Verified RealEstate™

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

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	KOCHAR PROPERTIES PVT LTD
Project Name	:	KOCHAR JEWEL
Project Registration No.	:	TN/29/Building/0045/2024 Dt:09.02.2024
Project Registration Date	:	09-02-2024
Project Completion Date	:	APRIL-2026
Quarter Ending	:	MARCH - 2025

RERA Separate Bank A/c Details

Bank Name	:	Karur Vysya Bank Limited,
Bank Branch	:	T.Nagar Branch, Chennai-600017.
Bank A/c No.	:	1213 1315 0000 17452

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	6,86,08,197
Amount withdrawn from the RERA A/c from the date of opening	:	6,86,08,197
Bank statement for the last one year duly signed by the Bank to be enclosed	:	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	11	1277
	b) UDS Registered	NIL	NIL

2. Furnish the details Flat-wise

l. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	T1-1A	NO	NO
2	T1-1B	NO	NO
3	T1-1C	NO	NO
4	T1-1D	NO	NO
5	T1-2A	NO	NO
6	T1-2B	NO	NO
7	T1-2C	NO	NO
8	T1-2D	NO	NO
9	T1-3A	NO	NO
10	T1-3B	YES	NO
11	T1-3C	NO	NO
12	T1-3D	NO	NO
13	T1-4A	NO	NO
14	T1-4B	NO	NO
15	T1-4C	NO	NO
16	T1-4D	NO	NO
17	T1-5A	YES	NO
18	T1-5B	NO	NO
19	T1-5C	NO	NO
20	T1-5D	NO	NO
21	T1-6A	YES	NO
22	T1-6B	YES	NO
23	T1-6C	NO	NO
24	T1-6D	NO	NO
25	T1-7A	YES	NO
26	T1-7B	NO	NO
27	T1-7C	NO	NO
28	T1-7D	NO	NO
29	T1-8A	NO	NO
30	T1-8B	YES	NO
31	T1-8C	NO	NO
32	T1-8D	NO	NO
33	T1-9A	NO	NO
34	T1-9B	NO	NO

35	T1-9C	NO	NO
36	T1-9D	NO	NO
37	T1-10A	YES	NO
38	T1-10B	NO	NO
39	T1-10C	NO	NO
40	T1-10D	NO	NO
41	T2-2A	NO	NO
42	T2-2B	NO	NO
43	T2-3A	NO	NO
44	T2-3B	NO	NO
45	T2-4A	YES	NO
46	T2-4B	NO	NO
47	T2-5A	NO	NO
48	T2-5B	NO	NO
49	T2-6A	YES	NO
50	T2-6B	YES	NO
51	T2-7A	NO	NO
52	T2-7B	NO	NO
53	T2-8A	NO	NO
54	T2-8B	NO	NO
55	T2-9A	NO	NO
56	T2-9B	YES	NO
57	T2-10A	NO	NO
58	T2-10B	NO	NO
59	T3-1A	NO	NO
60	T3-1B	NO	NO
61	T3-1C	NO	NO
62	T3-1D	NO	NO
63	T3-2A	NO	NO
64	T3-2B	NO	NO
65	T3-2C	NO	NO
66	T3-2D	NO	NO
67	T3-3A	NO	NO
68	T3-3B	NO	NO
69	T3-3C	NO	NO
70	T3-3D	NO	NO
71	T3-4A	NO	NO

72	T3-4B	NO	NO
73	T3-4C	NO	NO
74	T3-4D	NO	NO
75	T3-5A	NO	NO
76	T3-5B	NO	NO
77	T3-5C	NO	NO
78	T3-5D	NO	NO
79	T3-6A	NO	NO
80	T3-6B	NO	NO
81	T3-6C	NO	NO
82	T3-6D	NO	NO
83	T3-7A	NO	NO
84	T3-7B	NO	NO
85	T3-7C	NO	NO
86	T3-7D	NO	NO
87	T3-8A	NO	NO
88	T3-8B	NO	NO
89	T3-8C	NO	NO
90	T3-8D	NO	NO
91	T3-9A	NO	NO
92	T3-9B	NO	NO
93	T3-9C	NO	NO
94	T3-9D	NO	NO
95	T3-10A	NO	NO
96	T3-10B	NO	NO
97	T3-10C	NO	NO
98	T3-10D	NO	NO

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	TOWER – 1	1. Basement floor structural works completed. 2. Ground Floor structural work completed.

