



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Arun Excello Constructions LLP
Project Name	:	Lalitha, at Thandalam Village, Thiruporur Taluk, Kancheepuram District
Project Registration No.	:	TN/01/BUILDING/0087/2023
Project Registration Date	:	21.02.2023
Project Completion Date	:	31/08/2026
Quarter Ending	:	31st March, 2025

RERA Separate Bank A/c Details

Bank Name	:	Axis Bank Limited
Bank Branch	:	Nungambakkam
Bank A/c No.	:	919020016078726

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 5,94,955/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 5,94,955/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	8 Units	4740
	b) UDS Registered	Unregistered	

2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	108	Yes	No
2.	110	Yes	No
3.	111	Yes	No
4.	120	Yes	No
5.	201	Yes	No
6.	209	Yes	No
7.	224	Yes	No
8.	304	Yes	No

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	Foundation work in progress
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	Yet to start
3.	Status of other Common Amenities as indicated in the Construction Agreement		

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	13% Rs. 256 Lakhs (in Lakhs)
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	% Rs. in Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Date (Atleast from 2 angles) ----- (in PDF Format)

Note: Mail the above particulars to “reg.tnrera@tn.gov.in” if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

Lalitha – Progress Report
31.03.2025



31.03.2025





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
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate