

BENGALURU EAST • READY 3 BHK RESALE

Pashmina Waterfront: Sell or Hold?

A 672-home lakeside estate on Old Madras Road after a three-year corridor boom: what the home is worth, what the next five years can return, and the evidence behind the call, researched, rated and stress-tested.

Prepared by Octopus Estates • independent research for owners and buyers

₹10,800

ASKING / SQ FT

₹7,450

REGISTERED / SQ FT

9.4%

BASE-CASE HOLD IRR

HOLD

OCTOPUS CALL*



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Bengaluru's NRI-focused real-estate partner: sales, loans, interiors and property management under one roof.

10+	10,000+	150+	₹500 Cr+	30+	4.9 / 5
YEARS	CLIENTS	PROJECTS	LOAN SAVINGS	BANKS & NBFCs	CLIENT RATING
in Bengaluru real estate	served worldwide	transacted	delivered for clients	HDFC · SBI · ICICI · Axis...	120+ verified recommendations

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Residential sales. New launch, resale and distress deals, each checked against RERA and title records before it reaches you.

Home loans from 8.40% p.a. 30+ lenders; NRI approvals in ~72 hours on average; valuation aligned before you sign.

NRI property management. Tenant search, Know-Your-Tenant checks, lease registration, inspections and rent repatriation.

Interiors and allied services. Turnkey interiors, vastu, valuation, title verification and A-Khata / e-Khata guidance.

Pashmina depth. 20+ resales closed inside Pashmina Waterfront, from a head office minutes from the gate.

CREDENTIALS & OFFICES

K-RERA Agent: PRM/KA/RERA/1251/446/AG/221029/003197

GSTIN: 29AHYPK4997R1ZM

Head office: Evoma Business Center, 14 Old Madras Rd, Battarahalli, Bengaluru 560049, minutes from the Pashmina gate

Vijayanagar: #1276, 2nd Floor, 10th Main Rd, Bengaluru 560040

USA: 20967 Goose Preserve Dr, Ashburn, VA 20148 · Dubai desk: +971 52 469 2690

As featured in: The New Indian Express, Sakshi, Dinakaran, Andhra Jyothy, Sanjevani

Contents

What the home is, what it is worth, what could go wrong, and whether to sell or hold.

01	06–09	02	10–14	03	15–16
The answer first		The asset		Location	
Owner verdicts, numbers, map, alternatives		Snapshot, photos, density, plans, amenities		Distances, drive times, the 1-km market	
04	17–21	05	22–23	06	24–26
Planning & ownership		Developer & record		Price & liquidity	
CDP, catalysts, timeline, title, registration		Profile, public-record checks, disputes		History, liquidity, unit value drivers	
07	27–31	08	32–35	09	36–40
Returns		Market & competition		The decision	
Scenarios, FD, IRR heatmap, exit maths		Supply wave, price ladder, insights, rivals		For, against, checklist, verdict, next steps	

Every figure is sourced from K-RERA records, tribunal orders, portal data or published reporting, or computed by Octopus, and dated October 2026. Treat all numbers as indicative.



INSIDE A PASHMINA HOME

A furnished 3 BHK living room: cove-lit false ceiling, feature wall, large-format vitrified floors, and room to spare.

~1,900

SQ FT • TYPICAL

~70%

RERA CARPET

₹65-69k

MONTHLY RENT

Photo: client-supplied, living room of a Pashmina Waterfront 3 BHK. Owner fit-out; not a unit for sale.

BEFORE WE BEGIN

Sell the Peak, or Hold the Lake?

Three years of corridor growth turned an easy question into a hard one. Every owner and buyer here is asking some version of these four:

1

Is this the right time to sell?

Liquidity, timing and the exit maths

Slides 25, 31

2

Is this the right time to buy?

Price ladder and what else ₹2 Cr buys

Slides 9, 33

3

What is my flat really worth?

Asking vs registered, and unit value drivers

Slides 24, 26

4

Will the next five years match the last three?

Scenarios, IRR heatmap and the FD test

Slides 27-30

Our answer is on the next page. The evidence is in the 35 that follow.

Four Owners, Four Answers

One estate, four situations: the call depends on who you are, not just on the market.



OWNER-OCCUPIER

Hold

Family living in the home

Base IRR 9.4% beats a 7% FD; 1,900 sq ft on a lake costs 15–30% more to replace.

HOLD



NRI LANDLORD

Hold and let

₹65–69k a month rent

3.9% gross yield, above Bengaluru's ~3%. Outsource tenanting; fix the paperwork.

HOLD



NEEDS CASH < 3 YRS

Sell, carefully

Slower than a launch, not frozen

Octopus has closed 20+ resales here. List early, price off registered comps, plan the tax.

SELL



PROSPECTIVE BUYER

Buy, priced right

Ready, rented, below rivals

Offer near ₹10,000–10,300/sq ft with full documents; walk away above ₹11,000.

BUY ≤ ₹10.3k

Model and assumptions on slides 27–31. Rents from SquareYards 3 BHK averages. Illustrative, not advice.

Hold, Unless You Need the Cash Soon

The corridor's run was real. The next five years look good, not spectacular.

+67%

KR PURAM, 3 YEARS

locality rates; $\approx 18.8\%$ a year

+2.9%

PASHMINA, 18 MONTHS

₹10,500 (Mar 25) $\rightarrow$ ₹10,800 (Sep 26)

7%

BASE CASE, NEXT 5 YRS

bear 3% · bull 11% a year

9.4%

BASE-CASE HOLD IRR

vs 7.0% bank FD, both pre-tax

4.5%

BREAK-EVEN GROWTH

a year, to match a 7% FD

WHAT HAPPENED

A corridor boom

KR Puram rates rose about 67% in three years on the Purple Line opening (Oct 2023) and demand for large ready homes.

Pashmina's asking rate has since gone sideways: ₹10,500, ₹9,450, ₹10,800 (Mar 25, Sep 25, Sep 26). Portal data caught only 4 registrations in 12 months, but Octopus alone has closed 20+ resales here.

WHAT HAPPENS NEXT

Normalisation

Base case 7% a year ($\approx 40\%$ over five), close to the project's 6.6% CAGR since its ₹4,400 launch in 2012.

Upside: Blue Line to the airport (2027–28) and a proposed Battarahalli Junction metro stop. Cap: $\sim 9,600$ new rival homes by 2032.

WHAT WE WOULD DO

Hold, on conditions

Hold if your horizon is 5+ years and the home is lived in or let: you defer 2.5% exit costs and capital-gains tax.

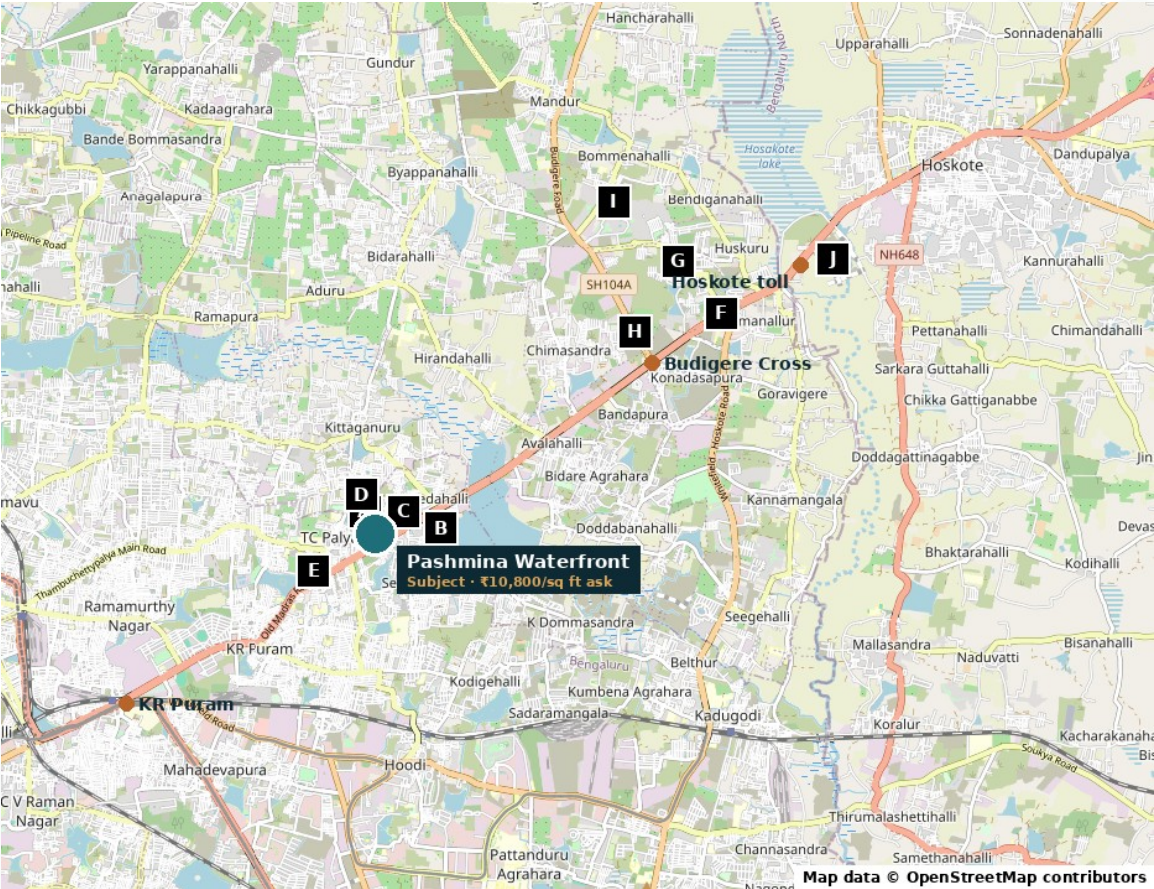
Sell if you need the money within 3 years, cannot let the unit, or can redeploy at 9–10%+ a year.

Sources: SquareYards asking and registration data; NoBroker LocalityIQ (KR Puram +67.5%, 3 yrs); 360 Realtors (launch price). Model on slide 27.

The Corridor, Mapped and Rated

NAMES MASKED ON PURPOSE

Pashmina against ten rival projects on the Old Madras Road belt. Octopus analyst scores out of 5 on seven criteria.