			4. First Floor structural completed. 5. Second floor Structure completed. 6. Third Floor structure completed. 7. Fourth floor structure completed. 8. Fifth floor structure completed. 9. Sixth floor structure completed. 10. Seventh floor Structure completed. 11. Eight floor structure completed. 12. Ninth floor structure completed. 13. Tenth floor structure completed. **Masonary Works:** 1.1st floor blockwork and Plastering completed. 2. 2nd floor blockwork and Plastering completed. 3. 3rd floor blockwork and Plastering completed.

			4. 4th floor blockwork and Plastering Completed. 5. 5th floor blockwork and plastering completed. 6. Sixth floor blockwork completed. 7. Seventh floor blockwork Completed. 8. Eight floor blockwork WIP. Services: 1.1st floor Plumbing, Electrical, Marble, Tiling and Joinery works Completed.
		TOWER – 2	1. Basement floor structural works completed. 2. Ground floor columns and structural works completed. 3. First floor column and structural works completed. 4.Second floor Roof completed. 5. Third Floor column and roof completed. 6. Fourth floor column and roof completed. 7. Fifth floor column and roof

			completed. 8. Sixth floor column and roof completed. 10. Seventh floor column and roof completed. 11. Eighth floor column and roof completed. 12. Ninth floor column and roof completed. 13. Tenth floor column and roof completed. 14. Above terrace structure completed. **Masonary Works:** 1. First Floor Block work and Plastering completed. 2. Second Floor Block work and plastering completed. 3. Third floor blockwork and Plastering Completed. 4. Fourth floor blockwork completed and Plastering WIP 5. Fifth floor blockwork and plastering completed. 6. Sixth floor blockwork and Plastering

			completed. 7. Seventh floor blockwork and Plastering Completed. 8. Eight floor blockwork and Plastering Completed. 9. Ninth floor blockwork and Plastering Completed. 10. Tenth floor blockwork Completed and Plastering WIP SERVICES: Internal Plumbing work completed upto 5th floor. Finishes: 2nd Bed and toilet tile laying WIP
		TOWER – 3	1. Basement floor structural works completed. 2. Ground floor columns and structural works completed. 3. First floor column and structural works completed. 4.Second floor columns and structural works completed. 5.Third floor columns and structural works completed

			6.Fourth floor column and structural work completed. 7. Fifth floor column and structural works completed. 8. Sixth floor column and structural work completed. 9. Seventh floor column and structural work completed. 10. Eight floor column and structural work completed. 11. Ninth floor column and structural work completed. 12. Tenth floor column and structural work completed. 13. Above terrace structure Completed. **Masonary Works:** 1. First Floor Block work and plastering completed. 2. Second Floor Block work and Plastering completed. 3. Third Floor Block work and plastering

			completed. 4. Fourth floor blockwork and Plastering work. 5.Fifth work blockwork and Plastering completed. 6. Sixth floor Blockwork and Plastering completed. 7. Seventh floor blockwork and Plastering completed. 8. Eight floor blockwork and Plastering completed. 9. Ninth floor blockwork Completed and Plastering Completed. 10. Tenth floor blockwork and Plastering Completed. 11. Headroom blockwork and Plastering completed. Services: 1. Plumbing work completed upto 6th floor. Finishes: 1. 2nd floor to 5th floor Marble,

			Tiling work Completed. 6th floor Marble laying WIP.
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	YET TO START	
3.	Status of other Common Amenities as indicated in the Construction Agreement	NIL	NIL

Sl. No.	Description	
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	48% Rs.8176 (in Lakhs)
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and 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.


pepperfry.









