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ROYAL SHELTER
Flat Promoters & Property Developers

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Royal Shelter
Project Name	:	**Royal Windgates Phase I**
Project Registration No.	:	**TN/16/Building/0086/2024**
Project Registration Date	:	28-03-2024
Project Completion Date	:	31-12-2025
Quarter Ending	:	(January 2025 to March 2025)

RERA Separate Bank A/c Details

Bank Name	:	State Bank of India
Bank Branch	:	SME branch, Cantonment, Trichy 620 001
Bank A/c No.	:	42469475312

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.2,21,75,031.00
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.2,13,35,031.00
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Attached

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	7	720.16
	b) UDS Registered	-	-

D-27, 2nd Floor, J.P Tower, 7th Cross East, Thillai Nagar, Trichy - 620 018. Cell : 98424 31803 / 31801
E-mail : royalshelter@gmail.com Web : www.royalshelter.co.in

2. Furnish the details Flat-wise

Sl.No.	Block	Flat No.	Flat Booked	UDS Registered
1		1B	Yes	No
2		1C	Yes	No
3		2A	Yes	No
4		2B	Yes	No
5		2D	Yes	No
6		3C	Yes	No
7		3D	Yes	No

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	a). Foundation	100% Completed
		b). Stilt Floor Roof Slab work	100% Completed
		c). First Floor Roof Slab work	100% Completed
		d). Second Floor Roof Slab work	100% Completed
		e). Third Floor Roof Slab work	100% Completed
		f. Brick Work	
		i). First Floor	100% Completed
		ii). Second Floor	100% Completed
		iii). Third Floor	100% Completed
		g). Electrical Work	
		i). First Floor	75% Completed
		h). Plumbing work	
		i). First Floor	75% Completed
		i). Inner Plastering	
		i). First Floor	90% Completed
		j). Outer Plastering	
		i). First Floor	100% Completed
		k). Flooring	
		i). First Floor	10% Completed
		l). Joineries	
		i). First Floor	50% Completed

		m). Painting i). First Floor	50% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan		
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)	**58.02%**
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs) A). Overall Project Cost (excluding Land) = Rs. 492.82 B). Cost of works completed (i). Cost of Construction = Rs. 285.92	**58.02%**

C. Details of Clearances

1. Completion Certificate No. --------- (only CC No. in Text Format)
   Construction is under progress.
2. Compliance Report, if any. **Already submitted**
3. Annual Audit Report of Special Account in Form 7- NA

D. Latest Photo with Date (Atleast from 2 angles) : Attached

E. Status of Approvals

a) Approvals received	i) Planning Permit No. 130/2023 ii) Building Permit No.086/BL/2024/00008
b) Approval applied and expected date of receipt	Nil
c) Approvals to be applied and date planned for application	Nil
d) Modifications, amendment or revisions, if any, issued by the competent authority with regard to any license, permit or approval for the project	Nil

Date : 14-04-2025
Place: Tiruchirappalli

For ROYALSHELTER
Managing Partner

SBI

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, TIRUCHIRAPALLI
DUKES COMPLEX,
6, BHARATHIAR SALAI, TIRUCHI, DIST:
Pin Code : 620001

ROYAL WINDGATES 1
D-27 , 2nd FLOOR , J P TOWER
7th CROSS ST, THILLAINAGAR
TRICHY 620018
Tiruchirappalli
Pin Code : 620018

Branch Code : 4060
Branch Email : sbi.04060@sbi.co.in
Branch Phone : 2401480

Date of Statement	: 15-04-2025
Time of Statement	: 15:35:36
Cleared Balance	: 4,90,000.00CR
Uncleared Amount	: 0.00
+MOD Bal	: 0.00
Limit	: 0.00
Monthly Avg Balance	: 0.00
Interest Rate	: 0.00 % p.a.
Drawing Power	: 0.00
Account Open Date	: 27-11-2023

CIF No	: 85003167045
Account No	: 42469475312
Product	: REALTORS CURRENT ACCOUNT TWO
IFSC Code	: SBIN0004060
MICR Code	: 620002016
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: XXXXXXXXXX5637
Email	: Not Available

Statement From : 27-11-2023 To 31-03-2025

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.00
17-05-2024	17-05-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			7,70,000.00	7,70,000.00CR
20-05-2024	20-05-2024	WDL TFR TRANSFER FROM RERA2 TO RERA 3 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		7,70,000.00		0.00
20-05-2024	20-05-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			1,40,000.00	1,40,000.00CR
23-05-2024	23-05-2024	WDL TFR TRANSFER FROM RERA2 TO RERA3 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		1,40,000.00		0.00
16-08-2024	16-08-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			14,70,000.00	14,70,000.00 CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
22-08-2024	22-08-2024	WDL TFR TRANSFER FROM CA70 TO CA30 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		14,70,000.00		0.00
08-10-2024	08-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			31,28,125.00	31,28,125.00 CR
08-10-2024	08-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			29,00,625.00	60,28,750.00 CR
10-10-2024	10-10-2024	WDL TFR TRANSFER TO 0040746200957 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		60,28,750.00		0.00
19-10-2024	19-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			5,25,000.00	5,25,000.00CR
22-10-2024	22-10-2024	WDL TFR TRANSFER TO 0040746200957 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		5,25,000.00		0.00
27-10-2024	27-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			7,000.00	7,000.00CR
27-10-2024	27-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			17,500.00	24,500.00CR
29-10-2024	29-10-2024	WDL TFR RERA TR 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		24,500.00		0.00
29-10-2024	29-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			4,01,800.00	4,01,800.00CR
30-10-2024	30-10-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			4,32,950.00	8,34,750.00CR



Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
04-11-2024	04-11-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			52,500.00	8,87,250.00CR
08-11-2024	08-11-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			4,20,000.00	13,07,250.00 CR
08-11-2024	08-11-2024	WDL TFR TRFR RERA 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		13,07,250.00		0.00
11-11-2024	11-11-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			28,00,000.00	28,00,000.00 CR
11-11-2024	11-11-2024	WDL TFR RERA TR 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		28,00,000.00		0.00
18-12-2024	18-12-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			3,50,000.00	3,50,000.00CR
30-12-2024	30-12-2024	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			12,91,500.00	16,41,500.00 CR
02-01-2025	02-01-2025	WDL TFR RERA TR 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		16,41,500.00		0.00
04-01-2025	04-01-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			3,50,000.00	3,50,000.00CR
06-01-2025	06-01-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			2,79,024.00	6,29,024.00CR
10-01-2025	10-01-2025	WDL TFR TRANSFER TO 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		6,29,000.00		24.00CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
20-01-2025	20-01-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			6,72,700.00	6,72,724.00CR
22-01-2025	22-01-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			1,75,000.00	8,47,724.00CR
22-01-2025	22-01-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			5,60,000.00	14,07,724.00 CR
28-01-2025	28-01-2025	WDL TFR RERA TR 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		14,07,724.00		0.00
10-02-2025	10-02-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			2,80,000.00	2,80,000.00CR
12-02-2025	12-02-2025	WDL TFR CUST REQ 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		2,80,000.00		0.00
15-02-2025	15-02-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			3,38,800.00	3,38,800.00CR
18-02-2025	18-02-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			1,92,500.00	5,31,300.00CR
18-02-2025	18-02-2025	WDL TFR TR 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		5,31,300.00		0.00
20-02-2025	20-02-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			1,40,000.00	1,40,000.00CR
05-03-2025	05-03-2025	WDL TFR RERA PROCEEDS 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		1,40,000.00		0.00

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
06-03-2025	06-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			4,90,000.00	4,90,000.00CR
06-03-2025	06-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			70,000.00	5,60,000.00CR
08-03-2025	08-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			8,40,000.00	14,00,000.00 CR
08-03-2025	08-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			7.00	14,00,007.00 CR
09-03-2025	09-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			2,80,000.00	16,80,007.00 CR
10-03-2025	10-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			2,10,000.00	18,90,007.00 CR
11-03-2025	11-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			3,50,000.00	22,40,007.00 CR
12-03-2025	12-03-2025	WDL TFR TRANSFER TO 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		22,40,007.00		0.00
14-03-2025	14-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			3,50,000.00	3,50,000.00CR
18-03-2025	18-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			7,70,000.00	11,20,000.00 CR
21-03-2025	21-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			2,80,000.00	14,00,000.00 CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
24-03-2025	24-03-2025	WDL TFR RERA PROCEEDS 0042846196816 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI		14,00,000.00		0.00
24-03-2025	24-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			1,40,000.00	1,40,000.00CR
29-03-2025	29-03-2025	DEP TFR 0042846196088 OF ROYAL SHELTER AT 04060 SME BRANCH, TIRUCHIRAPALLI			7,00,000.00	8,40,000.00CR
		CLOSING BALANCE				8,40,000.00CR

Statement Summary : 27-11-2023 To 31-03-2025

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.00	16	36	2,13,35,031.00	2,21,75,031.00	8,40,000.00CR

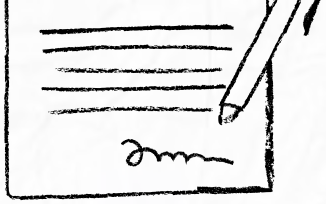
In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder Please Check The Transaction With Extra Care.

Last transaction date and time appearing in this statement is 29-03-2025 & 23:01:54:98

---END OF STATEMENT---







our services doesn't just end there

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

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Property Development & Approvals

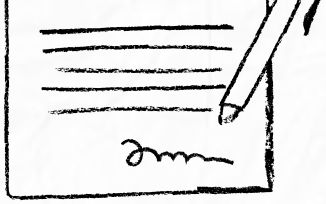
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate