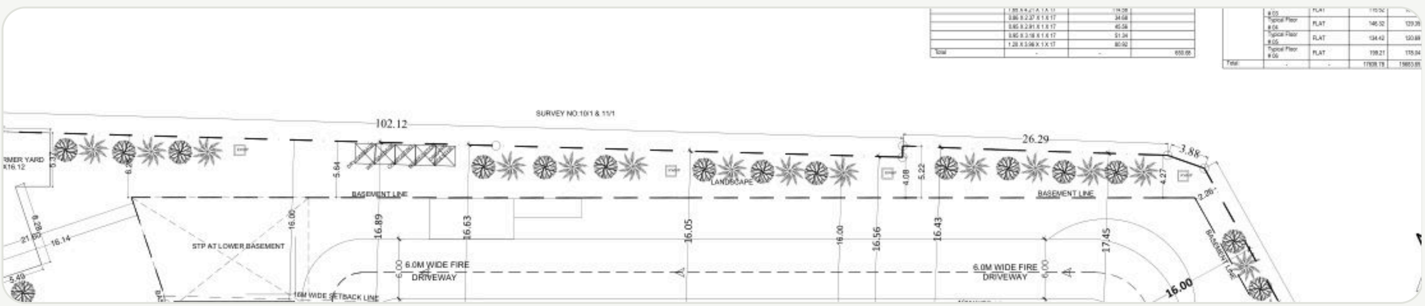
The ground-floor sheet repeats an elongated irregular plot with the main built form sitting as a long central footprint inside it.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



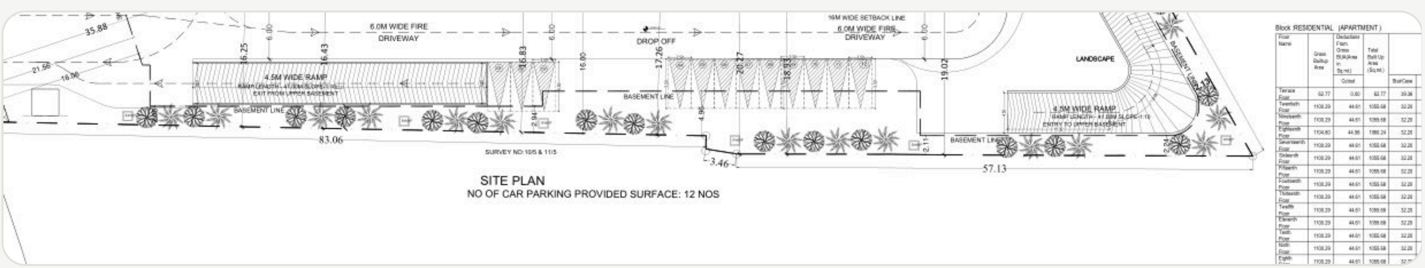
The left/west side of the plot is bounded by the marked road corridor, while the opposite end is tapered/angled rather than square.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



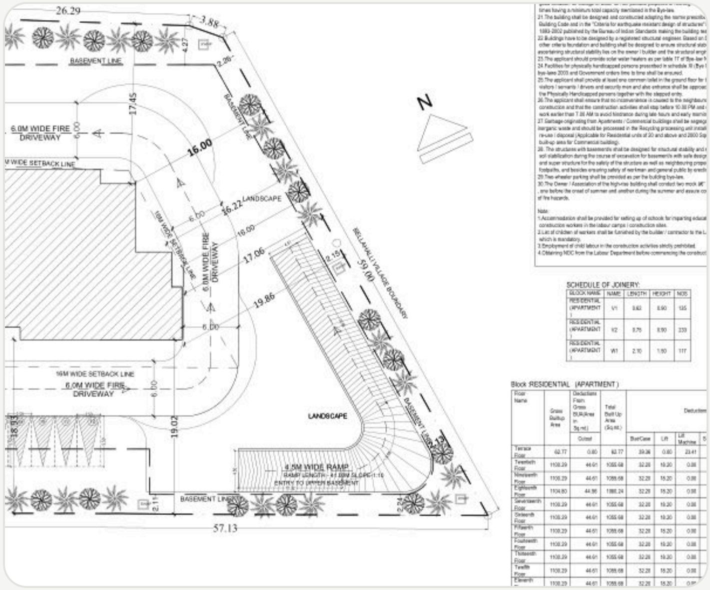
The north/top site edge is marked against neighbouring survey parcels rather than a road label.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