CRITERION	PASHMINA	C · D NEXT DOOR	B · E BRANDED	A, F-J LAUNCH
Location & connectivity	3.5	3.5	3.5	3.0
Developer strength	2.5	2.5	4.5	4.5
Price / value	4.5	3.5	3.0	3.0
Density & privacy	4.5	3.5	3.5	3.0
Amenities	3.5	3.0	4.0	4.5
Legal & RERA clarity	3.0	3.5	4.5	4.0
Readiness & delivery	4.5	4.5	5.0	2.0
OVERALL	3.7	3.4	4.0	3.4

How to read it. Branded ready resale scores higher but costs ~18% more per sq ft. Pashmina wins on price, density and readiness, and loses on developer record.

Method. Location uses measured distances (slides 15–16); developer uses track record and disclosure; value uses ₹/sq ft against coded rivals; delivery uses RERA dates.

■ Rival names are masked on purpose in this client edition; full details on request. Map © OpenStreetMap contributors. Rival pins approximate (±1 km); letters match slide 35.

What Else ₹2 Crore Buys on This Corridor

NAMES MASKED ON PURPOSE

Every credible 3 BHK alternative within ~15 km, by type and ticket. ★ = the home you own (or are buying).

TYPE	₹1.7 – 2.1 Cr • ENTRY	₹2.1 – 2.4 Cr • MID	₹2.4 Cr+ • UPPER
READY, NEXT DOOR Bhattarahalli • ≤1 km	★ Pashmina Waterfront ₹1.77–2.25 Cr Rival D ₹1.95–2.34 Cr	Rival C ₹2.15–2.35 Cr	Not available No credible 3 BHK option in this band
READY, BRANDED KR Puram • OMR	Not available No credible 3 BHK option in this band	Rival B ₹2.05–2.25 Cr Rival E ~₹2.16 Cr	Not available No credible 3 BHK option in this band
UNDER CONSTRUCTION OMR • Budigere • 2028–30	Not available No credible 3 BHK option in this band	Rival F ₹2.02–2.45 Cr Rival G ~₹2.0–2.6 Cr	Rival A ₹2.3–3.0 Cr Rival H ₹2.43–2.54 Cr
MEGA-LAUNCHES Budigere • Hoskote • 2031–32	Rival I ₹1.74–2.54 Cr	Rival J From ₹2.24 Cr	Not available No credible 3 BHK option in this band

■ Rival names are masked on purpose in this client edition; full details on request. Ticket bands use 3 BHK prices as listed by developers / channels, Oct 2026; Pashmina at ₹10,800 asking on 1,636–2,082 sq ft. Under-construction tickets exclude 5% GST. Detail on slide 35.

Pashmina Waterfront, Phase I

Five G+38 Mivan towers, 672 homes, on the north shore of Bhattarahalli Lake, ready since 2019.



Developer photographs: the towers, the view over Bhattarahalli and the pool deck. Images: pashminadevelopers.com.

Sources: K-RERA Phase I filing; NCDRC order (OC date). 672 homes verified: T1-T4 × 149 + T2A × 76 (K-RERA tower schedule, developer floor plates). Payment plan: n/a, ready resale.

K-RERA NO. PRM/KA/RERA/1251/446/PR/171014/000345	RERA REGISTERED 14 Oct 2017 • Phase I	OCCUPANCY CERTIFICATE 26 Jun 2019 • ready, occupied
LAND 7.75 ac Phase I • 16.49 ac acquired	HOMES 672 • T1, T2, T2A, T3, T4	DENSITY 87 / acre • 4 per floor (T2A: 2)
CONFIGURATION 3 BHK (+ 4 BHK duplex penthouses)	SUPER BUILT-UP 1,636 – 2,082 sq ft	CARPET 1,114 – 1,441 sq ft (~69%)
FAR • COVERAGE 3.25 sanctioned • 12.4% ground	PROMOTER Lily Realty Pvt Ltd (Pashmina)	MAINTENANCE ~₹4 / sq ft / month (est.)

₹10,800	1,900	87	2019
ASKING / SQ FT	SQ FT • TYPICAL 3 BHK	HOMES PER ACRE	OC • READY

What It Actually Looks Like

A completed, occupied estate. Renders are labelled; the rest are photographs.



Developer render: the towers over Bhattarahalli Lake



The towers from Old Madras Road



Pool deck and Bhattarahalli Lake from above



Lake-side walkway inside the estate



Double-height clubhouse lounge



A furnished high-floor home in the towers

Images: pashminadevelopers.com official gallery; interior photo from an Airbnb host listing in the estate (owner fit-out, not a unit for sale).

The 'Future Expansion' Is Now a Project

NAMES MASKED ON PURPOSE

The developer's own plan shaded the lake-side plot for later. A new 604-home launch is now being built on it.



87

HOMES / ACRE

672 homes on 7.75 ac (Phase I)

149 • 76

HOMES PER TOWER

T1–T4 149 each; T2A 76

4

HOMES / FLOOR

2 in T2A; 3 on refuge floors

604

NEW HOMES NEXT
DOOR

on ~6.9 ac, RERA Jun 2025

12.4%

GROUND COVERAGE

87.6% of Phase I land open

~1,276

HOMES ON THE PLOT

672 + 604 on ~14.7 ac

ANALYST READ

Rival A, a listed developer's joint-development project, sits at the same #166 Old Madras Road address on the plot the plan called 'Future Expansion'. Expect four years of construction next door, then a branded neighbour that lifts the local price signal and competes for your buyer.

■ Rival names are masked on purpose in this client edition; full details on request. Sources: K-RERA Phase I filing; developer master plan (pashminadevelopers.com, labels as published); developer launch release (RERA approval 24 Jun 2025, completion Mar 2030). Plan not to scale; overlay label added by Octopus.

Large Plans, About 70% Carpet

16 unit types from 1,636 to 2,082 sq ft, read off the RERA-stamped floor plates. Here is what each is worth today.



Developer floor plate, Tower T1: four 3 BHK homes per floor; carpet areas as per RERA.



Key plan: the estate wraps the north shore of Bhattarahalli Lake; Phase I towers sit closest to the water.

UNIT • SUPER BUILT-UP	RERA CARPET	EFFICIENCY	@ ₹10,800 ASK	@ ₹7,450 REG.
T4-C • 1,636 sq ft	1,114	68.1%	₹1.77 Cr	₹1.22 Cr
T1-B • 1,779 sq ft	1,226	68.9%	₹1.92 Cr	₹1.33 Cr
T1-C • 1,812 sq ft	1,252	69.1%	₹1.96 Cr	₹1.35 Cr
T2-D • 1,900 sq ft	1,302	68.5%	₹2.05 Cr	₹1.42 Cr
T2A-B • 1,918 sq ft	1,322	68.9%	₹2.07 Cr	₹1.43 Cr
T3-B • 2,015 sq ft +S	1,414	70.2%	₹2.18 Cr	₹1.50 Cr
T4-D • 2,059 sq ft +S	1,435	69.7%	₹2.22 Cr	₹1.53 Cr
T3-C • 2,082 sq ft +S	1,437	69.0%	₹2.25 Cr	₹1.55 Cr

₹15,600

PER CARPET SQ FT

₹10,800 ÷ 0.69 RERA efficiency

₹17-20k

RIVAL LAUNCHES, CARPET

₹12.1-14.7k at a typical 72-75%

On a carpet basis Pashmina is roughly 10-25% cheaper than corridor launches, even with its higher loading.

Sources: developer floor plates for all 16 unit types across T1, T2, T2A, T3 and T4 (pashminadevelopers.com, carpet 'as per RERA'); +S = with servant room. Values exclude stamp duty, parking and fit-out.

Amenities, Listed and Verified

Every amenity checked against the published list, and against what the regulator found on site.



Rooftop pool overlooking the lake (developer photograph).



Gymnasium and tennis court (developer photographs).



Amenities checklist

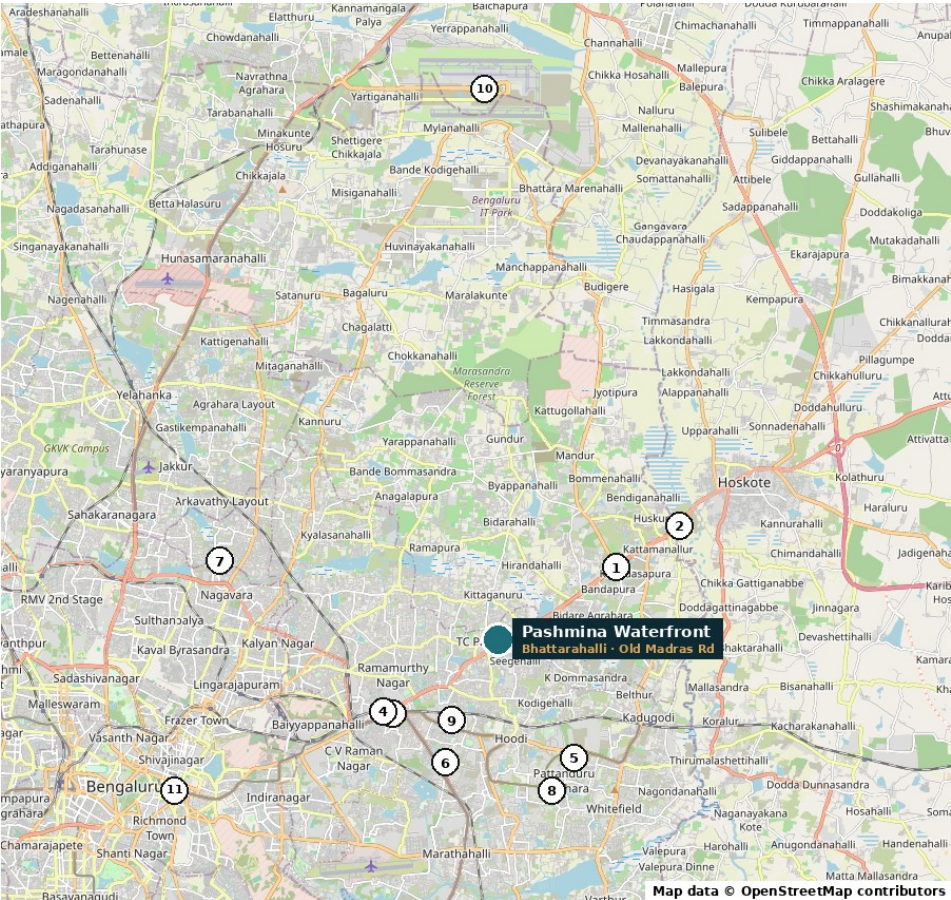
16 of 20 listed

- | | |
|---|--|
| ☒ Clubhouse (~30,000 sq ft) | ☒ Jogging / cycle track |
| ☒ Rooftop swimming pool | ☒ Amphitheatre |
| ☒ Gymnasium | ☒ Library / reading room |
| ☒ Kids' play area | ☒ Spa · sauna · jacuzzi |
| ☒ Tennis court | ☒ Indoor games |
| ☒ Squash court | ☒ Pet area |
| ☒ Basketball court | ☐ Senior citizens' area |
| ☒ Badminton court | ☐ Co-working space |
| ☒ Skating rink | ☐ Mini theatre |
| ☒ Cricket nets | ☐ EV-charging provision |

✓ = listed by developer or channel (Oct 2026). Empty = not confirmed. 🚩 = K-RERA inspection (Nov 2023) found it not in use or incomplete; stacked parking also not working. Verify today.

Distances and Drive Times, Measured

Aerial distance from the estate's mapped centroid; routed road distance; modelled weekday drive times.



#	LANDMARK	TYPE	AERIAL	ROAD	OFF-PEAK	PEAK
1	Budigere Cross (NH-75)	Highway node	4.9 km	5.2 km	5 min	10 min
2	Hoskote toll • STRR • Chennai Expwy	Highway node	7.6 km	8.2 km	10 min	15 min
3	KR Puram metro (Purple; Blue 2027)	Metro	4.5 km	7.0 km	15 min	25 min
4	KR Puram railway station	Railway	4.8 km	8.5 km	15 min	25 min
5	ITPL, Whitefield	IT hub	4.9 km	9.5 km	20 min	35 min
6	Bagmane WTC, ORR Mahadevapura	IT hub	4.7 km	9.6 km	20 min	40 min
7	Manyata Tech Park	IT hub	10.2 km	13.7 km	30 min	55 min
8	Vydehi Institute of Medical Sciences	Hospital	5.6 km	10.0 km	20 min	40 min
9	Phoenix Marketcity, Mahadevapura	Mall	3.3 km	7.9 km	15 min	30 min
10	Kempegowda Intl Airport	Airport	19.4 km	32.2 km	40 min	60 min
11	MG Road (city centre)	City centre	12.6 km	15.0 km	25 min	45 min

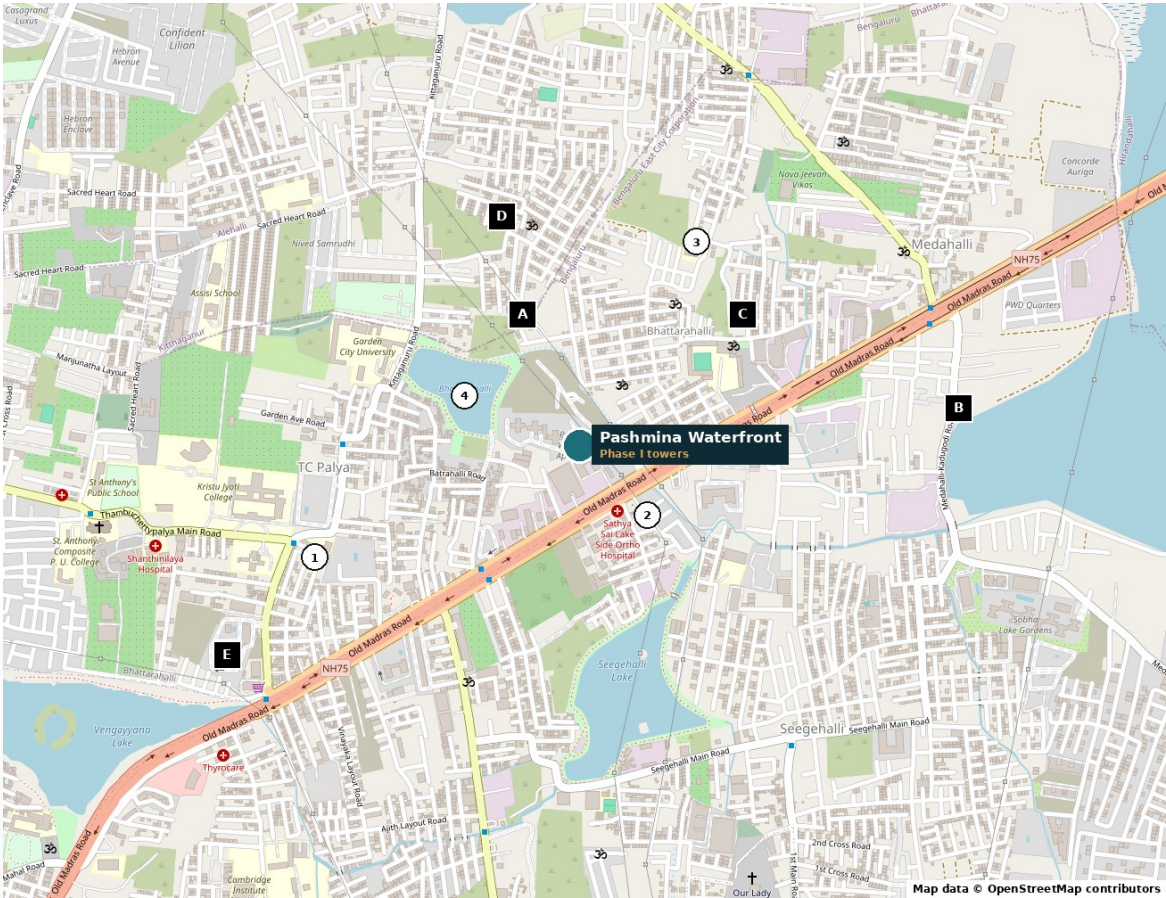
Standout: the airport is 19 km as the crow flies but 32 km by road. A multi-speciality hospital (Sathya Sai Orthopaedic) sits about 0.3 km from the gate.

Coordinates: OpenStreetMap. Road distance and free-flow time: OSRM routing; off-peak × 1.3–1.6, peak × 1.9–3.0 by road type. Map © OpenStreetMap contributors. Verify with a live drive.

Five Rivals Within Walking Distance

NAMES MASKED ON PURPOSE

The neighbourhood a buyer or tenant compares you against, before they ever look at Budigere or Hoskote.



PIN	PLACE	AERIAL	WHY IT MATTERS
1	Octopus Estates head office	0.8 km	Same-day inspections and viewings
2	Sathya Sai Orthopaedic & Multispeciality Hospital	0.3 km	Emergency care at the gate
3	Princeton Public School	0.6 km	Walkable schooling for tenants
4	Bhattarahalli Lake	0.3 km	The view; 30 m statutory buffer
A	Rival A · Mar 2030	0.4 km	~₹13,000 · 604 homes
C	Rival C · Ready 2023	0.5 km	~₹14,000 ask · 285 homes
D	Rival D · Ready 2026	0.6 km	~₹9,450 · 171 homes
B	Rival B · Ready 2022–24	1.0 km	~₹12,750 · 597 homes
E	Rival E · Ready	1.1 km	~₹11,550 · 283 homes

Insight: Rivals A, C and D sit within about a kilometre and target the same 3 BHK tenant and buyer. Your edge is size, lake frontage and price; your gap is brand.

■ Rival names are masked on purpose in this client edition; full details on request. Map © OpenStreetMap contributors. Rival and office pins approximate (±1 km); distances computed from map coordinates.

The Plans That Govern This Site

Unlike outer-belt villa land, Pashmina sits inside the new Greater Bengaluru Authority area: city plans and e-Khata apply.

LAYER	WHAT IT IS	STATUS (OCT 2026)	WHY IT MATTERS
BDA RMP-2015	Revised Master Plan prepared 2005	Still operative; RMP-2031 draft withdrawn 2020	Sets land use for the site today
GBA 2025	Greater Bengaluru Authority, Local Planning Authority for 712 km ²	In force since Sep 2025	Planning and civic powers moved from BDA/BBMP
Bengaluru East City Corp.	One of five GBA corporations; 50 wards	Covers the whole KR Puram constituency	Property tax, e-Khata and civic services
RMP-2041 (BDA)	Plan for 242 villages outside GBA	Tender Apr 2026	Shapes Budigere–Hoskote supply
GBA master plan	New plan for the core city	Draft expected 2027	Possible transit-linked FAR changes
Lake buffer rule	RMP-2015: 30 m from lakes	NGT 75 m order set aside by SC (2019)	Protects the lake edge; check survey sketch

GROWTH OUTLOOK

~14 mn

Metro population, 2025 (UN est.)

~16 mn

Projected by 2030 (UN WUP)

~2 crore

By 2031 (BDA RMP-2031 draft)

Implication: the city keeps pushing east along Old Madras Road. A built, OC'd, city-khata estate is on the right side of that growth.

Sources: The Hindu (2 Mar 2026); NammaWard and NewsFirst (Apr 2026); Deccan Herald (GBA delimitation, Oct 2025); UN World Urbanization Prospects; Supreme Court lake-buffer order (2019).

Planning Status and Catalysts

What the plans say about this land, and which infrastructure is running, being built, or still only on paper.

