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Project-QuarterlyProgressReport(QPR)

Promoter'sName	:	K.MURALIDHARAN PROP:M.V.BUILDERS
ProjectName	:	M.V.MAITHRI
ProjectRegistrationNo.	:	TN/16/BUILDING/0280/2023
ProjectRegistrationDate	:	28.06.2023
ProjectCompletionDate	:	31.03.2028
QuarterEnding	:	March 2025

RERASeparateBankA/cDetails

BankName	:	CityUnionBankLtd.,
BankBranch	:	Srirangambranch
BankA/cNo.	:	510909010230885

Amountcollectedfromtheallotteesanddeposited in the RERA A/c from the date of opening	:	Rs.4,25,98,921/-
AmountwithdrawnfromtheRERAA/cfromthe date of opening	:	Rs. 1,75,01,038/-
Bankstatementforthelastoneyeardulysignedby the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	TotalArea (Sq.m.)
1.	a)Flats Booked(As given in Carpet Area Statement while registration) Block / Tower Floor-wise	9 Nos.	727.21 Sq.mtr

	b)UDS Registered	6 Nos.	557.43 Sq.mtr
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2.FurnishthedetailsFlat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	FS1	Yes	No
2.	FN1	Yes	Yes
3.	FS4	Yes	Yes
4.	FN2	Yes	Yes
5.	SS1	Yes	No
6.	SN1	Yes	Yes
7.	SN2	Yes	No
8.	SS4	Yes	Yes
9.	FS2	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	Work completed in all respects except Car Parking Area Flooring Finishing
2.	Status of Common Amenities for each Block/Tower, Item-wise as per Approved plan	NA	NA
3.	Status of other Common Amenities As indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block/Tower Floor-wise i)Physical	100%

	ii)Financial(Enter Anticipated Project Cost in Lakhs)	435 Lakhs
2.	Percentage of completion of Common Amenities i)Physical	NA
	ii)Financial(Enter Anticipated Project Cost in Lakhs)	NA

C. LatestColourPhotoofallBlocks/TowerelevationincludingCommonAmenities with Geo tag and Date (Atleast from 2 angles) -----(in PDF Format)

Details of Clearances

1. Completion Certificate No. - **Enclosed - CC No.72/2024**
(only CC No. in Text Format) Dated: 31.12.2024
2. Compliance Report, if any (Kindly Specify) - **Nothing**
(in PDF Format)



COMPLETION CERTIFICATE

ameshkumar, B.E., M.B.A.,
Director/Member Secretary,
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.
E Mail ID : tryjddtcp@gmail.com
Phone No. 0431-2423769

To,
Mr.K.Murulidharan,
Old No: 25, New No: 55,
West Chitra Street,
Srirangam, Tiruchirappalli.

Online Application No.SWP/DTCP/PP/0005418/2023, Dated : 31.12.2024

CC No.72/2024

Sir,

- Sub: Completion Certificate – District Town and Country Planning Office – Tiruchirappalli District – Tiruchirappalli LPA/Corporation – Srirangam Zone (Zone-I) – Melur Village – Sai Avenue – Plot No.56 and 57 - Ward-A, Block-30, T.S.No.1037/18, 1037/19 – Residential Apartment Building - Completed Building up to Terrace level - Completion Certificate (CC) issued – Reg.
- Ref: 1) Planning Permission order in Online application No. SWP/BPA/0005418/2022, dated: 13.03.2023 (Planning Permission No.47/2023).
2) Building Permit of Trichy Corporation, B.A.No.086/BL/2023/00581, dated: 11.04.2023.
3) Completion Certificate application received from Mr.K.Murulidharan, Trichy, dated: 27.12.2024.

1. This is to certify that Mr.K.Murulidharan, has constructed Residential Apartment Buildings in T.S.No.1037/18, 1037/19, Block-30, Ward-A, Melur Village, Srirangam Zone (Zone-I), Tiruchirappalli District. The proposal was sanctioned vide reorder in Online application No.SWP/BPA/005421/2023, dated:13.03.2023, Planning Permission No.47/2023. The Building was inspected and observed that the building has been completed and satisfies the norms (TNCDBR-2019, Annexure-XXIII) for issue of Completion Certificate.