Toilet Tile Laying



T3 – Living / Dining Marble



T3 – Terrace Weathering Course



Toilet Tile Laying

CH217 - Regular Savings Statements

Messrs KOCHAR PROPERTIES PRIVATE LIMITED
24/12
RAGHAVAIAH ROAD ,T NAGAR
CHENNAI 600017
Tamil Nadu India

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/04/24 To: 31/03/25

Account Branch : CHENNAI - T. NAGAR
Address : 108/1 G N CHETTY ROAD,
NEAR RAGHAVENDRA MUTT

T.NAGAR
City : CHENNAI 600017
State : Tamil Nadu
Phone no. : 044-28158731, 044-28158732, 044-28158721
RTGS/NEFT IFSC : KVBL0001213 MICR: 600053012
Email : hira99_98@yahoo.com
OD Limit : 0.00 Currency : INR
Cust ID : 32325445 Pr.Code : 135 Br.Code : 1213
Account No : 1213135000017452 Hindu
A/C Open Date : 15/11/2023
Account Status : Blocked

Txn Date	Transaction Description	Cheque No	Value Date	Debit Amount	Credit Amount	Running Balance
30/04/24	KOCHAR PROPERTIES P LTD DESIGNATED ACC DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		30/04/24	14,00,000.00		69,990.41
20/07/24	RERA TR 200724		20/07/24			
22/07/24	RERA TR DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		22/07/24	43,70,000.00	43,69,999.11	44,39,989.52
29/07/24	1213135000017440 - RERA FUND TRANSFER					69,989.52
30/07/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		29/07/24			
08/08/24	RERA TRANSFER		30/07/24	3,50,000.00	3,50,000.00	4,19,989.52
09/08/24	RERA TRANFER					69,989.52
29/08/24	1213135000017440 - RERA FUND TRANSFER		08/08/24			
30/08/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		09/08/24	35,00,000.00	35,16,187.50	35,86,177.02
05/09/24	1213135000017440 - RERA FUND TRANSFER		29/08/24			86,177.02
10/09/24	1213135000017440 - RERA FUND TRANSFER		30/08/24	3,50,000.00	3,50,700.00	4,36,877.02
11/09/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D					86,877.02
11/09/24	1213135000017440 - RERA FUND TRANSFER		05/09/24			
23/09/24	1213135000017440 - RERA FUND TRANSFER		10/09/24		3,50,000.00	4,36,877.02
25/09/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		11/09/24	18,00,000.00	14,51,100.00	18,87,977.02
25/09/24	1213135000017440 - RERA FUND TRANSFER					87,977.02
29/10/24	1213135000017440 - RERA FUND TRANSFER		11/09/24			
30/10/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		23/09/24		6,93,000.00	7,80,977.02
14/11/24	1213135000017440 - RERA FUND TRANSFER		25/09/24	65,00,000.00	57,99,280.20	65,80,257.22
15/11/24	FT- DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D					80,257.22
15/11/24	1213135000017440 - RERA FUND TRANSFER		25/09/24			
27/11/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		29/10/24		18,585.00	98,842.22
16/12/24	1213135000017440 - RERA FUND TRANSFER		30/10/24	98,00,000.00	97,58,054.92	98,56,897.14
16/12/24	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D					56,897.14
19/12/24	1213135000017440 - RERA FUND TRANSFER		14/11/24			
21/12/24	1213135000017440 - RERA FUND TRANSFER		15/11/24	28,00,000.00	28,00,000.00	28,56,897.14
23/12/24	1213135000017440 - RERA FUND TRANSFER					56,897.14
24/12/24	1213135000017440 - RERA FUND TRANSFER		15/11/24			
			27/11/24	7,00,973.00	7,00,973.00	7,57,870.14
						56,897.14
			16/12/24			
			16/12/24	37,00,000.00	37,26,187.50	37,83,084.64
						83,084.64
			19/12/24			
			21/12/24		70,700.00	1,53,784.64
			23/12/24		0.70	1,53,785.34
			24/12/24		3,50,007.70	5,03,793.04
					35,00,000.00	40,03,793.04