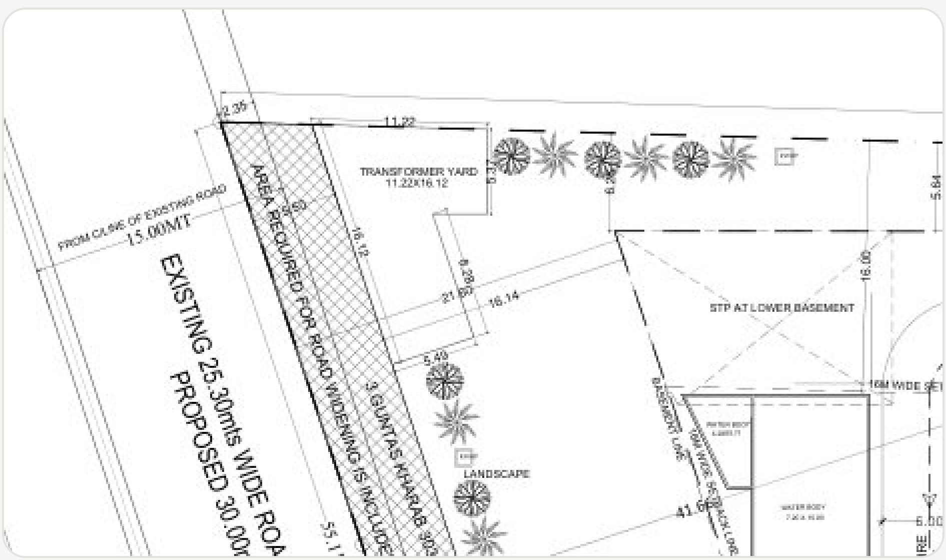
The south/bottom site edge is marked against neighbouring survey parcels and internal basement/landscape edge features.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



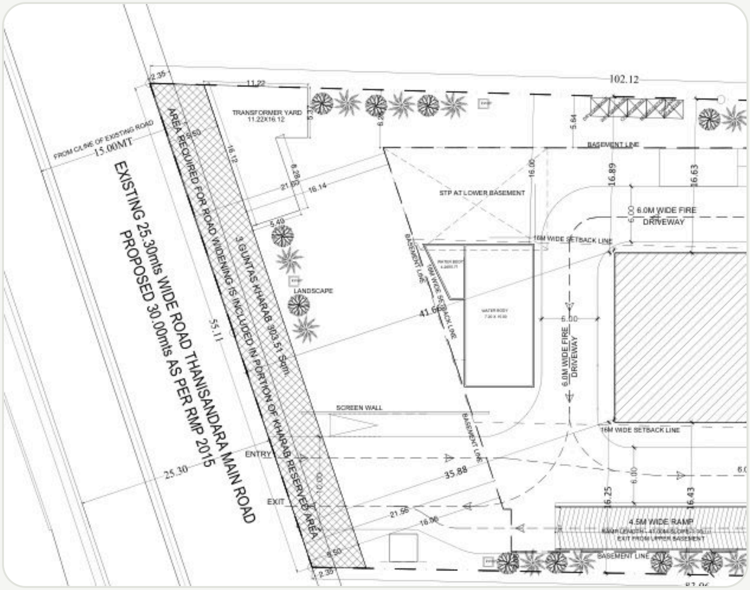
The east/right sloping site edge is labelled as abutting the balance portion of the same property, with landscape along the edge.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