LAYER	WHAT THE RECORD SAYS	WHAT IT MEANS FOR YOU
Governing plan	RMP-2015 residential use along NH-75; FAR 3.25 sanctioned	Get the zonal extract; the built estate cannot be un-zoned
Planning authority	BDA sanctioned (per K-RERA); GBA is now the LPA	Ask for the sanction number and tower-wise OC
Civic body & khata	Bengaluru East City Corporation (GBA)	Expect city e-Khata, not panchayat E-Swathu
Water & environment	Adjoins Bhattarahalli Lake; self-run STP	Check STP consent, BWSSB status and the 30 m line
Growth outlook	~9,600 rival homes due 2028–32 on the corridor	Healthy demand, heavy supply; size and lake are the hedge

SITE PLANNING CHECKLIST

- ☐ Zonal extract (RMP-2015)
- ☐ Tower-wise OC & sanction
- ☐ Survey sketch & lake buffer
- ☐ GBA e-Khata route
- ☐ NH-75 road-widening line
- ☐ STP & fire NOC renewals

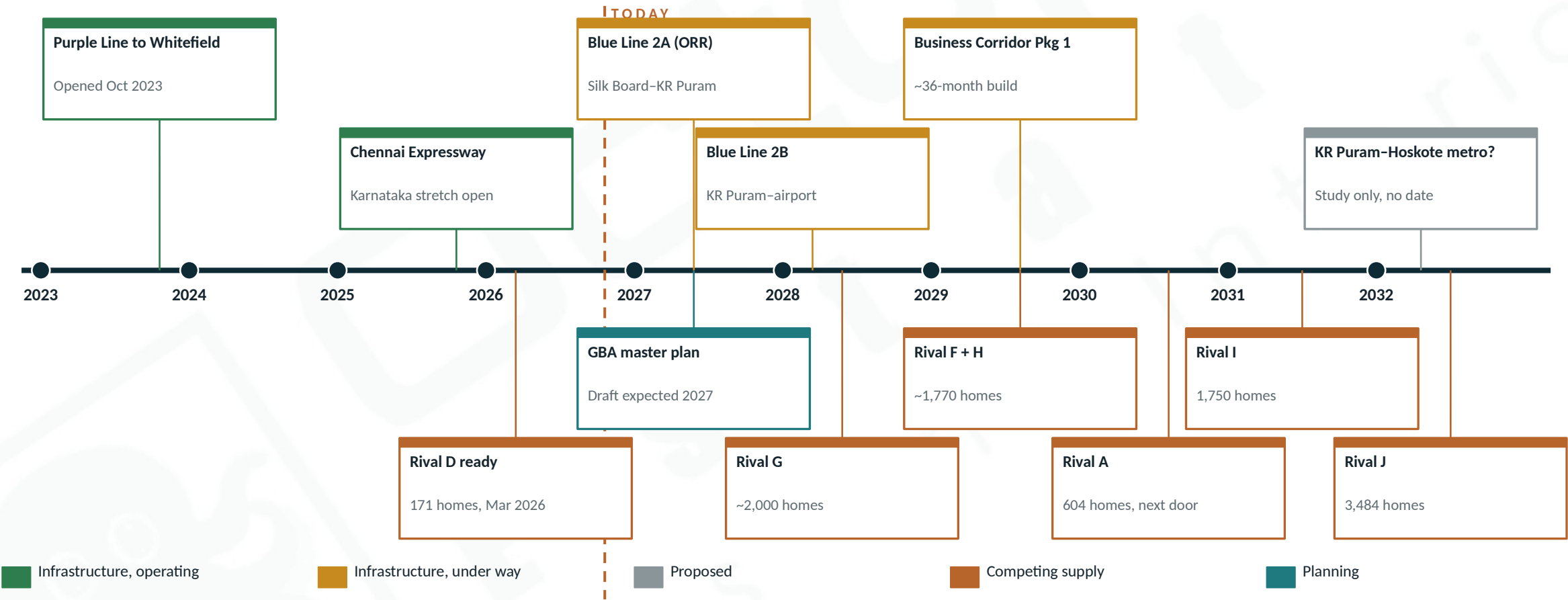
INFRASTRUCTURE CATALYSTS	
Purple Line: KR Puram–Whitefield Fully open Oct 2023; 7 km by road	OPERATING
Old Madras Road (NH-75), 8 lanes Estate gate on the highway	OPERATING
Chennai Expressway, Karnataka Hoskote end open 2025–26; ~8 km	OPERATING
Blue Line 2A / 2B from KR Puram ORR 2027 · airport 2027–28	UNDER WAY
Business Corridor (PRR) Pkg 1 Bids May 2026; OMR stretch later	UNDER WAY
KR Puram–Hoskote metro Study; tentative Battarahalli Jn stop	PROPOSED

Status as reported up to Oct 2026 (BMRCL timelines; ETV Bharat, Swarajya, PropNewz). Infrastructure dates slip: price the home without them.

NAMES MASKED ON PURPOSE

What Arrives, and When

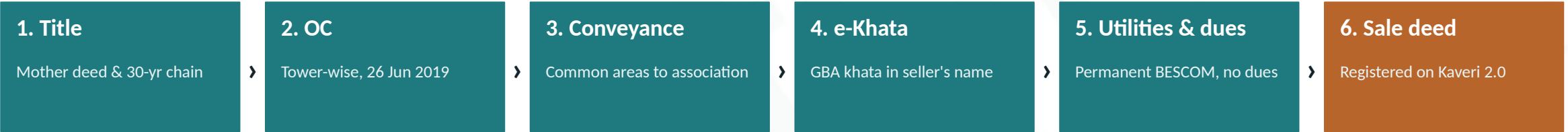
Infrastructure above the line, competing supply and planning below. Today is October 2026.



Rival names are masked on purpose in this client edition; full details on request. Dates are developer RERA possession dates and public project targets; supply counts are total homes per project. Sources as on slides 18 and 35.

What You Own, and How to Prove It

A resale flat is only as good as six links in its paper chain. On this estate, links 2–5 decide the price.



DOCUMENT	WHAT IT PROVES	RED FLAG ON THIS ESTATE
Mother deed & title chain	How the land passed to Lily Realty and to the first buyer	Land 'in process of acquisition' in the 2017 filing: confirm it is not under your tower
Occupancy certificate	The tower was completed as sanctioned	OC must name your tower; obtain a certified copy, not a scan
Conveyance & association	Common areas, corpus and records handed to owners	Handover items still pending in 2023; ask for minutes and accounts
GBA e-Khata & tax	The city has your unit on its books	Old BBMP khata not yet converted; arrears block registration
Utilities & society NOC	Power, water and dues are clean	Temporary power noted Nov 2023; insist on a permanent meter
Encumbrance certificate	No live mortgage or court charge	Builder-era lender charges not released on the unit

Registered conveyance-deed approval for individual units recorded by K-RERA on 11 Aug 2020. Insist on the unit schedule and parking allotment in the sale deed.

Registering, Paying and Holding the Flat

Karnataka registers property online through Kaveri 2.0; the e-Khata then puts your name on the city's books.

COST AT RESALE	RATE	ON ₹2.0 CR	WHO PAYS
Stamp duty	5% (+ cess & surcharge ≈ 0.6%)	₹11.2 L	Buyer
Registration fee	2% (confirm current rate)	₹4.0 L	Buyer
GST	Nil: completed with OC	—	—
TDS (sec 194-IA)	1%; NRI seller at LTCG rate	₹2.0 L *	Buyer deducts
Brokerage	1-2% + GST, per agreement	₹2-4 L	Each side

*TDS is withheld from the price paid to the seller, not an extra cost. Duty is charged on the higher of price and guidance value.

Registration in five steps

1. Draft the deed and pay duty online on Kaveri 2.0.
2. Book a slot at the jurisdictional Sub-Registrar (KR Puram).
3. Buyer, seller and two witnesses sign with Aadhaar e-KYC and photo.
4. Collect the registered deed and check the scanned copy.
5. Apply for e-Khata transfer and start paying property tax.

KHATA: WHICH ONE APPLIES HERE?

e-Khata (GBA): Pashmina sits inside Bengaluru East City Corporation, so expect a city e-Khata. Lenders and buyers prefer it.

B-Khata: irregular property; regularisation drive under way in 2025-26. Not expected for a sanctioned, OC'd tower.

Action: check the unit's e-Khata status before listing or offering.

FOR NRI OWNERS AND BUYERS

Selling: buyer deducts TDS at the capital-gains rate (~13-15% incl. surcharge and cess); a lower-deduction certificate under sec 197 helps.

Power of attorney: execute abroad, attest at the Indian mission, adjudicate in Karnataka within 3 months.

Repatriation: sale proceeds of up to two residential properties are repatriable, subject to tax and limits.

Rates per Karnataka schedules as reported for 2026; confirm with your lawyer and chartered accountant. Not legal or tax advice.

Lily Realty / Pashmina: Developer Profile

Who built it, and the public-record checks every owner and buyer should complete.

2007

SPV INCORPORATED

Lily Realty Pvt Ltd, Mumbai

5 towers

DELIVERED HERE

672 homes, G+38

4.5 yrs

LATE TO OC

Dec 2014 → Jun 2019

Who they are. Pashmina Developers (founded 2007, Mumbai and Bengaluru). Bengaluru projects include Waterfront, Codename Maximum Khushiyaan (~1,895 homes, ready), Lagoon Residences and Brookwoods (Budigere).

Financial visibility. Phase I cost declared to K-RERA: ₹965.6 Cr (land ₹55.6 Cr), 70% escrow with Yes Bank. Audited accounts are not public: pull MCA filings.

What it means now. The building is delivered; the developer matters mainly for pending handover items and any remaining land.

PUBLIC-RECORD CHECKS

CHECK	WHAT WE FOUND	WHAT TO DO	STATUS
Consumer case (NCDRC)	Delay compensation ordered 10 Sep 2024	Ask the association if it was paid	VERIFY
K-RERA inspection	Temporary power, idle amenities (Nov 2023)	Confirm items now complete	VERIFY
Lender petition (NCLT)	Yes Bank CP(IB) 1048/2021; no admission found	Obtain current case status	OPEN
Litigation search	No other litigation on channel listings	Run e-Courts and K-RERA searches	OPEN
Expansion plot	Now a 604-home joint-development next door	Confirm boundaries and shared access	WATCH

Based on public records as at Oct 2026: K-RERA filing; NCDRC order (Indian Kanoon); NCLT portal; IBBI orders. Absence of findings is not a clearance; independent legal verification is essential.

Disputes and Local Risks, Both Sides

Reported as published by the tribunal, regulator or outlet. Not allegations by Octopus Estates.

DELIVERY DELAY • NCDRC

Buyers' Association v Lily Realty

Record: CC 61/2018 and 62/2016, order 10 Sep 2024. Possession promised Dec 2014 (+6 months); OC 26 Jun 2019.

Buyers said: years of delay; amenities incomplete; one-sided clauses.

Developer said: force majeure, approval delays, late buyer payments; it paid buyers' bank interest under 'Live Lite'.

Outcome: allowed in part: ₹10/sq ft/month to OC date, plus 6% interest.

REGULATOR • K-RERA INSPECTION

Site inspection report, 4 Nov 2023

Record: cited in the NCDRC order.

Findings: temporary power only; stacked parking not working; clubhouse not in use; amphitheatre partly complete.

Developer said: no published response located.

Status: may since be fixed. Ask the association before pricing.

LENDER • NCLT MUMBAI

Yes Bank Ltd v Lily Realty Pvt Ltd

Record: C.P.(IB) 1048/2021, filed 8 Oct 2021, last listed 4 Jul 2022.

Context: a petition is a creditor's claim, not a finding; Yes Bank also held the RERA escrow.

Developer said: no public statement located.

Status: no admission order found in IBBI records.

LOCATION & ENVIRONMENT

Bhattarahalli Lake and NH-75

Lake: Deccan Herald (Nov 2018) listed it among two polluted KR Puram lakes slated for revival.

Estate side: lake walkway; 'Best Maintained Garden' award (2013); 87.6% open land.

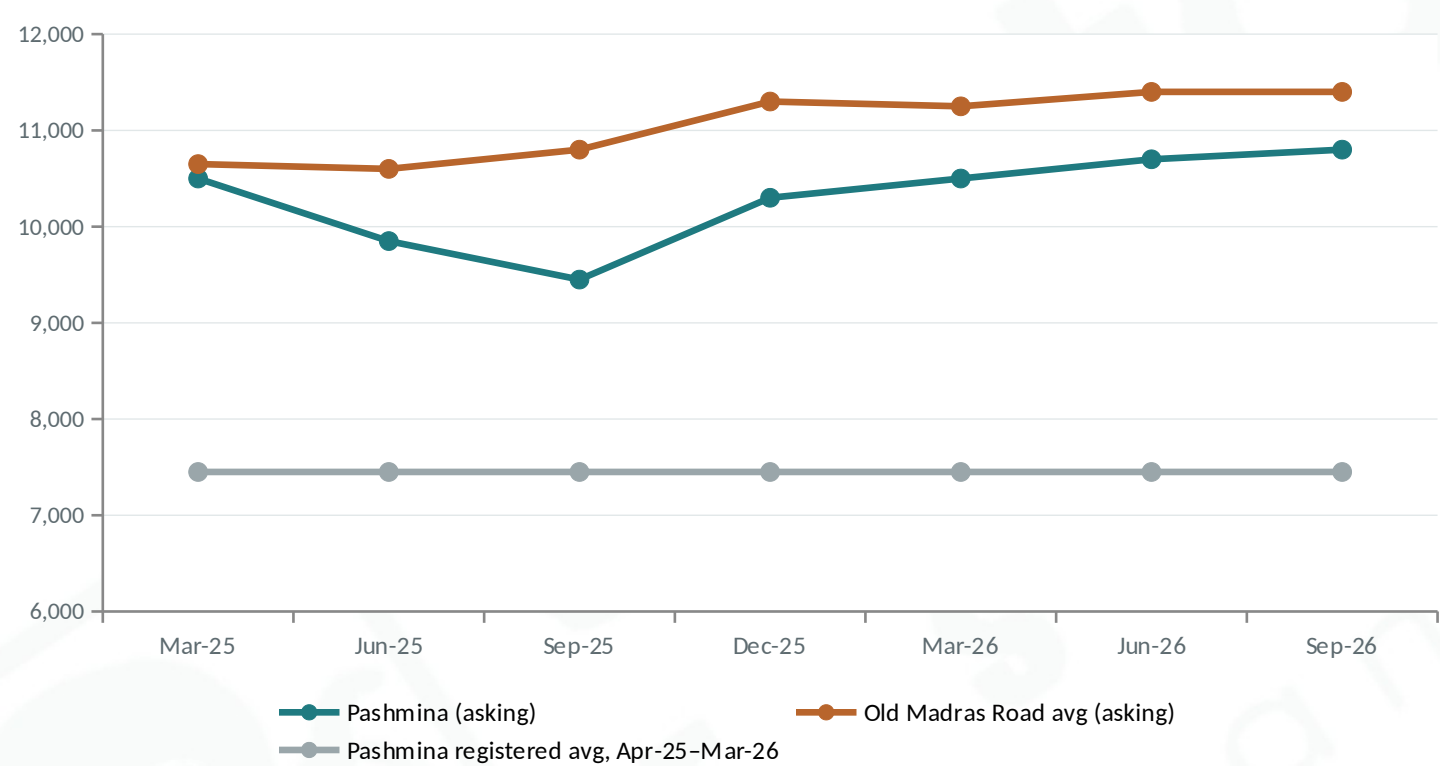
Road: NH-75 brings access and peak-hour noise and dust for road-facing units.

Check: visit after rain and in the dry season; ask which way your unit faces.

Sources: NCDRC order 10 Sep 2024 (Indian Kanoon); NCLT case status; IBBI order database; Deccan Herald 3 Nov 2018; developer blog. Positions summarised as stated in the sources.

The Corridor Boomed. The Project Paused.

Quarterly asking rates (₹/sq ft) against the Old Madras Road average and what buyers actually registered.



Read it this way: the three-year boom is a corridor story. Pashmina's asking rate dipped 10% in mid-2025, recovered 14%, and now sits only 2.9% above March 2025, about 5% below the road's average.

Sources: SquareYards quarterly asking series and Govt. registration data (4 sales, ₹6 Cr GSV); NoBroker LocalityIQ; 99acres; 360 Realtors (launch).

₹4,400 → ₹10,800

2012 LAUNCH → SEP 2026

6.6% a year over 14 years

+67.5%

KR PURAM, LAST 3 YEARS

≈18.8% a year (locality)

+14.3%

SEP 25 → SEP 26

measured off the Sep-25 dip

−31%

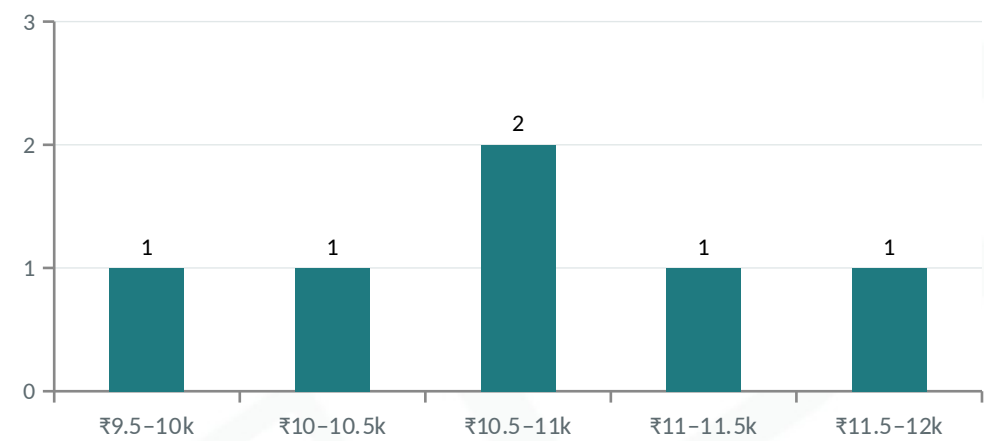
REGISTERED VS ASKING

₹7,450 portal-registered average

How Long a Sale Takes, What a Let Pays

Registrations, our own deal record, live listings and rents, read together: slower than a launch, but moving, and steady to rent.

Asking ₹/sq ft across a sample of live listings



Registered average ₹7,450 sits below every live ask: the gap is where negotiation, and under-declaration, happen.

20+

OCTOPUS RESALES

closed in this estate

4

PORTAL RECORDS

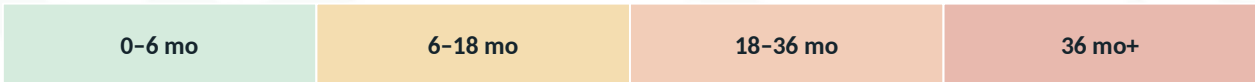
SquareYards, 12 months

~20+

LIVE LISTINGS

major portals

TIME-TO-SELL GAUGE



▲ priced off registered comps, papers complete

▲ over-priced or papers incomplete

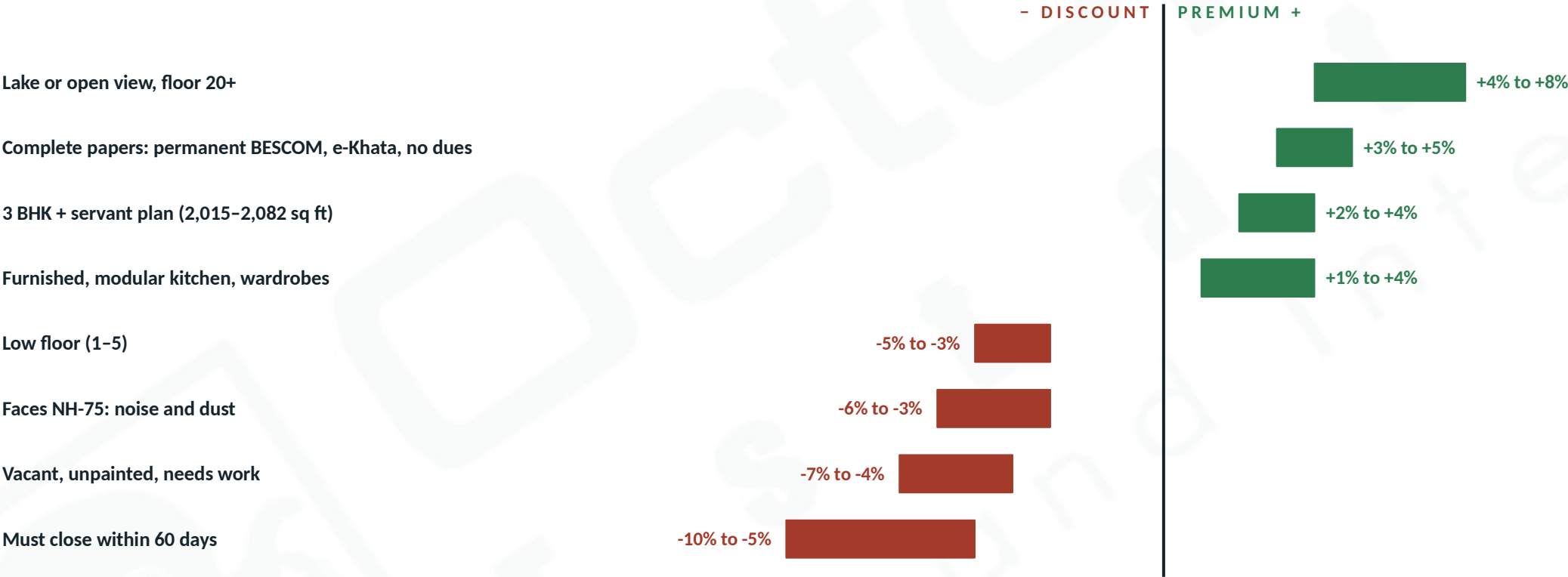
Portal registrations undercount resales: Octopus alone has closed 20+ here. Well-priced, documented units sell in one to two quarters; over-priced ones sit.