CONTINUE

CH217 - Regular Savings Statements

Messrs KOCHAR PROPERTIES PRIVATE LIMITED
24/12
RAGHAVAIAH ROAD ,T NAGAR
CHENNAI 600017
Tamil Nadu India

JOINT HOLDERS :

Account Branch : CHENNAI - T. NAGAR
Address : 108/1 G N CHETTY ROAD,
NEAR RAGHAVENDRA MUTT

T.NAGAR
City : CHENNAI 600017
State : Tamil Nadu
Phone no. : 044-28158731, 044-28158732, 044-28158721
RTGS/NEFT IFSC : KVBL0001213 MICR: 600053012
Email : hira99_98@yahoo.com
OD Limit : 0.00 Currency : INR
Cust ID : 32325445 Pr.Code : 135 Br.Code : 1213

THE KARUR VYSYA BANK LTD. T Nagar Chennai 600 017

Nomination : Not Registered
Statement From: 01/04/24 To: 31/03/25

Account No : 1213135000017452 Hindu
A/C Open Date : 15/11/2023
Account Status : Blocked

Txn Date	Transaction Description	Cheque No	Value Date	Debit Amount	Credit Amount	Running Balance
24/12/24	FT -RERA TRANSFER DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		24/12/24	39,00,000.00		1,03,793.04
31/12/24	1213135000017440 - RERA FUND TRANSFER		31/12/24		47,55,995.87	48,63,788.91
02/01/25	1213135000017440 - RERA FUND TRANSFER		02/01/25		28,28,000.00	76,91,788.91
02/01/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		02/01/25	48,60,000.00		28,31,788.91
03/01/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		03/01/25	28,10,000.00		21,788.91
23/01/25	1213135000017440 - RERA FUND TRANSFER		23/01/25		4,90,000.00	5,11,788.91
24/01/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		24/01/25	4,90,000.00		21,788.91
28/01/25	1213135000017440 - RERA FUND TRANSFER		28/01/25		2,10,000.00	2,31,788.91
29/01/25	1213135000017440 - RERA FUND TRANSFER		29/01/25		28,00,000.00	30,31,788.91
30/01/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		30/01/25	28,00,000.00		2,31,788.91
31/01/25	1213135000017440 - RERA FUND TRANSFER		31/01/25		60,31,363.10	62,63,152.01
01/02/25	1213135000017440 - RERA FUND TRANSFER		01/02/25		16,74,532.30	79,37,684.31
03/02/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		03/02/25	79,00,000.00		37,684.31
18/02/25	1213135000017440 - RERA FUND TRANSFER		18/02/25		3,50,000.00	3,87,684.31
24/02/25	1213135000017440 - RERA FUND TRANSFER		24/02/25		3,50,000.00	7,37,684.31
26/02/25	1213135000017440 - RERA FUND TRANSFER		26/02/25		0.70	7,37,685.01
27/02/25	1213135000017440 - RERA FUND TRANSFER		27/02/25		3,50,000.00	10,87,685.01
03/03/25	1213135000017440 - RERA FUND TRANSFER		03/03/25		56,397.60	11,44,082.61
04/03/25	1213135000017440 - RERA FUND TRANSFER		04/03/25		33,453.00	11,77,535.61
10/03/25	1213135000017440 - RERA FUND TRANSFER		10/03/25		3,50,000.00	15,27,535.61
12/03/25	1213135000017440 - RERA FUND TRANSFER		12/03/25		31,50,000.00	46,77,535.61
13/03/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		13/03/25	46,77,535.00		0.61
15/03/25	1213135000017440 - RERA FUND TRANSFER		15/03/25		34,58,298.90	34,58,299.51
17/03/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		17/03/25	34,58,299.00		0.51
26/03/25	1213135000017440 - RERA FUND TRANSFER		26/03/25		24,39,611.82	24,39,612.33
27/03/25	FT - DR - 1213135000017431 - KOCHAR PROPERTIES PVT LTD KOCHAR JEWEL D		27/03/25	24,39,611.00		1.33

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CH217 - Regular Savings Statements

Messrs KOCHAR PROPERTIES PRIVATE LIMITED
24/12
RAGHAVAIAH ROAD ,T NAGAR
CHENNAI 600017
Tamil Nadu India