Certificate is issued for the above Construction in

2. Accordingly Completion

CC No.72/2024, Dated:31.12.2024. The Completion Certificate is issued in accordance with the provision of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the local body concerned as stated in the connected building rules under the respective Local Body Acts. The

Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ Licensed Surveyor/ Architects who has signed in the plan to ensure the safety after construction and also for its continued Structural Stability of the buildings. The Completion certificate is subjected to TNCDBR-2019 (Annexure-XXIII) and Directorate of Town and Country Planning, Chennai circular, Roc.No.19093/22/TCP5, Dated: 20.04.2023. Since the floor is damaged, the height of the building should be maintained as per the approved plan.

(e-signed)/-
Joint Director/Member Secretary,
District Town and Country Planning Office,
Tiruchirappalli District.

Copy to

- 1) The Commissioner,
Tiruchirappalli Corporation,
Trichirappalli District.
- 2) The Executive Engineer,
TANGEDCO Srirangam Division,
Trichirappalli District.

Signature valid

Signed by: Joint Director
Location: Tiruchirappalli
Date: 2024.12.28 15:34:03

**CITY UNION BANK LTD****CITY UNION BANK****BRANCH : Tiruchirapalli Srirangam****65 H Ammamandapam Road, Opp To Police Station, Srirangam, Tiruchirapalli 620006**

ACCOUNT NO : CA-510909010230885
ACCOUNT NO(15 DIGIT): 510909010230885
IFSC : CIUB0000115
ACCOUNT TYPE : CURRENT ACCOUNT - START UP
CUSTOMER DETAILS : M V BUILDERS RERA

25
WEST CHITHIRAI STREET
SRIRANGAM
TRICHY
620006

Statement Date : Apr 7, 2025, at 01:02 PM**STATEMENT OF ACCOUNT from 01/04/2024 to 31/03/2025**