RENT MARKET • 3 BHK	VALUE
Average asking rent (SquareYards)	₹64.9k – 68.9k / month
Live listing range	₹53k – ₹1 L / month
Rent per sq ft (1,900 sq ft)	≈ ₹34 – 36 / month
Gross yield at ₹2.0 Cr	3.9% (net ≈ 3.0%)
Tenant pool	ITPL, ORR, Bagmane, Manyata professionals

Sources: Octopus Estates transaction records (20+ resales in the estate, company-reported); SquareYards (registrations Apr 25–Mar 26; price bands; rents); 99acres listing count. Time-to-sell bands are Octopus estimates.

Which Flat You Own Matters More

Live asks range from ~₹8.4k to ₹13.8k per sq ft in one estate. These are the unit-level drivers behind that spread.



Owner's lever: fixing papers and presentation (+3% to +9%) is worth about a year of market growth, and costs far less than waiting for one.

Octopus desk estimates from the live asking spread across portal listings (₹8,436–₹13,826/sq ft observed). Indicative ranges, not valuations; effects overlap and do not simply add.

Will the Next Five Match the Last Three?

Short answer: no. Here is what powered the run, and what is genuinely left.

WHAT POWERED 2023-2026

One-off tailwinds

Metro arrived: Purple Line KR Puram-Whitefield fully opened Oct 2023, re-rating the KR Puram belt.

Demand for space: post-COVID upgrades to large ready 3 BHKs; few such homes on the corridor.

IT and GCC hiring across Whitefield, ORR and Manyata lifted rents and prices.

Low base: a 'delay discount' faded after OC (2019) and conveyance (2020).

WHAT IS LEFT FOR 2026-2031

Real, but slower

Blue Line 2A / 2B (2027-28): ORR offices and the airport by metro from KR Puram, 7 km by road.

Proposed metro KR Puram-Hoskote with a tentative Battarahalli Junction stop: feasibility only.

New supply ~9,600 rival homes by 2032, priced ₹12.1-14.7k per sq ft.

Ageing: the towers will be 12 years past OC by 2031.

Our call: base case ~7% a year, about half the last three years' pace. A repeat of 18-19% would need the Battarahalli metro sanctioned and funded; today it is neither.

Sources: BMRCL targets (via Wikipedia, Apr 2026); Swarajya/Moneycontrol (Jan 2026); K-RERA filings for rival supply.

Bear, Base and Bull Returns

Holding a 1,900 sq ft home from a ₹2.00 Cr value today, with net rent, over three horizons.

HOLD PERIOD	START VALUE	BEAR • 3% / YR			BASE • 7% / YR			BULL • 11% / YR		
		EXIT VALUE	IRR	CASH ×	EXIT VALUE	IRR	CASH ×	EXIT VALUE	IRR	CASH ×
3 years	₹2.00 Cr	₹2.19 Cr	5.2%	1.16×	₹2.45 Cr	9.1%	1.29×	₹2.74 Cr	12.9%	1.43×
5 years	₹2.00 Cr	₹2.32 Cr	5.6%	1.30×	₹2.81 Cr	9.4%	1.53×	₹3.37 Cr	13.2%	1.81×
7 years	₹2.00 Cr	₹2.46 Cr	5.8%	1.44×	₹3.21 Cr	9.5%	1.81×	₹4.15 Cr	13.2%	2.27×

How the model works

- Value today:** ₹2.00 Cr = 1,900 sq ft × ₹10,500 (≈3% below asking).
- Cash in:** rent ₹65,000 a month, 11 months a year, +5% a year, less ₹4/sq ft maintenance and ₹25k tax.
- Exit:** sale value less 2.5% costs; before capital-gains tax; no loan.

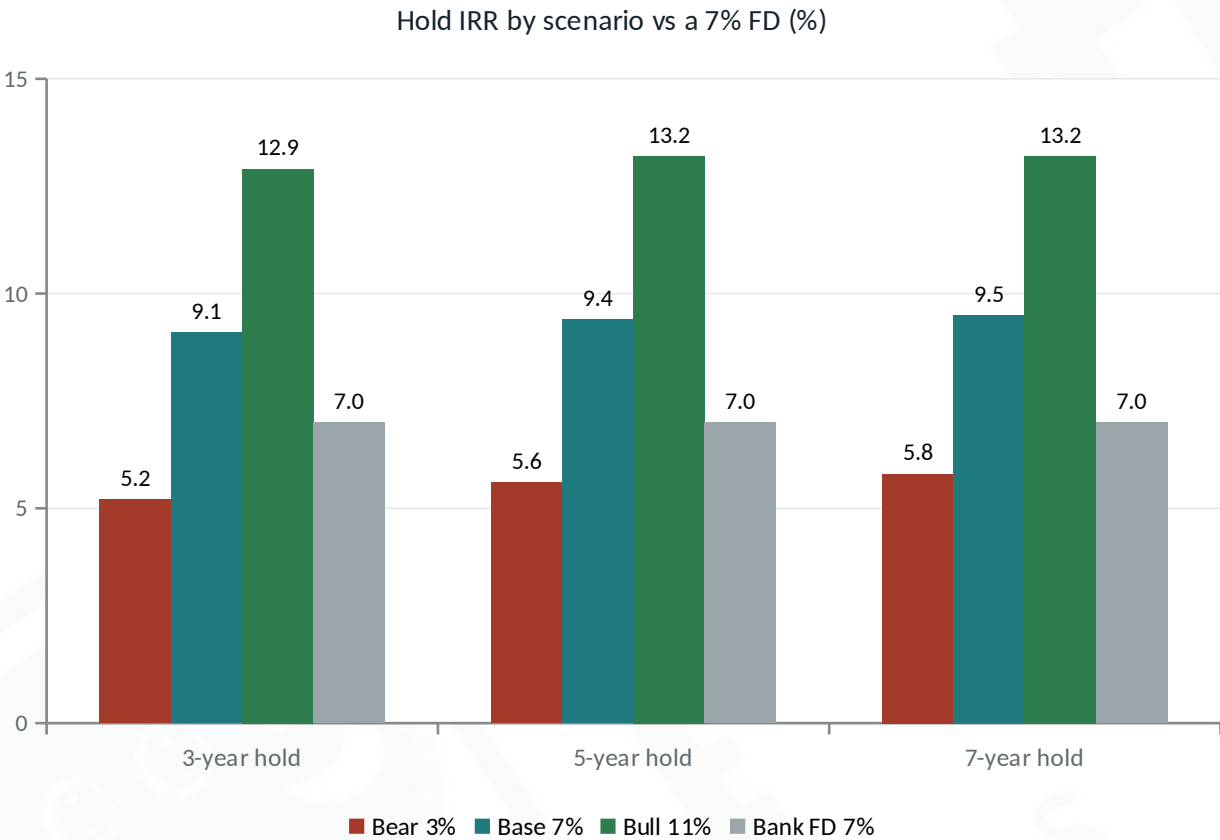
WHAT THE TABLE SAYS

A ready, rented flat beats a 7% FD in the base case at every horizon, and the margin widens with time as exit costs are spread thinner. In the bear case it trails the FD, so the hold decision is really a bet that the corridor keeps compounding at 4.5% or more.

Model: Octopus Estates. Rents from SquareYards 3 BHK averages. Hypothetical scenarios, not forecasts.

Against a Bank Fixed Deposit

How much growth the flat needs to beat a 7% FD at each horizon, and what each path returns.



3-year hold			
4.9%	9.1%	1.29×	-1.8 pts
BREAK-EVEN GROWTH	BASE IRR	BASE CASH ×	BEAR VS FD

5-year hold			
4.5%	9.4%	1.53×	-1.4 pts
BREAK-EVEN GROWTH	BASE IRR	BASE CASH ×	BEAR VS FD

7-year hold			
4.3%	9.5%	1.81×	-1.2 pts
BREAK-EVEN GROWTH	BASE IRR	BASE CASH ×	BEAR VS FD

FD at 7% pre-tax; property returns before capital-gains tax and without a loan. Assumptions as on slide 28. Illustrative only.

The IRR Heatmap: Growth × Time

Every combination of annual price growth and holding period, shaded against a 7% bank FD.

GROWTH / YR	HOLD 3 YRS	HOLD 5 YRS	HOLD 7 YRS	HOLD 10 YRS
2%	4.3%	4.7%	4.9%	5.2%
4%	6.2%	6.6%	6.7%	6.9%
6%	8.1%	8.4%	8.6%	8.6%
8%	10.0%	10.3%	10.4%	10.4%
10%	12.0%	12.2%	12.3%	12.2%
12%	13.9%	14.1%	14.1%	14.0%

Below 5%: worse than FD 5–7%: about an FD 7–9%: beats an FD 9%+: clearly beats

HOW TO USE IT

Growth beats patience

- Read across:** at 2% growth no holding period beats an FD; at 6% + every period does.
- Read down:** each extra 2 points of growth adds about 2 points of IRR; an extra two years adds well under one.
- So:** the hold decision is a view on corridor growth, not on waiting. Our base view is ~7% (slide 27).
- Short holds:** exit costs bite hardest at 3 years; if you may sell soon, sell well rather than late.

Model as on slide 28 (₹2.00 Cr start, ₹65k rent, 11 months occupancy, 2.5% exit costs). Pre-tax, unlevered. Illustrative only.

Tax, Costs and the Price of Waiting

What a sale actually leaves in your hand, and what twelve more months of holding is worth.

WHAT SELLING LEAVES YOU WITH • EXAMPLE

STEP	AMOUNT
Sale price (1,900 sq ft × ₹10,500)	₹2.00 Cr
Less brokerage & costs (~2%)	- ₹4.0 L
Less purchase cost (example: 2018)	- ₹1.10 Cr
Long-term capital gain	₹86 L
LTCG at 12.5% + 4% cess	- ₹11.2 L
Net cash in hand	≈ ₹1.85 Cr

Defer it: Sec 54 (buy a home within 2 years or build within 3) or Sec 54EC bonds (up to ₹50 L, 6 months, 5-year lock-in).

Choose it: resident owners who bought before 23 Jul 2024 may opt for 20% with indexation instead; your CA should run both.

THE COST OF WAITING ONE YEAR TO SELL

SCENARIO	VALUE GAIN	NET RENT	FD ON PROCEEDS	HOLD ADVANTAGE
Bear 3%	₹6 L	₹6 L	₹14 L	-₹2 L
Base 7%	₹14 L	₹6 L	₹14 L	+₹6 L
Bull 11%	₹22 L	₹6 L	₹14 L	+₹14 L

THE PAYMENT-PLAN EFFECT

Ready beats 'pay later'

No plan needed: a ready resale has no construction-linked schedule, no GST, and rent from month one.

Swapping into a launch costs ~2.5% to sell, 5% GST, ~7.6% stamp and registration, and 3–6 years of forgone net rent: roughly 25–35% of value before any appreciation.

Buyer on a loan: 8.4% interest vs ~10% base total return is a thin positive spread; negative in the bear case.

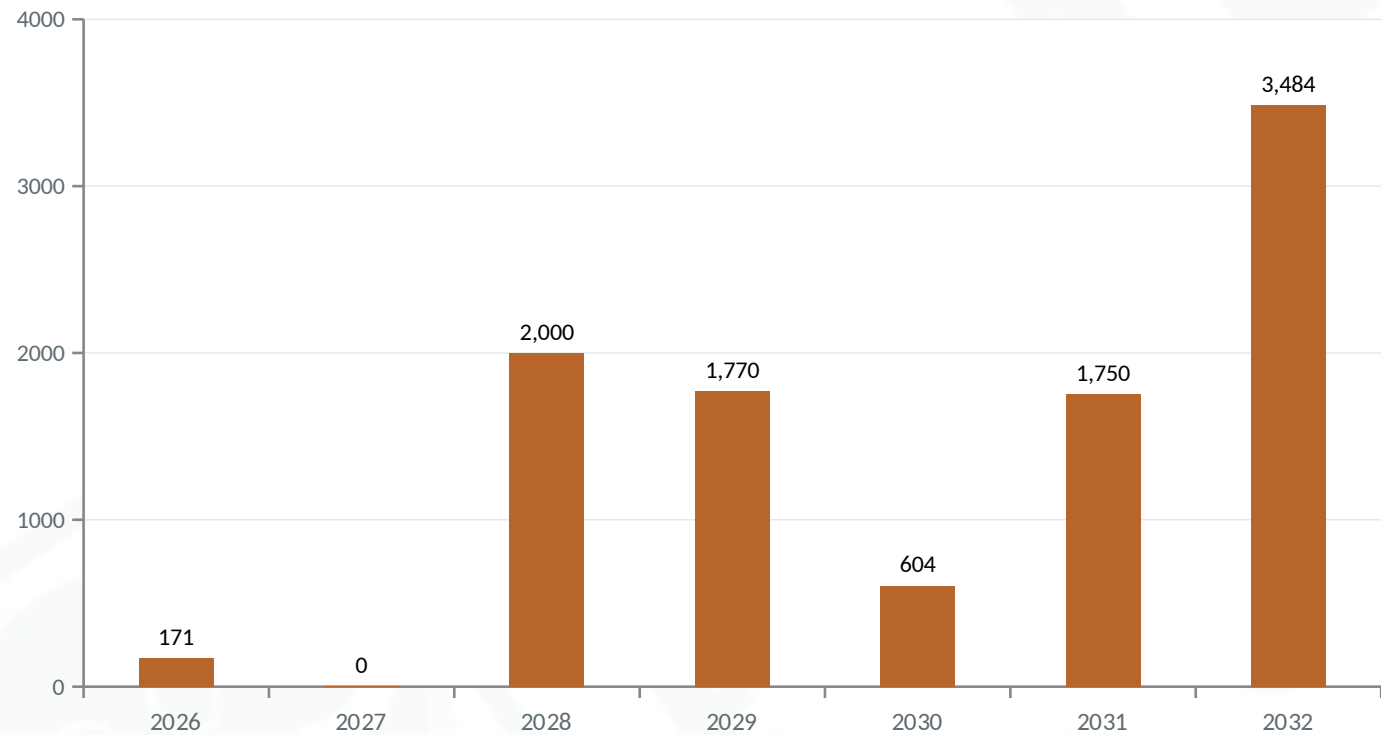
Purchase price is an illustrative example; your gain depends on your actual cost and dates. Tax rules as reported for FY2026–27; confirm with a chartered accountant. Not tax advice.

The Supply Wave, Year by Year

NAMES MASKED ON PURPOSE

New homes due from the ten rivals by RERA possession year: the stock your resale will meet.

Rival homes due by possession year



YEAR	PROJECTS	HOMES
2026	Rival D (ready)	171
2028	Rival G	~2,000
2029	Rival F, Rival H	~1,770
2030	Rival A	604
2031	Rival I	1,750
2032	Rival J	3,484
TOTAL		~9,780

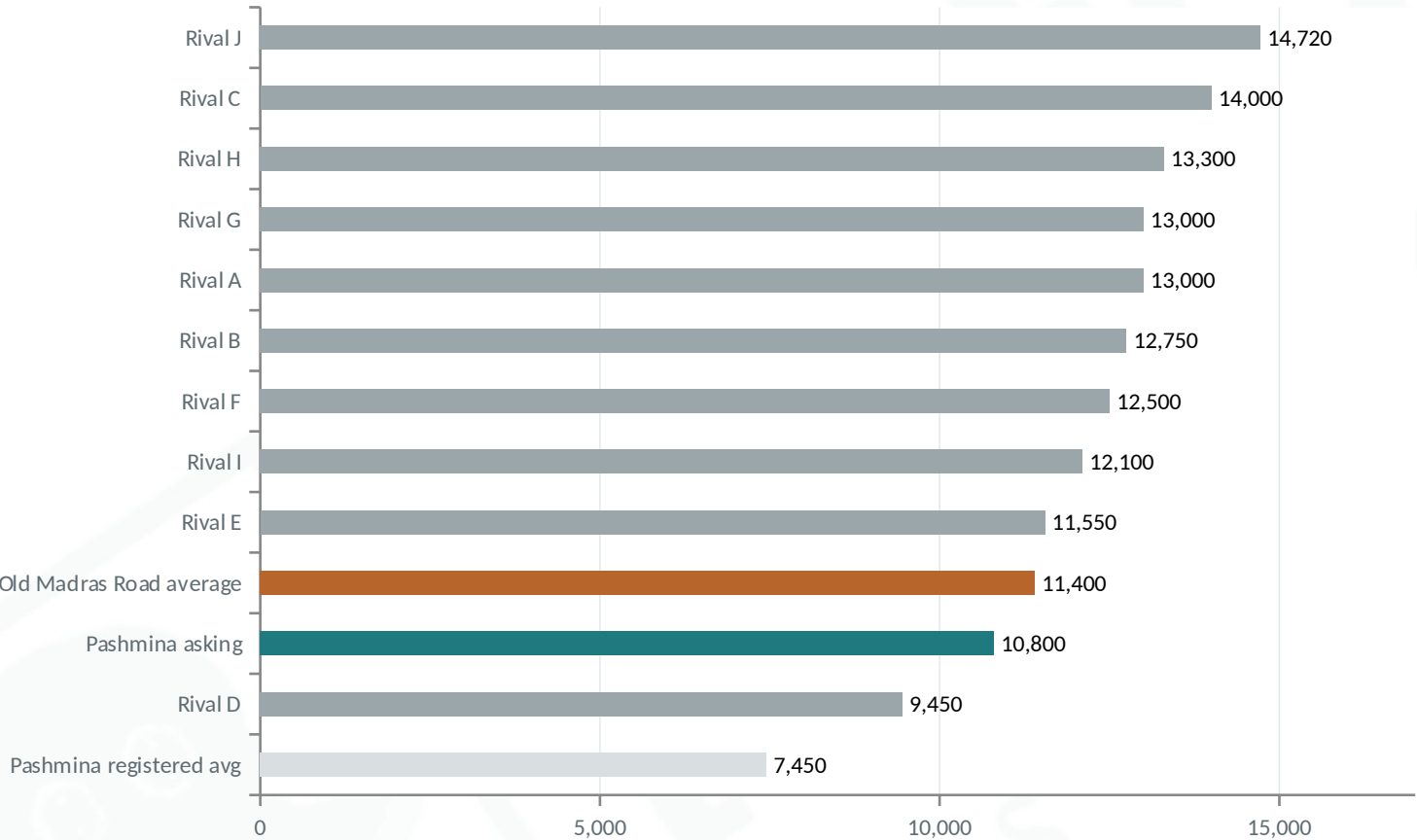
Read it: about 1,900 new homes a year land between 2028 and 2032, roughly three times Pashmina's entire estate. Most are smaller and dearer; few offer a ready 1,900 sq ft home on a lake.

■ Rival names are masked on purpose in this client edition; full details on request. Sources: K-RERA possession dates and project unit counts (slide 35). Developers often deliver before RERA dates; totals are approximate.

Where ₹10,800 Sits on the Ladder

NAMES MASKED ON PURPOSE

Rate per sq ft of super built-up area: rivals, the road average, Pashmina's ask and what its buyers registered.



-5%

VS ROAD AVERAGE

₹10,800 vs ₹11,400

-11 to -27%

VS EVERY LAUNCH

₹12,100-14,720 asked

-15%

VS BRANDED READY

Rival B at ~₹12,750

■ Rival names are masked on purpose in this client edition; full details on request. Channel-indicative rates, Oct 2026 (slide 35). Under-construction rates exclude 5% GST; registered average from SquareYards Govt. data.

Eight Findings You Won't See in a Brochure

NAMES MASKED ON PURPOSE

From the RERA filing, registrations, listings, maps and the return model: the questions to bring to every decision.

01 The 'Future Expansion' became a rival.

The lake-side plot the plan left blank is now Rival A: 604 homes, keys 2030. Four years of construction next door, then a branded neighbour.

03 The flat matters more than the year.

Live asks run ₹8.4k–13.8k per sq ft inside one estate. View, floor and papers swing value by more than a year of market growth.

05 Waiting a year is a growth bet.

Holding 12 more months beats selling into a 7% FD by ~₹6 L in the base case, and loses ~₹2 L in the bear case.

07 The supply wave peaks in 2032.

About 1,900 rival homes a year land from 2028; Rival J alone adds 3,484. New stock lifts the price floor but competes for your buyer.

02 Asking is not the market.

Portal registrations average ~₹7,450, 31% below the ₹10,800 ask. Octopus' 20+ closed resales here are a deeper sample than any portal: price off real comparables.

04 Five rivals sit within walking distance.

Rivals A, C and D are within about a kilometre and chase the same 3 BHK tenant and buyer. Size and lake are your edge; brand is your gap.

06 Ready beats a payment plan.

Switching into a launch costs 25–35% of value in exit costs, GST, stamp duty and forgone rent before any appreciation.

08 Tax shapes the timing.

On an example ₹86 L gain, LTCG is ~₹11 L. Sec 54 or 54EC can defer it, but only if planned before the sale deed is signed.

■ Rival names are masked on purpose in this client edition; full details on request. Sources: K-RERA filing; SquareYards asking, registration and rental data; portal listings; Octopus maps and return model (slides 16, 28–32).

Ten Rivals on the Corridor, Masked

NAMES MASKED ON PURPOSE

October 2026 channel pricing. Pashmina is highlighted; rivals are coded and masked.

PROJECT	DEVELOPER	LOCATION	LAND / HOMES	BHK	3 BHK TICKET	₹/SQFT	RERA	KEYS	SHORT VERDICT
★ PASHMINA WATERFRONT	Lily Realty (regional)	Bhattarahalli (lake)	7.75 ac · 672	3 + PH	₹1.77–2.25 Cr	₹10,800	14 Oct 2017	Ready 2019	Largest 3 BHKs; lowest peer rate
Rival A	Listed national	Pashmina's ex-expansion land	6.9 ac · 604	1RK–3.5 BHK	₹2.3–3.0 Cr	~₹13,000	24 Jun 2025	Mar 2030	Next door, on the old expansion plot; 2030
Rival B	Listed national	KR Puram / Medahalli	8.9 ac · 597	2–3 BHK	₹2.05–2.25 Cr	~₹12,750	27 Jun 2018	Ready 2022–24	Branded ready resale, ~18% higher
Rival C	Regional	Bhattarahalli / Medahalli	3.5 ac · 285	2–4 BHK	₹2.15–2.35 Cr	~₹14,000 ask	31 Oct 2017	Ready 2023	Sets the local asking ceiling
Rival D	Regional	Bhattarahalli village	2.65 ac · 171	3–4 BHK	₹1.95–2.34 Cr	~₹9,450	14 Oct 2017	Ready 2026	Closest like-for-like; also late
Rival E	National	Old Madras Road	4.9 ac · 283	2–3 BHK	~₹2.16 Cr	~₹11,550	Pre-RERA	Ready	Older, branded; ~7% higher
Rival F	Listed national	Nimbekayipura, OMR	4.3 ac · 420	1–4 BHK	₹2.02–2.45 Cr	~₹12,500	13 Dec 2024	2028–29	Smaller 3 BHKs, plus 5% GST
Rival G	Listed national	Budigere Cross	28 ac · ~2,000+	2–4.5 BHK	~₹2.0–2.6 Cr	~₹13,000	17 May 2024	2027–28	Big supply in your band, 2027–28
Rival H	National	Budigere Cross	12 ac · ~1,350	Studio–3 BHK	₹2.43–2.54 Cr	~₹12.6–14k	6 Sep 2024	May 2029	Smaller 3 BHKs, higher rate
Rival I	Listed national	Budigere Cross	10.75 ac · 1,750	1–3.5 BHK	₹1.74–2.54 Cr	~₹12,100	24 Mar 2026	Dec 2031	Densest (~163/acre); 2031 key
Rival J	Listed national	Hoskote, off OMR	48 ac · 3,484	1–4 BHK	From ₹2.24 Cr	₹14,720 base	8 May 2026	Jul 2032	Largest supply block; 2032 key

Discount, not defect. Pashmina asks 11–27% less per sq ft than any branded peer; Rival B shows ~18% headroom if the paperwork is closed.

Supply wave. Rival G, Rival H, Rival I and Rival J alone add ~8,600 homes by 2032.

Ready vs wait. Six of ten rivals are under construction: 5% GST, 2–6 years without rent, and delivery risk.

■ Rival names are masked on purpose in this client edition; full details on request. Sources: K-RERA registrations; developer and channel price sheets; SquareYards, NoBroker, Housing.com, PropertyPistol, Housiey, PropNewz (Sep–Oct 2026). Verify every figure with a live quotation.

Why the Finished Home Still Wins

The case stated plainly, and why selling into the run is usually the wrong trade.

THE TEMPTATION

Corridor rates are up ~67% in three years. Selling now feels like locking in the win.

THE CATCH

To own the same space again you'd pay 15–30% more in a launch, add 5% GST and wait until 2028–32 with no rent.

THE ANSWER

Keep the finished, rented, lake-side home bought below replacement cost; sell only on the triggers on slide 39.

01 Below replacement cost

The same 1,900 sq ft costs ₹2.3–2.8 Cr in rival launches, plus GST. Pashmina at ~₹2.0 Cr is 15–30% below.

02 Income from day one

3 BHKs let at ₹65–69k on average: 3.9% gross, above the Bengaluru norm of about 3%.

03 Catalysts not yet priced

Blue Line to the airport (2027–28), a proposed Battarahalli metro stop and the Business Corridor.

04 Space nobody builds now

1,636–2,082 sq ft 3 BHKs, 4 homes a floor, 87% open land; rival 3 BHKs run 1,440–1,840 sq ft.

05 Lake frontage, protected

Battarahalli Lake adjoins the estate; the 30 m statutory buffer limits building at the water.

06 The cost of leaving

2.5% exit costs and capital-gains tax today, against letting the full value keep compounding.

Sources: rival pricing (slide 35); SquareYards rents; Octopus model (slides 28–31). Illustrative; not a recommendation.

Key Risks: Read These Before You Decide

Every asset has a weakness. Here they are by theme, then the ones that apply to any resale flat.

MARKET	ASSET	DEVELOPER	LOCATION
Slower to sell Fewer buyers at ₹2 Cr+ than for launches. Asking ₹10,800 vs ₹7,450 registered.	Unfinished, ageing Nov 2023: temporary power, idle amenities. Lift, facade and waterproofing capex by the 2030s.	A late, regional SPV 4.5-year delay; NCDRC ruling 2024. Lender NCLT petition, status unverified.	Construction next door Rival A builds on the old expansion plot to 2030. OMR peaks; ~9,600 rival homes by 2032.

Illiquid asset. Resale takes months, not weeks; buyers at ₹2 Cr+ are fewer.

Bank valuation gaps. Lenders value nearer registered rates; buyers may need more cash.

Brand discount persists. Listed brands trade higher (Rival B ~18%); the gap may narrow, not close.

Infrastructure slips. Metro and ring-road dates move; never price in a promise.

Tax drag on exit. 12.5% LTCG plus cess unless deferred under Sec 54 or 54EC.

Channel-sourced prices. Rival rates come from listings; get a written cost sheet.

■ Rival names are masked on purpose in this client edition; full details on request. Sources as on slides 22–25 and 32–35.

Eighteen Checks Before You Sell or Buy

Tick every box, or get a written reason why not. Octopus runs this list for every client.

TITLE & DOCUMENTS

- ☐ Mother deed and 30-year title chain
- ☐ Seller's registered sale deed
- ☐ OC naming your tower
- ☐ Common-area conveyance done
- ☐ GBA e-Khata and tax paid
- ☐ 30-year encumbrance certificate

BUILDING & SOCIETY

- ☐ Permanent BESCOM meter, owner's name
- ☐ Water source and STP consent
- ☐ Association no-dues and corpus
- ☐ Parking allotment; stacked units working
- ☐ Clubhouse and pool operating
- ☐ High-rise fire NOC renewed

MONEY, TAX & EXIT

- ☐ Sub-registrar comparables pulled
- ☐ Buyer's bank valuation pre-checked
- ☐ LTCG computed both ways (12.5% / 20%)
- ☐ Sec 54 / 54EC plan before sale
- ☐ TDS route set (1% or NRI certificate)
- ☐ NCDRC and NCLT status checked

Checklist by Octopus Estates. Tax items are general; confirm with a chartered accountant. Legal items need an independent lawyer's report.

Who Should Hold, and Who Should Sell

One line each. If you recognise yourself in the right-hand column, act on it.

OWNER PROFILE	✓ HOLD / BUY IF YOU ARE...	✗ SELL / SKIP IF...	CALL
Owner-occupier family	Living in it for 5+ years; value space, lake and a ready home.	You need a bigger home or a listed brand now.	HOLD
NRI landlord	Happy with ~3.9% gross yield plus growth; tenanting outsourced.	Vacancies and repairs from abroad are wearing you down.	HOLD
Investor needing liquidity	Able to wait two quarters for the right buyer.	You need the cash within 3 years or expect 18% a year again.	SELL
Prospective buyer	Paying ≤ ₹10,000–10,300/sq ft with full documents.	Asked over ₹11,000, or permanent power and e-Khata are missing.	BUY ≤ ₹10.3k

Octopus view. Hold for living and letting; sell only if time or money forces it, and then sell well: fix the papers, price off registered comparables, plan the tax. Sell triggers: asking above ₹12,500 with comparables following, a confirmed new phase on the estate, or vacancy beyond three months.

Octopus Desk Score: livability 7.4 / 10 • investment 6.4 / 10 (in-house rating). Not an independent valuation or a recommendation to buy or sell.

Book a Private Consultation

From valuation to registration, coordinated by Octopus from anywhere in the world.

01**Value**

Registered comparables for your unit within 72 hours.

02**Verify**

The 18-point checklist and a lawyer's title report.

03**Fix**

Permanent power, e-Khata and association papers.

04**Decide**

Hold, let or sell, with tax run by a CA.

05**Execute**

Tenant management, or listing and Kaveri 2.0 registration.



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