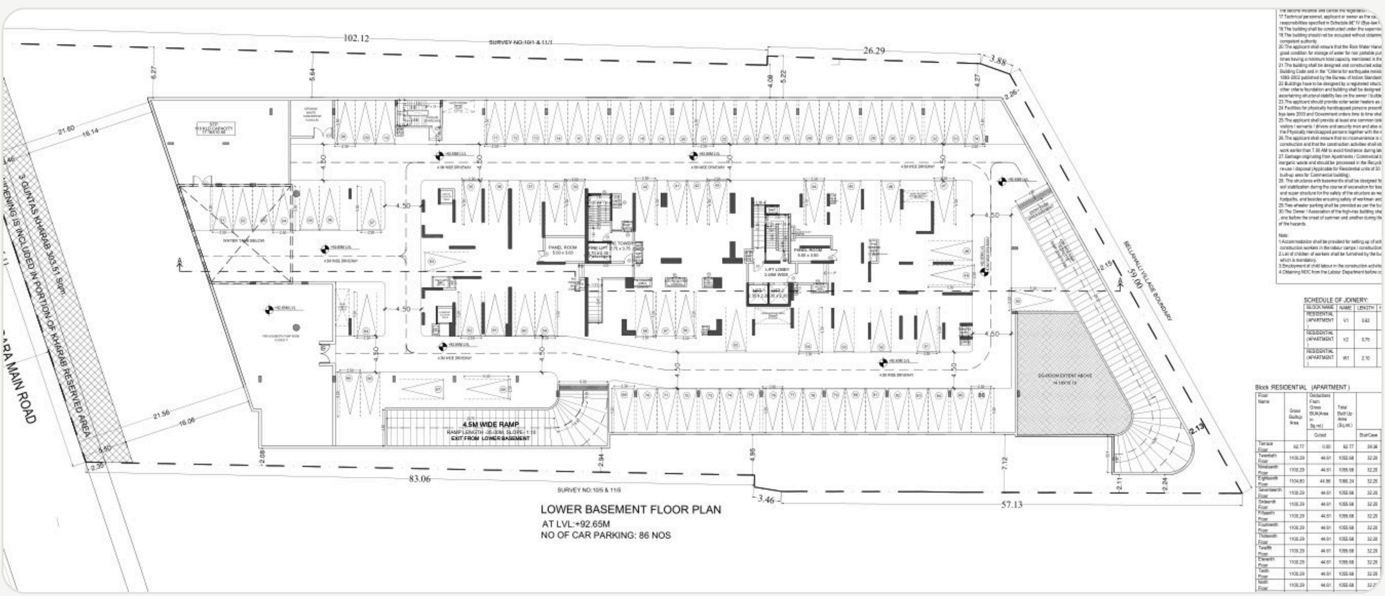
A transformer yard/service area is visible near the northwest road-edge corner.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



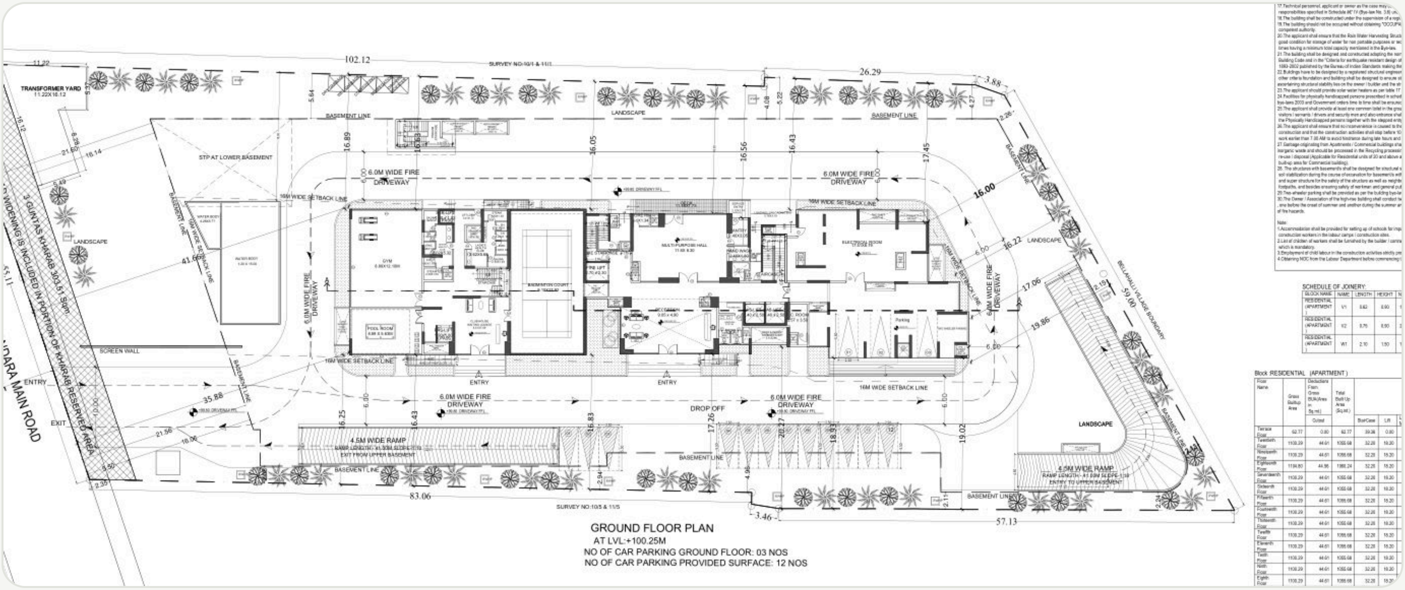
Service areas are placed to the west/north-west side of the site near the access edge, separate from the central tower footprint.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