DATE	DESCRIPTION	CHEQUE NO	DEBIT	CREDIT	BALANCE
24/07/2024	BY RTGS TRF:ARUNGANDHI RTGS - 2024072437665587:			30,49,000.00	30,53,967.00
25/07/2024	TO CHQ BOOK CHARGES:GST COLLECTED:00115		389.00		30,53,578.00
25/07/2024	BY CHEQUE/DD PAYMENT:M V BUILDERS RERA: CA 510909010094127:00115-CHQ NO 448	448		10,000.00	30,63,578.00
26/07/2024	TO CHQ TRANSFER::RTGS:UTR:CIUBH24208408820:SBIN0010205:ARUN GANDHI.00115-CHQ NO 1	1	30,49,000.00		14,578.00
26/07/2024	BY RTGS TRF:CIUBH24208408820 ARUN REASON NAR:			30,49,000.00	30,63,578.00
26/07/2024	TO CHQ TRANSFER-URGENT//:RTGS:UTR:CIUBH24208409454:IDIB000T017:SAAMY DEVEL:00115-CHQ NO 2	2	30,49,000.00		14,578.00
28/08/2024	BY CLEARING:018480-KIOSK-115-ANNAMALAI PALANIAPPA:00121-CHQ NO 1	1		20,000.00	34,578.00
28/08/2024	BY CLEARING:018490-KIOSK-115-RADHA V:00121-CHQ NO 29	29		10,000.00	44,578.00
03/09/2024	BY ONL UPI/CR/424786637881/RADHA V/SBIN/RADHA1801a/U:00032			1,000.00	45,578.00
03/09/2024	BY NEFT TRF:RADHA V BARBQ24247836870:			1,000.00	46,578.00
03/09/2024	BY RTGS TRF:RADHA V RTGS - BARBH24247981972:			19,88,000.00	20,34,578.00
14/09/2024	BY ONL 0000IMPSSBOB425809976575:RADHAV/MONTHLYTRANSFER::00115			1,000.00	20,35,578.00
14/09/2024	BY ONL 0000IMPSSBOB425809838294:RADHAV/MONTHLYTRANSFER::00115			49,000.00	20,84,578.00
15/09/2024	BY ONL 0000IMPSSBOB425906803204:RADHAV/MONTHLYTRANSFER::00115			50,000.00	21,34,578.00
14/10/2024	BY ONL 0000IMPSSBA428817833935:MRS RAJAL/REQPAY::00115			50,000.00	21,84,578.00
15/10/2024	BY ONL 0000IMPSSBA428906535467:MRS RAJAL/REQPAY::00115			50,000.00	22,34,578.00
15/10/2024	BY ONL 0000IMPSSINB428907883228:S RAJALAKS/ADVANCE::00115			5,000.00	22,39,578.00
17/10/2024	BY CLEARING:083230-KIOSK-115-VENKATA NATARAJAN LA:00121-CHQ NO 12	12		1,05,000.00	23,44,578.00
18/10/2024	BY NEFT TRF:MRS RAJALAKSHMI SBIN224292016837:			5,00,000.00	28,44,578.00
19/10/2024	BY RTGS TRF:HARI SUDHARSANAN RTGS - 2024101956473543:			50,19,032.00	78,63,610.00
20/10/2024	BY ONL 0000IMPSSBA429407657513:MR VIJAYA/REQPAY::00115			78,707.00	79,42,317.00
21/10/2024	TO ONL M V MAITHRI R1:: CA 510909010094127:00115		1,00,000.00		78,42,317.00
21/10/2024	TO ONL M V MAITHRI R2:: CA 510909010094127:00115		9,00,000.00		69,42,317.00
29/10/2024	BY CLEARING:021990-KIOSK-115-ANNAMALAI PALANIAPPA:00121-CHQ NO 3	3		16,00,000.00	85,42,317.00
02/11/2024	TO TRANSACTION CHARGES:FOR QUARTER JUL - SEP:00115		295.00		85,42,022.00
04/11/2024	TO ONL 30 PERCENT PAYMENT:: CA 510909010094127:00115		20,00,000.00		65,42,022.00
19/11/2024	BY CLEARING:088170-KIOSK-115-RADHA V:00121-CHQ NO 3	3		3,00,000.00	68,42,022.00
19/11/2024	BY CLEARING:088180-KIOSK-115-RADHA V:00121-CHQ NO 654928	654928		6,00,000.00	74,42,022.00
20/11/2024	BY ONL 0000IMPSSBA432506685508::00115			1,000.00	74,43,022.00
20/11/2024	TO ONL M V MAITHRI 4:: CA 510909010094127:00115		10,00,000.00		64,43,022.00
21/11/2024	BY ONL 0000IMPSSBA432611791823::00115			4,99,000.00	69,42,022.00
21/11/2024	BY ONL 0000IMPSSRE1432611368714:NARAYANAN /CONSTRUCTIO::00115			5,00,000.00	74,42,022.00
22/11/2024	BY NEFT TRF:BALASUBRAMANIAN HS92432765101117:			9,00,000.00	83,42,022.00
22/11/2024	BY ONL 0000IMPSCIA432712806270:BALASUBRAM/NA::00115			45,000.00	83,87,022.00
26/11/2024	BY CLEARING:025020-KIOSK-115-RAGAPRIYA RAGHUNATHA:00121-CHQ NO 979	979		1,05,000.00	84,92,022.00
26/11/2024	BY CLEARING:025030-KIOSK-115-BY CTS CLG:00121-CHQ NO 876681	876681		1,05,000.00	85,97,022.00
05/12/2024	BY TRANSFER:RAJAGOPALAN K/M V BUILDERS RERA: SB 500101014056922:00023			1,05,000.00	87,02,022.00
10/12/2024	TO ONL M V MAITHRI 4:: CA 510909010094127:00115		10,00,000.00		77,02,022.00
11/12/2024	BY NEFT TRF:N S RAGHUNATHAN HS92434667595777:			10,00,000.00	87,02,022.00
20/12/2024	TO ONL M V MAITHRI 5:: CA 510909010094127:00115		10,00,000.00		77,02,022.00
02/01/2025	TO ONL M V MAITHRI 6:: CA 510909010094127:00115		20,00,000.00		57,02,022.00
04/01/2025	BY NEFT TRF:RAGHUNATHAN N S SBIN125004848675:			17,00,000.00	74,02,022.00
04/01/2025	BY NEFT TRF:N S RAGHUNATHAN ICIN100470167986:			3,00,000.00	77,02,022.00
20/01/2025	BY ONL 0000IMPSCIS02012701898:C V RAVI/SALEAGREEMENT::00115			2,10,000.00	79,12,022.00
20/01/2025	TO TRANSACTION CHARGES:FOR QUARTER OCT - DEC:00115		354.00		79,11,668.00
27/01/2025	BY RTGS TRF:N S RAGHUNATHAN RTGS - 2025012704271081:			10,00,000.00	89,11,668.00
28/01/2025	BY RTGS TRF:C V RAVI RTGS - ICICH25028871972:			50,00,000.00	1,39,11,668.00
28/01/2025	TO ONL M V MAITHRI 7:: CA 510909010094127:00115		20,00,000.00		1,19,11,668.00



CITY UNION BANK LTD

DATE	DESCRIPTION	CHEQUE NO	DEBIT	CREDIT	BALANCE
04/02/2025	BY ONL 0000IMPSICIS03522067591:JANAKI PAL/IMPS TRANS:00115			1,00,000.00	1,20,11,668.00
05/02/2025	BY NEFT TRF:JANAKI PALANISAM ICIN103672945294:			8,00,000.00	1,28,11,668.00
05/02/2025	BY RTGS TRF:N S RAGHUNATHAN RTGS - 2025020504336635:			10,00,000.00	1,38,11,668.00
06/02/2025	BY CLEARING:033170-KIOSK-115-KITTAPPA RAJARAMAN:00121-CHEQ NO 64339	64339		4,06,717.00	1,42,18,385.00
06/02/2025	BY CLEARING:033180-KIOSK-115-KITTAPPA RAJARAMAN:00121-CHEQ NO 64338	64338		1,05,000.00	1,43,23,385.00
06/02/2025	TO OUT-CHEQ RETURN:88:00121-CHEQ NO 64339	64339	4,06,717.00		1,39,16,668.00
06/02/2025	TO OUT-CHEQ RETURN:88:00121-CHEQ NO 64338	64338	1,05,000.00		1,38,11,668.00
07/02/2025	BY RTGS TRF:KITTAPPA RAJARAM RTGS - 2025020774566245:			5,11,717.00	1,43,23,385.00
13/02/2025	BY CLEARING:034190-KIOSK-115-ANNAMALAI PALANIA:00121-CHEQ NO 4	4		20,77,250.00	1,64,00,635.00
14/02/2025	TO ONL M V MAITHRI 8: CA 510909010094127:00115		30,00,000.00		1,34,00,635.00
20/02/2025	BY ONL 0000IMPSAXB505109975270:BALASUBRAM/IMPS:00115			5,00,000.00	1,39,00,635.00
20/02/2025	BY RTGS TRF:VAITHESWARAN R RTGS - 2025022076020014:			51,00,000.00	1,90,00,635.00
21/02/2025	TO ONL M V MAITHRI 10: CA 510909010094127:00115		20,00,000.00		1,70,00,635.00
24/02/2025	BY CHEQUE/DD PAYMENT:RAJAGOPALAN K TRF TO M V BUILDERS RERA: SB 500101014056922:00023-CHEQ NO 1	1		49,90,530.00	2,19,91,165.00
28/02/2025	BY RTGS TRF:SBI RACPC RTGS - 2025022876879692:			18,17,968.00	2,38,09,133.00
02/03/2025	BY ONL 0000IMPSAXB506112344389:BALASUBRAM/IMPS:00115			66,667.00	2,38,75,800.00
04/03/2025	BY NEFT TRF:RADHA V BARBZ25063859490:			2,00,000.00	2,40,75,800.00
04/03/2025	BY NEFT TRF:RADHA V BARBZ25063856563:			2,00,000.00	2,42,75,800.00
05/03/2025	BY ONL 0000IMPSBOB506406431052:RADHAV/MONTHLYTRANSFER:00115			5,00,000.00	2,47,75,800.00
06/03/2025	BY ONL 0000IMPSB506506692935:MRS RADHA/REQPAY:00115			1,50,000.00	2,49,25,800.00
08/03/2025	BY RTGS TRF:N S RAGHUNATHAN RTGS - 2025030804572511:			10,00,000.00	2,59,25,800.00
17/03/2025	BY ONL 0000IMPSBOB507606117525:RADHAV/FORHOUSEPAYMENT:00115			4,90,000.00	2,64,15,800.00
17/03/2025	BY RTGS TRF:RADHA V RTGS - 2025031750269878:			10,00,000.00	2,74,15,800.00
17/03/2025	BY ONL 0000IMPSINB507618092430:M V BUILD/FUND TRANSF:00115			1,00,000.00	2,75,15,800.00
25/03/2025	TO ONL M V MAITHRI: CA 510909010094127:00115		25,00,000.00		2,50,15,800.00
30/03/2025	BY ONL 0000IMPSBOB508920241917:RADHAV/MONTHLYTRANSFER:00115			87,050.00	2,51,02,850.00
TOTAL			2,41,10,755.00	4,92,08,638.00	2,51,02,850.00

