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™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	NGB CONSTRUCTION KV DEVELOPERS
Project Name	**:**	MAGNOLIA
Project Registration No	**:**	TN/29/Building/0373/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	28/04/2031
Quarter Ending	**:**	September 2026

Bank Name	**:**	Axis Bank
Bank Branch	**:**	Neelangarai
E-Mail ID	**:**	neelangarai.branchhead@axisbank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	924020017539035
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	0.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	0.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	0.00
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	0.00
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	0	0	0
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	1	UNDER CONSTRUCTION
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	0	0
3	Status of other Common Amenities as indicated in the Construction Agreement	0	0

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	80% 2512.47
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

AXIS BANK

N G B CONSTRUCTION MAGNOLIA RERA CURRENT ACCOUNT
Joint Holder :- -
GROUND AND PREMISES 82,ALIM CENTRE
RK SALAI
CHENNAI
TAMIL NADU
600004

Customer ID :909535308
IFSC Code :UTIB0003331
MICR Code :600211089
Nominee Registered : N

Registered Mobile No :XXXXXX0000
Registered Email ID:NGXXXXAL@YAHOO.COM
Scheme :CURRENT ACCOUNT FOR RERA

PAN :AAPFN9965Q

Statement of Account No :924020017539035 for the period (From : 01-04-2025 To : 30-12-2025)

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		OPENING BALANCE			.00	
		TRANSACTION TOTAL	.00	.00		
		CLOSING BALANCE			.00	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect passord,login id and debit card number through emails OR phone call Further,we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges,please visit www.axisbank.com

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc* up to maximum amount of Rs 5 Lakh including principal & interest both* (* for exceptions and details please refer www.dicgc.org.in)

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

To ensure you never miss any critical communication from us, it is important that your latest / correct mobile number and email ID are updated in our records. Kindly visit your nearest Axis Bank Loan Centre /Branch / Agri area office for updating your latest / correct mobile number and email ID in our records. You can also update your email ID using Internet Banking & Mobile Banking App, open

REGISTERED OFFICE - AXIS BANK LTD,TRISHUL,Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006.

BRANCH ADDRESS - AXIS BANK LTD, NEELANKARAI CHN TN, NO.20, EAST COAST ROAD, NEELANGARAI, , , 600115, CHENNAI, TAMIL NADU, INDIA, TEL:9884933312 FAX:

Legends :

ICONN - Transaction trough Internet Banking
VMT-ICON - Visa Money Transfer through Internet Banking
AUTOSWEEP - Transfer to linked fixed deposit
REV SWEEP - Interest on Linked fixed Deposit
SWEEP TRF - Transfer from Linked Fixed Deposit / Account
VMT - Visa Money Transfer through ATM
CWDR - Cash Withdrawal through ATM
PUR - POS purchase
TIP/ SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips
RATE.DIFF - Difference in rates on usage of card internationally
CLG - Cheque Clearing Transaction
EDC - Credit transaction through EDC Machine
SETU - Seamless electronic fund transfer through AXIS Bank
Int.pd - Interest paid to customer
Int.Coll - Interest collected from the customer

AXIS BANK

N G B CONSTRUCTION MAGNOLIA RERA CURRENT ACCOUNT

Joint Holder :- -
GROUND AND PREMISES 82,ALIM CENTRE
RK SALAI
CHENNAI
TAMIL NADU-INDIA
600004

Customer ID :909535308
IFSC Code :UTIB0003331
MICR Code :600211089
Nominee Registered : N

Registered Mobile No :XXXXXX0000
Registered Email ID:NGXXXXAL@YAHOO.COM
Scheme :CURRENT ACCOUNT FOR RERA

PAN :AAPFN9965Q
CKYC NUMBER :XXXXXXXXXX8773

Statement of Axis Account No :924020017539035 for the period (From : 01-12-2025 To : 17-03-2026)

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		OPENING BALANCE			.00	
		TRANSACTION TOTAL	.00	.00		
		CLOSING BALANCE			.00	

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AXIS BANK

N G B CONSTRUCTION MAGNOLIA RERA CURRENT ACCOUNT

Joint Holder:- -
GROUND AND PREMISES 82,ALIM CENTRE
RK SALAI
CHENNAI
TAMIL NADU-INDIA
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Customer ID: 909535308
IFSC Code: UTIB0003331
MICR Code: 600211089
Nominee Registered: N

Registered Mobile No: XXXXXX0000
Registered Email ID: NGXXXXAL@YAHOO.COM
Scheme: CURRENT ACCOUNT FOR RERA
Currency: INR

AXIS BANK LTD. Chennai 600 115 NEELANKARAI

PAN: AAPFN9965Q
CKYC No: XXXXXXXXXX8773

Statement of Axis Account No: 924020017539035 for the period (From: 01-03-2026 To: 23-09-2026)

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		OPENING BALANCE			.00	
		TRANSACTION TOTAL	.00	.00		
		CLOSING BALANCE			.00	

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SWEEP TRF-Transfer from Linked Fixed Deposit / Account
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CWDR-Cash Withdrawal through ATM
PUR-POS purchase
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Int.Coll-Interest collected from the customer

COMPANY NAME: NGB Construction & K V Developers

PROJECT NAME: NGB MAGNOLIA

ADDRESS: Wallace Garden 1st street, Thousand Lights, Nungambakkam, Chennai 600 006

LOAN STATUS: No loan for this project. It is self funded project

Furnish the details Flat-wise

S.No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101	No	No
2	102	No	No
3	103	No	No
4	104	No	No
5	105	No	No
6	106	No	No
7	107	No	No
8	108	No	No
9	109	No	No
10	201	No	No
11	202	No	No
12	203	No	No
13	204	No	No
14	205	No	No
15	206	No	No
16	207	No	No
17	208	No	No
18	209	No	No
19	301	No	No
20	302	No	No
21	303	No	No
22	304	No	No
23	305	No	No
24	306	No	No
25	307	No	No
26	308	No	No
27	309	No	No
28	401	No	No
29	402	No	No
30	403	No	No
31	404	No	No
32	405	No	No
33	406	No	No
34	407	No	No
35	408	No	No
36	409	No	No



motorola edge 60 pro
T.MAGESHWARAN

19 Sept 2026 11:27 am



motorola edge 60 pro
T.MAGESHWARAN

19 Sept 2026 10:55 am



motorola edge 60 pro
T.MAGESHWARAN

19 Sept 2026 11:28 am



motorola edge 60 pro
T.MAGESHWARAN
19 Sept 2026 11:07 am

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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Chennai 600 097, India
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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.