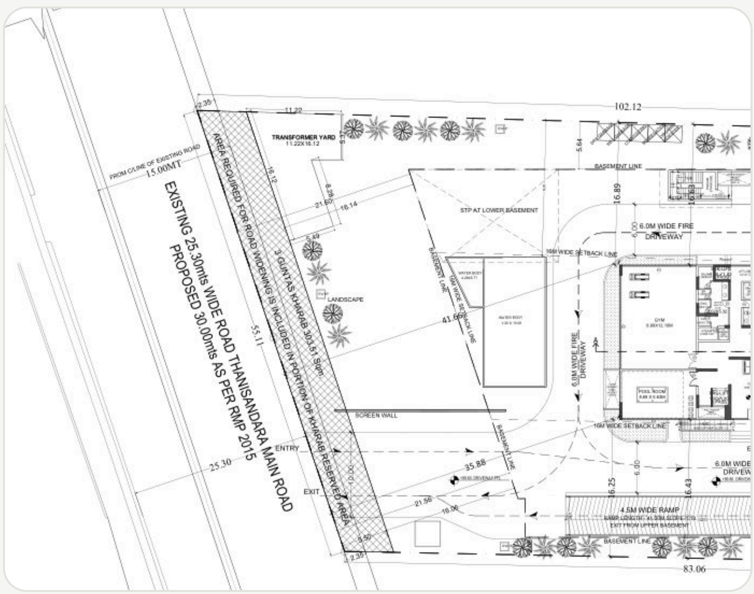
The lower basement plan is organized primarily as parking with internal drive aisles and ramps, under the site footprint shown inside the same boundary.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



The ground floor places built rooms and common/service labels inside the central footprint, with fire driveway circulation wrapping around it and open landscaped areas outside.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



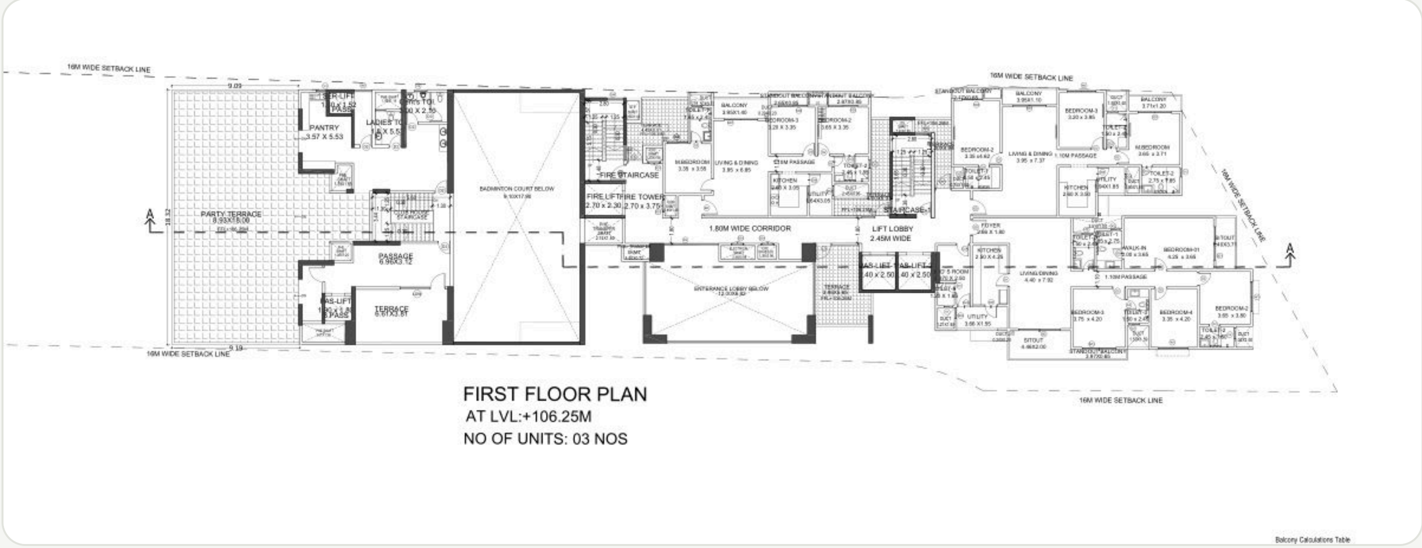
The western site edge combines entry/exit access, services and open circulation near the road frontage.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

