Is Embassy Group — projects, delivery track record, red flags a Good Investment in 2026? Analyst View

this builder · Bengaluru · Verdict: Wait

PRICING BASELINE UNAVAILABLE

Builder quote not supplied in URL params (?quoted_price=...&carpet=...). Use Brickplot's Fair Price Calculator at brick-plot.com/tools/fair-price to get the current locality benchmark before your negotiation meeting.

BRICKPLOT VERDICT	HARD CAPS	APF BANK COVERAGE
WAIT	**0**	**0**
From the 11-axis rubric. Cannot be over-ridden by builder.	No regulatory caps triggered.	Major red flag — no banks listed.

PREVIEW

5 TALKING POINTS — USE VERBATIM

1. "No banks appear on the published APF list for this project. Show me written approvals from at least 3 banks before I sign anything."
2. "I will not sign anything today. I am entitled to 72 hours of cool-off. Anything we agree verbally, please put on company letterhead and email me by tomorrow."
3. "Maintenance corpus structure — show me the resident welfare association formation timeline + first 2-year corpus controls."
4. "Walk me through the exact unit handover quality-acceptance protocol — what specifically can I refuse at handover and what happens then?"
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3 WALK-AWAY TRIGGERS — STOP THE NEGOTIATION IF

1. Builder refuses to show the original sanctioned plan stamped by Bengaluru BBMP/MCGM/GHMC — this is a non-negotiable transparency requirement.
2. Builder pressures for a same-day booking amount payment with no written cool-off clause.
3. Builder cannot produce APF letters from at least 3 named banks in writing.

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