

Sarda Estates

Residential Villa Plots at Ballari

Sarda Estates

Sy. No. 631, Andhral Road, Ballari - 583 101. Contact Person : Shyam Sarda 98452 28999.

Residential Villa Plots Details

Sarda Estates

FACILITIES

- ▶ Secured Grand Arch.
- ▶ Secured with Structured Compound Wall.
- ▶ Well developed Park with Seating Corners.
- ▶ 9 mts & 12 mts wide BT Roads.
- ▶ Well planned Plantation on the road side.
- ▶ Well planned Galvanized Street Lights.
- ▶ Underground UGC Cable Work.
- ▶ Plots of various sizes with Vasthu compliance.
- ▶ Under Ground Drains and Open Drains.
- ▶ Electricity & Water connection for every plot.
- ▶ Equipped with basic Civic Amenities.
- ▶ 45% of the total area is dedicated to roads & open spaces.
- ▶ Perfectly maintained as per Government norms.

LOCATION MAP

Sarda Estates

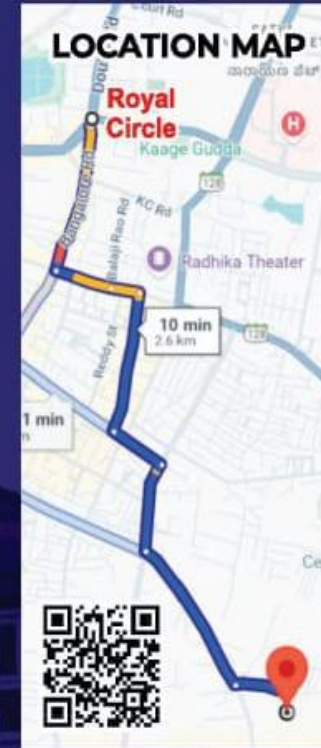
Sy. No. 631, Andhral Road, Ballari - 583 101. Contact Person : Shyam Sarda 98452 28999.

Facilities



FACILITIES

- › Secured Grand Arch.
- › Secured with Structured Compound Wall.
- › Well developed Park with Seating Corners.
- › 9 mts & 12 mts wide BT Roads.
- › Well planned Plantation on the road side.
- › Well planned Galvanized Street Lights.
- › Underground UGC Cable Work.
- › Plots of various sizes with Vasthu compliance.
- › Under Ground Drains and Open Drains.
- › Electricity & Water connection for every plot.
- › Equipped with basic Civic Amenities.
- › 45% of the total area is dedicated to roads & open spaces.
- › Perfectly maintained as per Government norms.



Grand Entrance Arch Gate



Water Supply for Every Plot



Surrounded with Compound Wall



Underground Electrification



Well Developed Park with Seating Corners



Plantation on the Road Side



9 Mts & 12 Mts Wide BT Interior Roads



Well Planned Street Lights



Open Drains

Payment Details

- Price ranges from 2k to 2.5k per sq.ft
- Guidance Value : 560 Rs per sq.ft.
- Guidance Value : Corner Plots(616 Rs per SFT) 10-15% extra.
Facing 21m road 25% extra.
- AOS can be done with 50% Advance.
- Balance during registration within 1 or 2 months.

Plots available for Sale.

PLOT NO	FACING	SQMT	SQFT	Price (Per Sq.ft)	Total Price	9M Road	12 M Road	Corner Plot	18M Road North
25	NORTH-WEST	174.53	1877.96	2400	4507114	YES		YES	YES
26	WEST	108.00	1162.08	2100	2440368	YES			
27	WEST	108.00	1162.08	2100	2440368				
28	WEST	108.00	1162.08	2100	2440368				
29	WEST	108.00	1162.08	2100	2440368				
30	WEST	108.00	1162.08	2100	2440368				
31	WEST	108.00	1162.08	2100	2440368				
32	WEST	108.00	1162.08	2100	2440368				
33	SOUTH WEST	108.00	1162.08	2200	2556576	YES	YES	YES	
41	EAST	108.00	1162.08	2200	2556576				
42	EAST	108.00	1162.08	2200	2556576				
43	EAST	108.00	1162.08	2200	2556576				
44	EAST	108.00	1162.08	2200	2556576				
45	EAST	108.00	1162.08	2200	2556576				
47	EAST	108.00	1162.08	2200	2556576				
48	NORTH EAST	156.16	1674.47	2500	3851284	YES		YES	YES
267	NORTH-WEST	111.95	1204.58	2400	2650080	YES		YES	YES
268	WEST	108.65	1169.07	2100	2221241	YES			
269	WEST	106.69	1147.98	2100	2181170	YES			
270	WEST	104.41	1123.45	2100	2134558	YES			

