Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	SRI KIRTHIKA BUILDERS PVT LTD
Project Name	**:**	POLESTAR
Project Registration No	**:**	TN/29/Building/0451/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	01/07/2029
Quarter Ending	**:**	September 2024

Bank Name	**:**	State Bank of India
Bank Branch	**:**	SBI SME BRANCH CHENNAI
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	43180258385
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	2639502.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	1847000.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	
Details of the Blocks registered with TNRERA **a) Total No. of flats Block wise** **b) Common Amenities provided**	**:**	

A. Sales

S.No	Description	Sales during the Quarter	Cumulative No. of Units upto the Quarter	Total Area(Sq.m.)

1	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	3	3	291.84
2	UDS Registered	0	0	0

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	NA	Structure work completed up to 2nd floor column
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	Stilt floor lift block work completed & staircase structure work completed
3	Status of other Common Amenities as indicated in the Construction Agreement	NA	not yet Started

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 30% 1337
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 %

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, CHENNAI
NO.18/3,2ND FLOOR,SIGAPPIACHI BUILDING,
RUKMINI LAKSHMIPATHY ROAD, EGMORE
Pin Code : 600017

SRI KIRTHIKA BUILDERS PVT LTD
74 CHITTU KOIL STREET
SALEM
SALEM
Salem
Pin Code : 636001

Branch Code : 13241
Branch Email : sbi.13241@sbi.co.in
Branch Phone : 28150425

Date of Statement	: 10-01-2025
Time of Statement	: 11:32:17
Cleared Balance	: 14,76,696.00CR
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	: 23-07-2024

CIF No	: 91830957581
Account No	: 43180258385
Product	: REALTORS CURRENT ACCOUNT TWO
IFSC Code	: SBIN0013241
MICR Code	: 600002183
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: Not Available
Email	: Not Available

Statement From : 01-04-2024 To 10-01-2025

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.00
03-12-2024	03-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			5,25,000.00	5,25,000.00CR
03-12-2024	03-12-2024	WDL TFR TR ASPER REQUEST 0043299815388 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI		5,25,000.00		0.00
11-12-2024	11-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			1,40,000.00	1,40,000.00CR
12-12-2024	12-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			3,50,001.00	4,90,001.00CR
12-12-2024	12-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			3,49,999.00	8,40,000.00CR
14-12-2024	14-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			1.00	8,40,001.00CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
15-12-2024	15-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			4,82,650.00	13,22,651.00 CR
16-12-2024	16-12-2024	WDL TFR TR ASPER REQUEST 0043299815388 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI		13,22,651.00		0.00
17-12-2024	17-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			3,50,000.00	3,50,000.00CR
18-12-2024	18-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			4,20,000.00	7,70,000.00CR
21-12-2024	21-12-2024	DEP TFR 0043299912381 OF SRI KIRTHIKA BUILDERS AT 13241 SME BRANCH, CHENNAI			7,06,696.00	14,76,696.00 CR
		CLOSING BALANCE				14,76,696.00 CR

Statement Summary : 01-04-2024 To 10-01-2025

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.00	2	9	18,47,651.00	33,24,347.00	14,76,696.00CR

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 21-12-2024 & 22:03:43:63

---END OF STATEMENT---

Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1C	YES	NO
2.	2C	YES	NO
3.	3A	YES	NO

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**M/S SRI KIRTHIKA BUILDERS (P)LTD**
Project Name	:	**POLE STAR**
Project Registration No.	:	**TN/29/BUILDING/0451/2024**
Project Registration Date	:	19.08.2024
Project Completion Date	:	01.07.2029
Quarter Ending	:	DECEMBER 2024

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	SME BRANCH, CHENNAI
Bank A/c No.	:	43299912381, REALTORS CA A/C ONE

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	3	291.84
	b) UDS Registered	Nill	Nill

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1C	YES	NO
2.	2C	YES	NO
3.	3A	YES	NO

SRI KIRTHIKA BUILDERS PVT. LTD. Ph : 42013862

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	NA	Structure work completed up to second floor column.
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	Stilt floor lift block work completed & staircase structure work completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	Not yet started

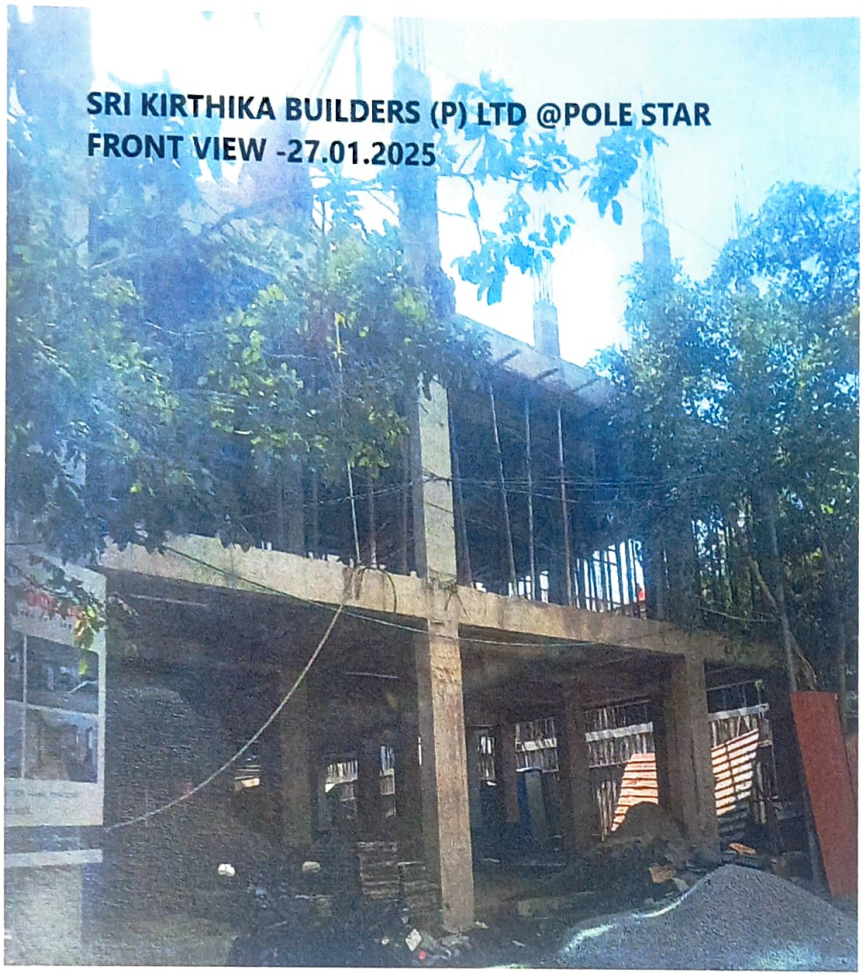
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i)Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	30% 1337
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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.

SRI KIRTHIKA BUILDERS PVT. LTD. Ph: 42013862

1.Photo taken on 27.01.2025 – Front View



SRI KIRTHIKA BUILDERS PVT. LTD. Ph. 42013862

2.Photo taken on 27.01.2025 – Side view



SRI KIRTHIKA BUILDERS PVT. LTD. Ph: 42013862

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.