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/04/24 To: 31/03/25

Account Branch : CHENNAI - T. NAGAR
Address : 108/1 G N CHETTY ROAD,
NEAR RAGHAVENDRA MUTT

T.NAGAR
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Email : hira99_98@yahoo.com
OD Limit : 0.00 Currency : INR
Cust ID : 32325445 Pr.Code : 135 Br.Code : 1213
Account No : 1213135000017452 Hindu
A/C Open Date : 15/11/2023
Account Status : Blocked

Txn Date	Transaction Description	Cheque No	Value Date	Debit Amount	Credit Amount	Running Balance
	STATEMENT SUMMARY :- Opening Balance 1,469,990.41			Debits 68,606,418.00	Credits 67,136,428.92	Closing Bal 1.33
				Dr Count 20	Cr Count 34	

THE KARUR VYSYA BANK LTD. T Nagar Chennai 600 017

THE KARUR VYSYA BANK LTD Service Tax Registration No (PAN Based):
Registered Office Address: THE KARUR VYSYA BANK LTD,CENTRAL OFFICE,ERODE ROAD,,KARUR639002

*** End of report ***

THE KARUR VYSYA BANK LTD. T Nagar Chennai 600 017

Karur Vysya Bank
Smart Way to bank

G.C. CHOPRA & CO.,
CHARTERED ACCOUNTANTS

CA. GAUTAM CHAND CHOPRA,
B.Com., F.C.A.,

Suit No. 29 & 30, IInd Floor,
36, Veerappan Street, Chennai - 600 001.
Phone : 2536 7970 (D) 2536 3167, 2536 6112
Mobile : 98410 77970, 99401 37970
E-mail : gccaco@gmail.com
gautamchopra@hotmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost Calculation of Real Estate Project : KOCHAR JEWEL
RERA registration Number:-TN/29/Building/0045/2024 dt 09.02.2024
Address:- Old Door No.45A, New Door No.336 & 338, Velachery main Road
Velachery, Chennai-600042.

This is to certify that the position of cost estimated and incurred till 31.03.2025 is as under as per the records and documents produced before us and explanations provided to us by the management of Kochar Properties Private Limited :-

Cost of Real Estate Project KOCHAR JEWEL (Registration Number:-TN/29/Building/0045/2024 dt 09.02.2024

Sr No.		Particulars	Amount Rs. Estimated	Amount Rs. Incurred
1. i)	**Land Cost:**			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	**23,25,35,255**	23,25,35,255
	b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	**15,50,00,000**	15,50,00,000
	c)	Acquisition cost of TDR (if any)		
	d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	**3,29,47,692**	3,27,34,027
	e)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
	f)	Under Rehabilitation scheme:		
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer		
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

G.C. CHOPRA & CO. No. 36, Veerappan St., Chennai-79 Chartered Accountants

	iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,		
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
		Sub Total of LAND COST Rs	**42,04,82,947**	**42,02,69,282**

ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	**57,53,40,646**	
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		29,89,22,497
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	**14,76,96,235**	4,63,13,073
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	**6,39,43,439**	5,21,77,911
	c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
		Sub Total of Development Cost	**78,69,80,320**	**39,74,13,481**

2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		**1,20,74,63,267**
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		**81,76,82,763**
4		% completion of Construction Work (as per Project Architect's Certificate)		**48%**
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		**68%**
6		Amount which can be withdrawn from the Designated Account		
		Total Estimated Cost X Prportion of cost incurred		**81,76,82,763**
		(Sr. number 2 X Sr. number 5)		
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		**6,86,08,197**
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		**74,90,74,566**