RERA Certificate



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ
Karnataka Real Estate Regulatory Authority
FORM-C
[See sub-rule(1) of rule 6]
REGISTRATION CERTIFICATE OF PROJECT

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project vide project acknowledgement number ACK/KA/RERA/1248/469/PR/060324/007932 **dated** 06-03-2024
under project registration number PRM/KA/RERA/1248/469/PR/110325/007567

Project details : SARDA ESTATES, TS NO. 631/1, 631/2, 631/3, 631/4 OF BALLARI GRAMA
ANDRAL ROAD, BALLARI, BALLARI, KARNATAKA - 583101

(Name of the Firm or society or company or competent authority)
DEEPAK INFRA

having its registered office or principal place of business at
TS NO 592/1 UNITY BUILDING 2ND FLOOR
ANANTHAPUR ROAD, BALLARI, KARNATAKA - 583101

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as provided in rule 8A of the Karnataka Real Estate (Regulation & Development) Rules, 2017 and comply with the section 13 of the Act;
Any clauses in the AOS/Possession letter/Allotment letter that is not in accordance with the Act/Rules/Regulations are void ab initio;
- The promoter shall execute and register a conveyance deed in favour of the allottee and the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate escrow account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) and sub-section (2) of section 4 of the Act;
- The promoter shall comply with all the functions and duties as per section 11 of the Act and shall upload Quarterly status updates of the project within 15 days from the end of each quarter;
- The project registration shall be valid for a period ending with 06-02-2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
- The promoter shall comply with all the provisions of the Act and the rules and regulations made thereunder;
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not complied with the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature Not Verified
Digitally signed by
RAKESH SINGH
Date: 2025.03.11
17:58:03 IST
Location:
Bengaluru



Digitally Signed By
Rakesh Singh, IAS (Retd.)
Chairman, Karnataka Real Estate Regulatory Authority

*Please scan the QR code to validate the authenticity of the certificate.

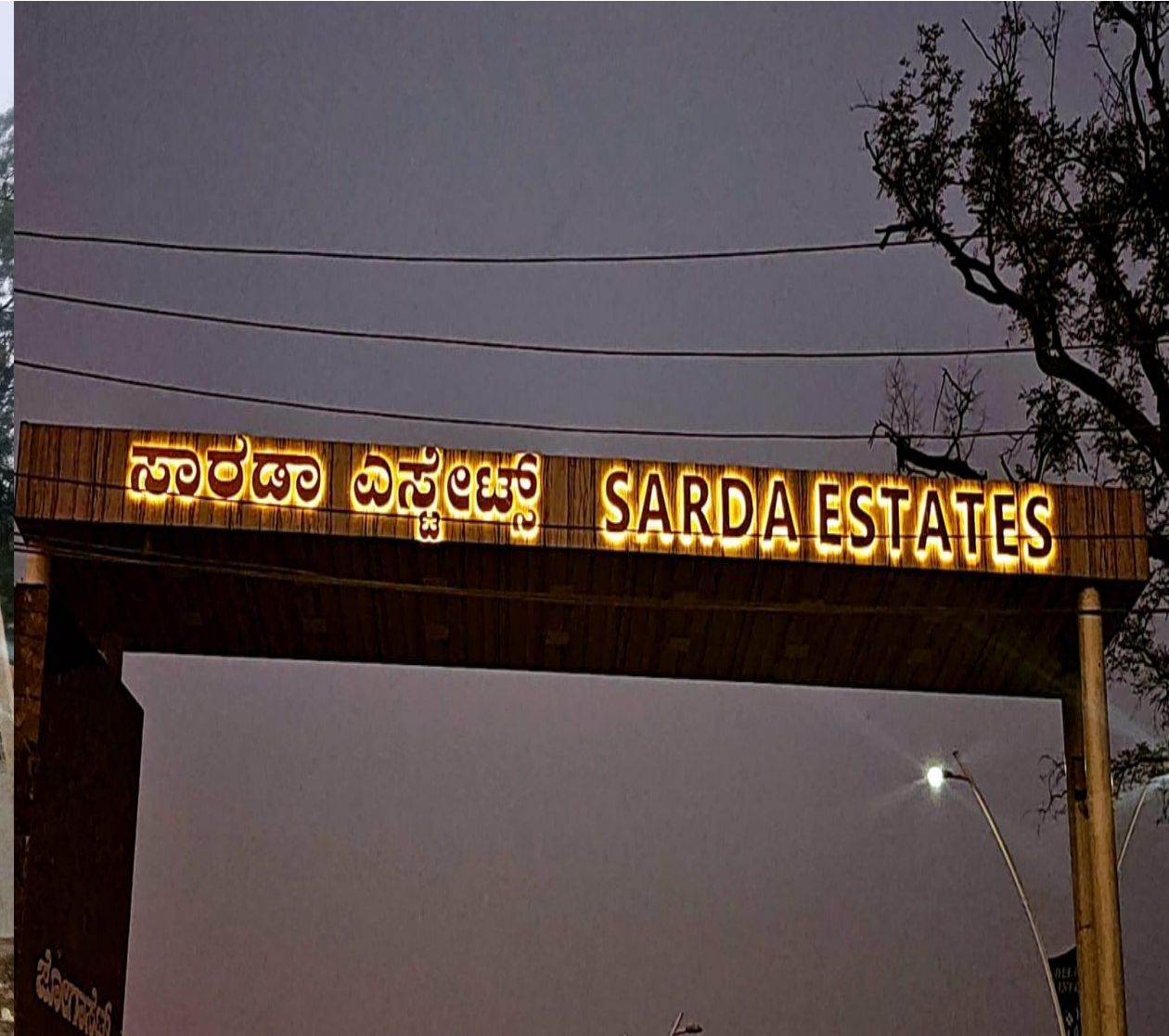
Project Approval Date: 11-03-2025

ಕಾಡು ಬೆಳೆಸಿ ನಾಡು ಉಳಿಸಿ

More details

- <https://in.linkedin.com/company/sardaestates>
- <https://maps.app.goo.gl/XCpftu9HkWtRWxRH9>

West Gate Main Entrance



Under Ground Water Supply

Under Ground Water Supply: For Every Plots Supply of Pipe Line Completed.