For the buyer who really wants a terrace home

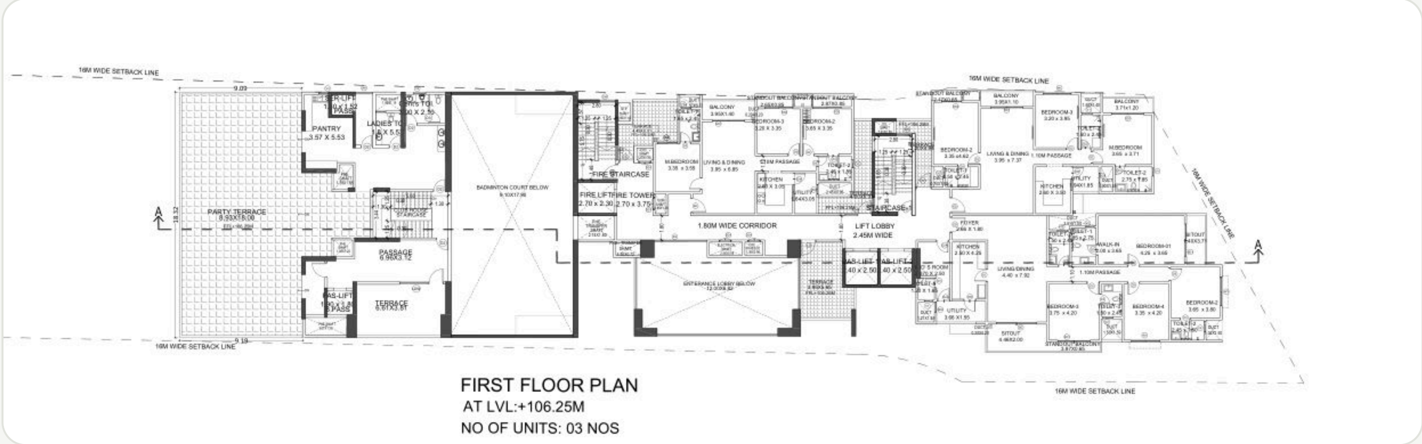
Choose a first-floor home only if you really want the larger terrace and the different three-home layout. The approved first-floor plan replaces much of the left-side row of homes with terrace and passage space. It does not repeat the six-home layout of the usual floors. This can be a real lifestyle benefit. It is a different kind of home.

If you want the layout used on more floors, ask to see a standard home on a usual floor instead. Do not compare it with the first-floor home using brochure area alone. Compare the actual unit plan, carpet area, outdoor area, access beside the shared lift-and-stair area, and the terms that say how you may use the terrace.



The first-floor plan shows an alternate arrangement with only three units, including a large private terrace occupying the left perimeter beside the stair/core area.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.



First-floor plan showing a labelled party terrace beside the shared lift, fire-stair and corridor core, with three units marked for this level.

From the sanctioned sheet titled “Approved Layout Plan”, copied here exactly as the sheet prints it.

HOW THIS REPORT WAS MADE

This report was built by reading Prestige Camden Gardens'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.

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 27 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.

quietlist