# MAANYAA ESTATES Vijayawada Home Loan — Bank Approval & APF Status 2026

Bengaluru · brickplot.com/maanyaa-estates-vijayawada-home-loan

SCORE

— / 10

11-axis mechanical scoring. Detail on page 2.

VERDICT

**PENDING REVIEW**

Computed from rubric. No human override.

LEGAL RISK GRADE

**C**

Based on RERA / EC / NCLT / OC. 0 hard caps triggered.

## FACTS ON FILE

| | | |
|---|---|---|
| RERA REGISTRATION<br>**Not on file** | RERA STATUS<br>**—** | POSSESSION PROMISED<br>**Not disclosed** |
| ENCUMBRANCE (EC)<br>**Verification pending** | NCLT / LITIGATION<br>**No filings found** | CONSTRUCTION<br>**Tracked via satellite** |

PREVIEW



**Brickplot accepts ¹0 from builders or developers.**Verdict Pack is opinion grounded in disclosed facts as of 2026-05-28. Not legal, financial, or investment advice. Independently verify with issuing authority. Builder names/logos under nominative fair use (TM Act §§30(1)–(2)) and Copyright Act §52(1)(a)(ii). Grievance: grievance@brickplot.com · Corrections: corrections@brickplot.com · brickplot.com/editorial-policy

## 11-AXIS BREAKDOWN

The Brickplot Score is the weighted average of 11 axes. Each axis is computed mechanically from public records — no editorial override. Weights are published at brickplot.com/score.

Axis breakdown is not yet on file for this project. The composite score above is derived from limited inputs. Pull the live page for the most current data.

## HOW TO READ THIS

**e 8.0**Materially above buyer thresholds in that dimension. Counts toward Buy verdict.
**6.5–7.9:** Adequate but not differentiated. Counts toward Wait verdict.
**< 6.5:** Below acceptable — investigate before booking.
**Hard caps:** Override the composite — even high axis scores cannot lift a project past the cap (e.g. NCLT exposure caps at 3.9 regardless).

## SOURCES CITED

Legal & title axes: state RERA portal, sub-registrar EC (Kaveri 2.0 in KA, IGRS in MH/TN/AP/TS), NCLT case dockets, eCourts litigation index.
Construction & possession: RERA QPR filings, Sentinel-2 satellite imagery (weekly), site-visit observations.
Liveability: CPCB AQI (daily), BWSSB/MCGM water-source records, BBMP/MCGM building approvals.
Buyer sentiment: scraped from IREF, MagicBricks, 99acres + verified-buyer interviews (anonymised).
Builder financial: RoC (MCA21) financial statements, NCLT case index, recent payment-default signals.

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## RANKED RISKS — WHAT TO DO ABOUT EACH

These are the 0 highest-priority items to investigate before any booking. Ranked by severity. Each carries a specific mitigation step — actions a buyer can take to resolve or confirm the risk.

No critical risks identified at last refresh. Continue with standard due diligence.



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## NEGOTIATION TALKING POINTS

Walk into the builder's office with these verbatim. They are derived from this project's public-record data; the builder cannot truthfully dispute them.

1. "Your RERA Form A says possession is Not disclosed. What is the per-day late-delivery penalty in the sale agreement?"
2. "You have 0 banks on APF. Major projects this stage usually have 5+. What's blocking the others?"
3. No verbal promise from a sales rep is binding. Anything we agree, please put on letterhead.
4. I need 72 hours from booking to walk away with full refund. That is the standard cool-off industry practice.

## WHAT TO DO NEXT

1. Read the full live page at brickplot.com/maanyaa-estates-vijayawada-home-loan for the latest data.
2. Use this Verdict Pack as your negotiation prep.
3. Site-visit — download the free project-specific checklist from the project page.
4. Need verified RERA Form A + sub-registrar EC + analyst interpretation? See brickplot.com/consult Tier 4 (¹4,999) or Tier 5 Concierge with analyst call (¹9,999). All reader-paid, zero builder money.
5. After site visit, decide: Buy / Walk Away / Negotiate. Treat this Verdict Pack as the data baseline.



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