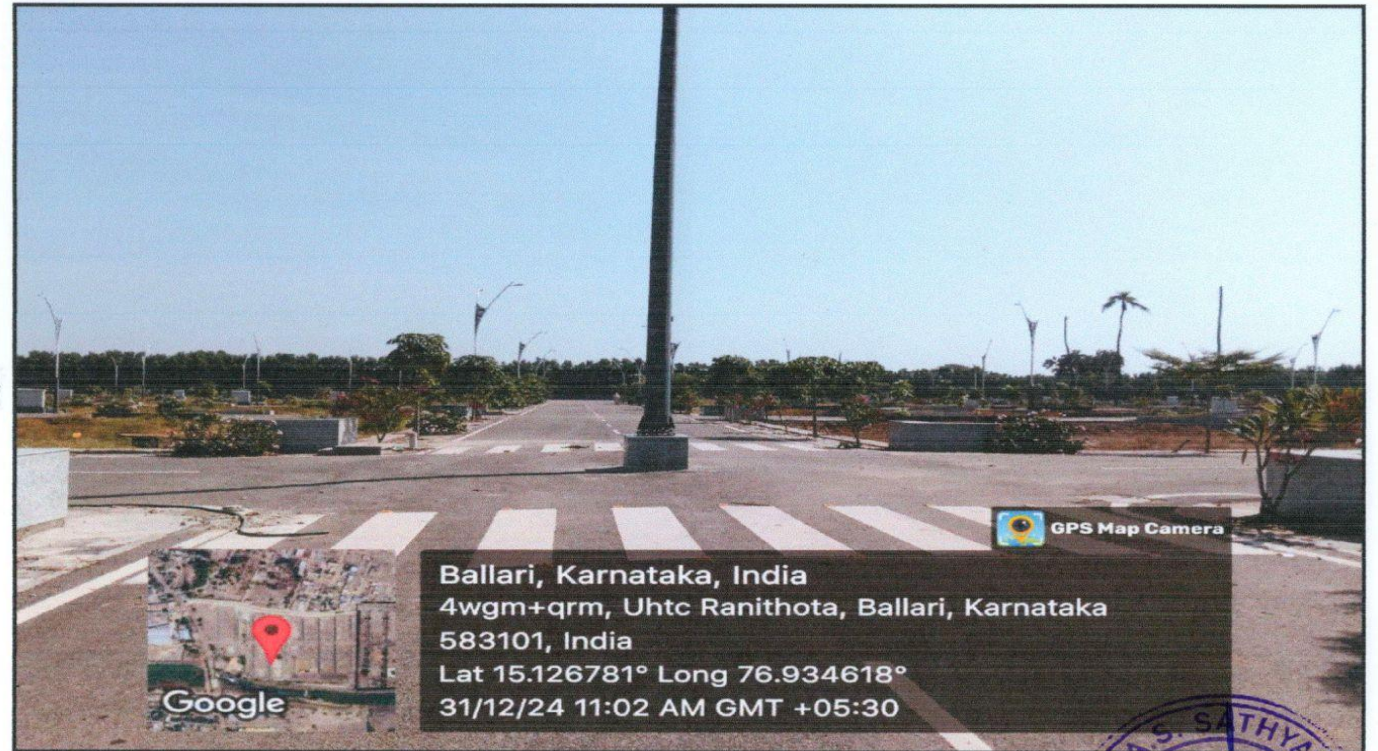
Street Light

Street Light : Completed



Roads

- Roads & Culverts
- Canals for Road Sides & Road side Tress

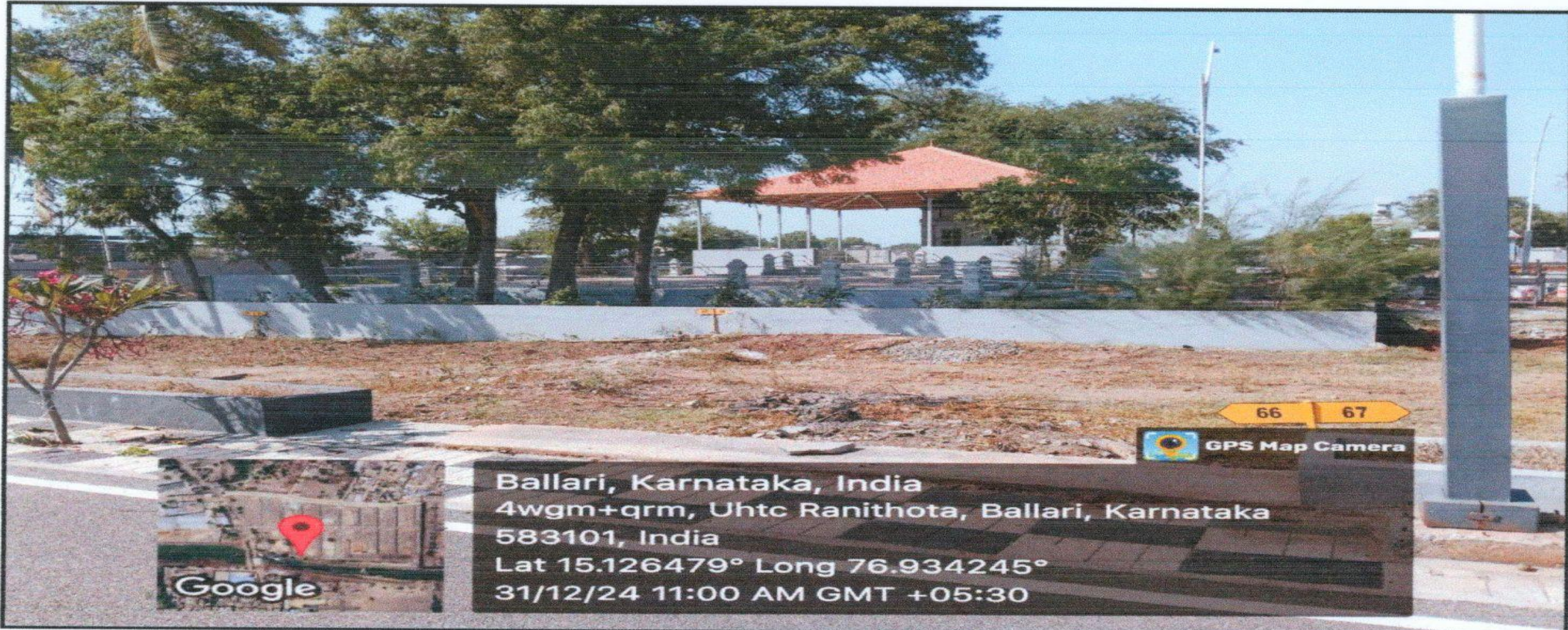


Canals for Road Sides & Road Side Tress: Completed



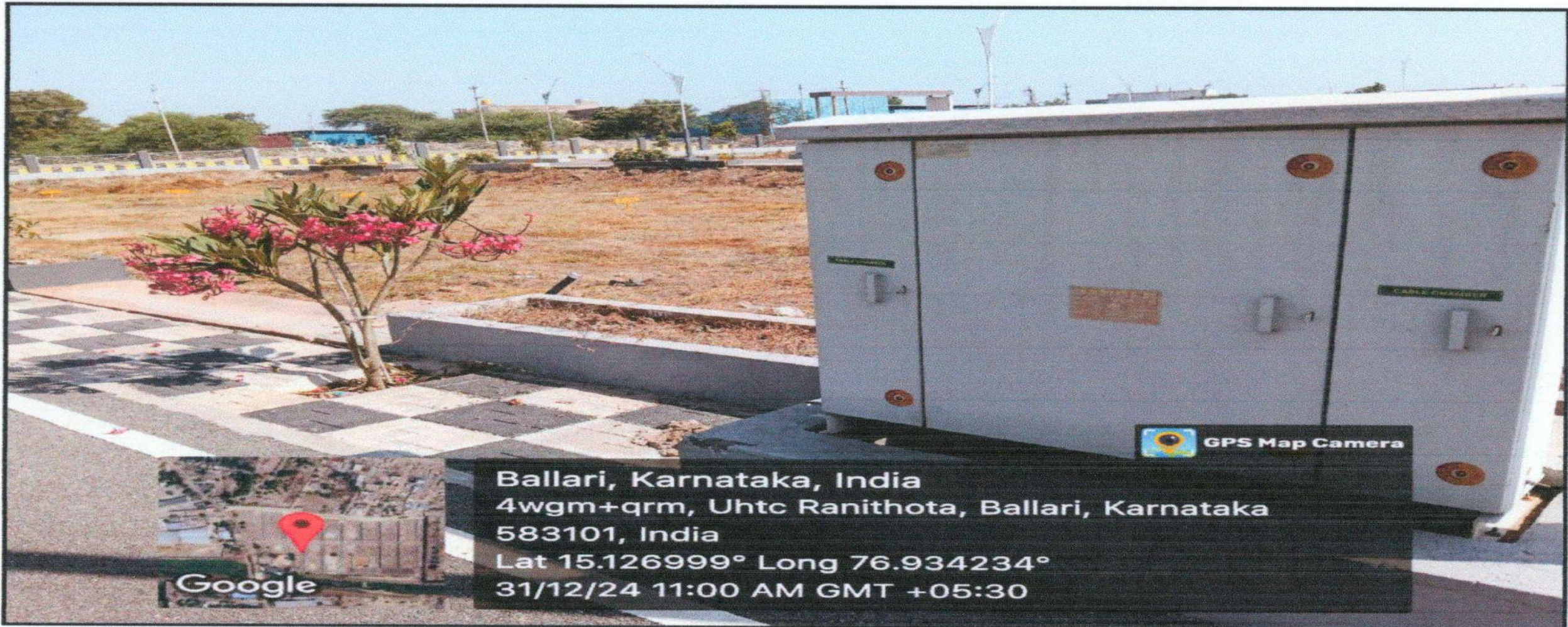
Plots Marking

Plots Marking : Completed



Under Ground Electrical Cable Work

Under Ground Electrical Cable Work: Distribution Box are Installed and Cable are not Provided.



Bore Well

Bore Well : Completed



More Pictures



North Gate



Park With Stage(Party Lawn)



Shiva Temple



Temple Katte