* Statement Downloaded By M V BUILDERS RERA on Apr 7, 2025, at 01:02 PM

If any discrepancy in the statement,should be informed to branch immediately.

END OF STATEMENT - from Internet Banking



GPS Map Camera

Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.868138, Long 78.681040

04/04/2025 05:02 PM GMT+05:30

Note : Captured by GPS Map Camera



Tiruchirappalli, Tamil
Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867933, Long 78.680964

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Note : Captured by GPS Map Camera



GPS Map Camera

Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867939, Long 78.681594

04/04/2025 05:12 PM GMT+05:30

Note : Captured by GPS Map Camera



Maps



MEMBER
CREDAI

சுட்டிமீட்டர்

(sqft)

3 BHK
2 BHK
2 BHK
3 BHK
2 BHK
3 BHK
2 BHK
2 BHK
3 BHK
3 BHK

54 27528

, Srirangam



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil Nadu 620006, India

Lat 10.867810, Long 78.681005

04/04/2025 05:02 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867947, Long 78.681026

04/04/2025 05:01 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil Nadu 620006, India

Lat 10.867911, Long 78.681236

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Note : Captured by GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil Nadu 620006, India

Lat 10.867918, Long 78.681228

04/04/2025 05:02 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867923, Long 78.681269

04/04/2025 05:01 PM GMT+05:30

Note : Captured by GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867651, Long 78.680970

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Note : Captured by GPS Map Camera



 GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil Nadu 620006, India

Lat 10.867676, Long 78.681006

04/04/2025 05:02 PM GMT+05:30

Note : Captured by GPS Map Camera



 GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867646, Long 78.680946

04/04/2025 05:02 PM GMT+05:30

Note : Captured by GPS Map Camera



 GPS Map Camera

Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867646, Long 78.680946

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Note : Captured by GPS Map Camera



GPS Map Camera



Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil Nadu 620006, India

Lat 10.867646, Long 78.680946

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Note : Captured by GPS Map Camera



GPS Map Camera



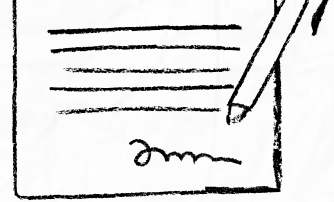
Tiruchirappalli, Tamil Nadu, India

Melur Salai, Srirangam, Tiruchirappalli, Tamil
Nadu 620006, India

Lat 10.867646, Long 78.680946

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Note : Captured by GPS Map Camera



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



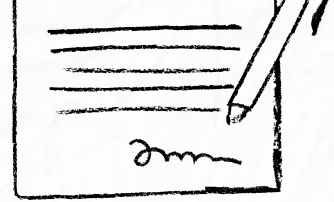
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
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