		Details of RERA Account		
		Bank Name	Karur Vysya Bank	
		Branch Name	T Nagar	
		Accoun No.	1213135000017452	
		IFSC code	KVBL0001213	
		Opening balance as on **15.03.2024**	-	
		Deposit during the Period from **15.03.24 to 31.03.2025**	**6,86,08,198**	
		Withdrawals during the period **15.03.24 to 31.03.2025**	**6,86,08,197**	
		Closing Balance as on **31.12.2025**	1.33	

a. This certificate is being issued for RERA compliance for the Project KOCHAR JEWEL of Kochar Properties Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till 31.03.2025

b. The Management has declared that it is responsible for providing accurate and truthful information to the best of its knowledge and understanding for the preparation of this certificate

c. Management has declared that out of the said designated account no money shall be spent for any other purpose other than the payment for construction cost of the project " Kochar Jewel"

Yours Faithfully
For GC Chopra & Co
Chartered Accountants
Firm Reg No.005895S

G.C. CHOPRA & CO. No. 36, Venkatesan St., Chennai-79 Chartered Accountants

Gautam Chand Chopra
Propreitor
M.No.029165
Date:- 16/04/2025
UDIN:-25029165BMNPJC2398

		(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		**38,97,80,504**
		(calculated as per the Form IV)		
2		Balance amount of receivables from sold apartments as per annexure A to this Certificate		**21,34,45,768**
		(as certified by Charted Accountant as verified from the records and books of Accounts)		
3	i	Balance unsold area		**9437.13 Sqm**
		(to be cerified by Management and to be verified by CA from the records and books of accounts)		
	ii	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)		**1,49,88,04,894**
		as per Annexure A to this certificate		
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)		**1,71,22,50,662**
5		Amount to be deposited in Designed Account - 70% or 100%		
		If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account		**70%**
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.		

This certificate is being issued for RERA compliance for the Project KOCHAR JEWEL of Kochar Properties Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till 31.03.2025

Yours Faithfully
For GC Chopra & Co
Chartered Accountants
Firm Reg No.005895S

G.C. CHOPRA & CO No. 36, Veerappan St, Chennai-79 Chartered Accountants

Gautam Chand Chopra
Propreitor
M.No.029165
Date:- 16/04/2025
UDIN:- 25029165BMNPJC2398

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	T1-7A	105.87	2,78,60,386	1,37,53,475	1,41,06,911
2	T1-8B	104.70	2,79,69,145	2,24,02,105	55,67,040
3	T2-9B	138.89	2,40,14,974	1,96,00,000	44,14,974
4	T2-4A	130.60	2,65,00,107	5,00,000	2,60,00,107
5	T2-6A	130.60	3,52,49,127	2,76,55,634	75,93,493
6	T1-6B	104.70	2,02,19,411	50,00,011	1,52,19,400
7	T1-10A	106.00	2,75,75,941	1,01,000	2,74,74,941
8	T2-6B	139.19	3,67,57,568	5,00,000	3,62,57,568
9	T1-3B	105.02	2,83,30,248	5,00,000	2,78,30,248
10	T1-5A	105.87	2,73,65,941	5,00,000	2,68,65,941
11	T1-6A	106.02	2,75,55,572	54,40,427	2,21,15,145
			30,93,98,420	**9,59,52,652**	**21,34,45,768**

No. of Covered Parking	28	
No. of Tandem Covered Parking	44	
No. of Stacker* Covered Parking	122	(Each Stacker 2 Car Park)
No. of Open Parking	10	
Total No of Car Parking	**204**	

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs 1,39,921.236 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	T1-1A	77.5	1,28,93,896
2	T1-1B	115.11	1,81,56,333
3	T1-1C	105.87	1,68,63,461
4	T1-1D	108.35	1,72,10,466
5	T1-2A	106.02	1,68,84,449
6	T1-2B	104.7	1,66,99,753
7	T1-2C	108.68	1,72,56,640
8	T1-2D	115.11	1,81,56,333
9	T1-3A	105.87	1,68,63,461
10	T1-3C	108.35	1,72,10,466
11	T1-3D	115.11	1,81,56,333

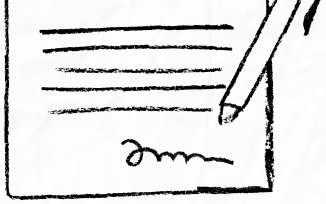
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12	T1-4A	106.02	1,68,84,449
13	T1-4B	104.7	1,66,99,753
14	T1-4C	108.68	1,72,56,640
15	T1-4D	115.11	1,81,56,333
16	T1-5B	105.02	1,67,44,528
17	T1-5C	108.35	1,72,10,466
18	T1-5D	115.11	1,81,56,333
19	T1-6C	108.68	1,72,56,640
20	T1-6D	115.11	1,81,56,333
21	T1-7B	105.02	1,67,44,528
22	T1-7C	108.35	1,72,10,466
23	T1-7D	115.11	1,81,56,333
24	T1-8A	106.02	1,68,84,449
25	T1-8C	108.68	1,72,56,640
26	T1-8D	115.11	1,81,56,333
27	T1-9A	105.87	1,68,63,461
28	T1-9B	105.02	1,67,44,528
29	T1-9C	108.35	1,72,10,466
30	T1-10B	104.7	1,66,99,753
31	T1-10C	108.68	1,72,56,640
32	T1-10D	115.11	1,81,56,333
33	T2-2A	130.6	2,03,23,713
34	T2-2B	139.19	2,15,25,637
35	T2-3A	129.36	2,01,50,211
36	T2-3B	138.88	2,14,82,261
37	T2-4B	139.19	2,15,25,637
38	T2-5A	129.36	2,01,50,211
39	T2-5B	138.88	2,14,82,261
40	T2-7A	129.36	2,01,50,211
41	T2-7B	138.88	2,14,82,261
42	T2-8A	130.60	2,03,23,713
43	T2-8B	139.19	2,15,25,637
44	T2-9A	129.36	2,01,50,211
45	T2-9B	138.88	2,14,82,261
46	T2-10A	130.6	2,03,23,713
47	T2-10B	139.19	2,15,25,637
48	T3-1A	87.6	1,43,07,100
49	T3-1B	86.16	1,41,05,614
50	T3-1C	108.23	1,71,93,675
51	T3-1D	89.15	1,45,23,978
52	T3-2A	88.44	1,44,24,634
53	T3-2B	86.46	1,41,47,590
54	T3-2C	108.56	1,72,39,849
55	T3-2D	115.06	1,81,49,337
56	T3-3A	87.6	1,43,07,100
57	T3-3B	86.16	1,41,05,614
58	T3-3C	108.23	1,71,93,675
59	T3-3D	115.11	1,81,56,333
60	T3-4A	88.44	1,44,24,634
61	T3-4B	86.46	1,41,47,590



62	T3-4C	108.56	1,72,39,849
63	T3-4D	115.06	1,81,49,337
64	T3-5A	87.6	1,43,07,100
65	T3-5B	86.16	1,41,05,614
66	T3-5C	108.23	1,71,93,675
67	T3-5D	115.11	1,81,56,333
68	T3-6A	88.44	1,44,24,634
69	T3-6B	86.46	1,41,47,590
70	T3-6C	108.56	1,72,39,849
71	T3-6D	115.06	1,81,49,337
72	T3-7A	87.6	1,43,07,100
73	T3-7B	86.16	1,41,05,614
74	T3-7C	108.23	1,71,93,675
75	T3-7D	115.11	1,81,56,333
76	T3-8A	88.44	1,44,24,634
77	T3-8B	86.46	1,41,47,590
78	T3-8C	108.56	1,72,39,849
79	T3-8D	115.06	1,81,49,337
80	T3-9A	87.6	1,43,07,100
81	T3-9B	86.16	1,41,05,614
82	T3-9C	108.23	1,71,93,675
83	T3-9D	115.11	1,81,56,333
84	T3-10A	88.44	1,44,24,634
85	T3-10B	86.46	1,41,47,590
86	T3-10C	108.56	1,72,39,849
87	T3-10D	115.06	1,81,49,337
		9,437.13	**1,49,88,04,894**





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

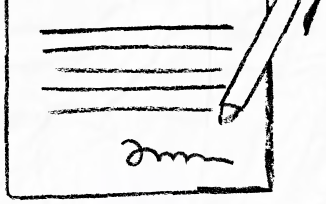
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

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