Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	ACCESS SAI EMPIRE HOMES PVT LTD
Project Name	**:**	ACCESS SAI EMPIRE QUBE
Project Registration No	**:**	TN/35/Building/0481/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	25/07/2029
Quarter Ending	**:**	March 2026

Bank Name	**:**	State Bank of India
Bank Branch	**:**	GUDUVANCHERI
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	43157867328
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	63.19
Amount transferred to the RERA Designated Separate Account (70%)	**:**	63.19
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	10	10	269.47
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	4TH FLOOR ROOF COMPLETED
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	NA
3	Status of other Common Amenities as indicated in the Construction Agreement	1	NA

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 60% 1050
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

Account Name :ACCESS SAI EMPIRE HOMES PRIVATE LIMITED
Address GUDUVANCHERRY
CHENGALPET
TAMILNADU-603202
INDIA

Date :5 May 2026
Account Number :00000043142071673
Account Description :CA-REGULAR-PUB-OTH-ALL-INR
Branch :GUDUVANCHERI
Drawing Power :0.00
Interest Rate(% p.a.) :0.0
MOD Balance :0.00
CIF No. :91778793031
IFS Code :SBIN0012932
MICR Code :600002179
Balance as on 1 Jan 2026 :7,969.38

Account Statement from 1 Jan 2026 to 31 Mar 2026

Please do not share your ATM, Debit/Credit card number, PIN and OTP with anyone over mail, SMS, phone call or any other media. Bank never asks for such information.

**This is a computer generated statement and does not require a signature.

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
7 Jan 2026	7 Jan 2026	TO TRANSFER-VALUATION FEES-	TRANSFER TO 42546608073 SURESH KUMAR /	12931	2,500.00		5,469.38
8 Jan 2026	8 Jan 2026	BY TRANSFER-NEFT*CIUB0000117*CIUBH26008037557*SAI SUPRA SIDDHU-	TRANSFER FROM 99509044300 /	4430		50,000.00	55,469.38
8 Jan 2026	8 Jan 2026	TO TRANSFER-IMPS/600817581097/UCBA-xx130-/-	TRANSFER TO 4698292162098 /	12932	50,000.00		5,469.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
8 Jan 2026	8 Jan 2026	BY TRANSFER-NEFT*CIUB0000117*CIUBH26008072179*SAI SUPRA SIDDHU-	TRANSFER FROM 99509044300 /	4430		4,50,000.00	4,55,469.38
9 Jan 2026	9 Jan 2026	TO TRANSFER-IMPS/600913997472/UCBA-xx130-/-	TRANSFER TO 4698294162096 /	12932	2,00,000.00		2,55,469.38
10 Jan 2026	10 Jan 2026	TO TRANSFER-INB Salary Payment-	CT00ZESCD2 TRANSFER TO 42161179344 Mr. Sabirul Sk /	99922	1,70,000.00		85,469.38
10 Jan 2026	10 Jan 2026	TO TRANSFER-IMPS/601021868922/UCBA-xx627-/-	TRANSFER TO 4698296162094 /	12932	25,000.00		60,469.38
10 Jan 2026	10 Jan 2026	TO TRANSFER-IMPS/601021869280/UCBA-xx274-/-	TRANSFER TO 4698296162094 /	12932	25,000.00		35,469.38
12 Jan 2026	12 Jan 2026	BY TRANSFER-TRANSFER-	TRANSFER FROM 43157867328 ACCESS SAI EMPIRE HOME /	12932		21,40,000.00	21,75,469.38
12 Jan 2026	12 Jan 2026	TO TRANSFER-INB Trf-	CIAAMDRHX9 TRANSFER TO 43473199052 ACCESS SAI EMPIRE HOME /	99922	8,13,000.00		13,62,469.38
12 Jan 2026	12 Jan 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260112126590442-RS DEVELOPMENT AND CONSTR	RTGS INB: CR0BGWFMY8 TRANSFER TO 4599111044305 / RS DEVELOPMENT AND CONSTR	99922	8,82,050.00		4,80,419.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
13 Jan 2026	13 Jan 2026	TO TRANSFER-IMPS/601319923389/KVBL-xx772-/-	TRANSFER TO 4698288162094 /	12932	1,03,275.00		3,77,144.38
14 Jan 2026	14 Jan 2026	TO TRANSFER-IMPS/601412708715/CIUB-xx996-/-	TRANSFER TO 4698290162099 /	12932	26,500.00		3,50,644.38
15 Jan 2026	15 Jan 2026	TO TRANSFER-IMPS/601512734903/UTIB-xx374-/-	TRANSFER TO 4698292162098 /	12932	3,00,000.00		50,644.38
19 Jan 2026	19 Jan 2026	TO TRANSFER-IMPS/601922898874/KVBL-xx772-/-	TRANSFER TO 4698286162096 /	12932	40,000.00		10,644.38
24 Jan 2026	24 Jan 2026	BY TRANSFER-RTGS UTR NO: ICICR12026012408667917-NITHYA KUMAR	TRANSFER FROM 469833604430 7 / NITHYA KUMAR	4430		8,00,000.00	8,10,644.38
24 Jan 2026	24 Jan 2026	TO TRANSFER-IMPS/602409691573/UCBA-xx130-/-	TRANSFER TO 4698296162094 /	12932	2,00,000.00		6,10,644.38
3 Feb 2026	3 Feb 2026	TO TRANSFER-INB Int trf-	CIAAMIEOX5 TRANSFER TO 43473199052 ACCESS SAI EMPIRE HOME /	99922	6,00,000.00		10,644.38
3 Feb 2026	3 Feb 2026	BY TRANSFER-IMPS/603489146887/uco-XX130-SATHYASE/IMPS P2A-	TRANSFER FROM 4698308162095 /	16209		2,15,000.00	2,25,644.38
3 Feb 2026	3 Feb 2026	TO TRANSFER-INB Int-	CIAAMIEPA9 TRANSFER TO 43473199052 ACCESS SAI EMPIRE HOME /	99922	2,15,000.00		10,644.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
7 Feb 2026	7 Feb 2026	BY TRANSFER-RTGS UTR NO: ICICR12026020708929206-NITHYA KUMAR	TRANSFER FROM 4698335044308 / NITHYA KUMAR	4430		9,44,000.00	9,54,644.38
7 Feb 2026	7 Feb 2026	TO TRANSFER-INB Salary Payment-	CT0AAGTGZ4 TRANSFER TO 42161179344 Mr. Sabirul Sk /	99922	1,29,000.00		8,25,644.38
7 Feb 2026	7 Feb 2026	TO TRANSFER-IMPS/603813849490/UCBA-xx453-/-	TRANSFER TO 4698296162094 /	12932	39,600.00		7,86,044.38
7 Feb 2026	7 Feb 2026	TO TRANSFER-IMPS/603813850835/UCBA-xx627-/-	TRANSFER TO 4698296162094 /	12932	83,670.00		7,02,374.38
7 Feb 2026	7 Feb 2026	BY TRANSFER-IMPS/603817988241/ICI-XX376-SYED MUS/house-	TRANSFER FROM 4698328162092 /	16209		1,00,000.00	8,02,374.38
9 Feb 2026	9 Feb 2026	TO TRANSFER-IMPS/604014951325/UCBA-xx025-/-	TRANSFER TO 4698286162096 /	12932	1,50,000.00		6,52,374.38
9 Feb 2026	9 Feb 2026	CREDIT-Chq 000040 HDF PrBr 12932-	/	10395		50,000.00	7,02,374.38
9 Feb 2026	9 Feb 2026	TO TRANSFER-IMPS/604021767416/UCBA-xx627-/-	TRANSFER TO 4698286162096 /	12932	25,000.00		6,77,374.38
9 Feb 2026	9 Feb 2026	TO TRANSFER-IMPS/604021767865/UCBA-xx274-/-	TRANSFER TO 4698286162096 /	12932	25,000.00		6,52,374.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
10 Feb 2026	10 Feb 2026	BY TRANSFER-NEFT*ICIC0SF0002*IN12604123219626*SYED MUSTHAFA*BA-	TRANSFER FROM 99509044300/	4430		9,00,000.00	15,52,374.38
11 Feb 2026	11 Feb 2026	BY TRANSFER-NEFT*ICIC0SF0002*IN12604223376628*SYED MUSTHAFA*BA-	TRANSFER FROM 99509044300/	4430		10,00,000.00	25,52,374.38
11 Feb 2026	11 Feb 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260211163430637-SATHYASEELAN R	RTGS INB: CR0BHGFDP1 TRANSFER TO 4599108044309 / SATHYASEELAN R	99922	10,00,000.00		15,52,374.38
11 Feb 2026	11 Feb 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260211163430737-SATHYASEELAN R	RTGS INB: CR0BHGFDT3 TRANSFER TO 4599111044305 / SATHYASEELAN R	99922	10,00,000.00		5,52,374.38
12 Feb 2026	12 Feb 2026	CHEQUE WDL-CHEQUE TRANSFER TO-123727	TRANSFER FROM 43852422763 Mr. GOPINATHA / 123727	12932	5,50,000.00		2,374.38
19 Feb 2026	19 Feb 2026	BY TRANSFER-IMPS/605092597045/uco-XX130-SATHYASE/IMPS P2A-	TRANSFER FROM 4698318162094 /	16209		82,000.00	84,374.38
19 Feb 2026	19 Feb 2026	BY TRANSFER-IMPS/605092605593/uco-XX130-SATHYASE/IMPS P2A-	TRANSFER FROM 4698318162094 /	16209		25,000.00	1,09,374.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
19 Feb 2026	19 Feb 2026	TO TRANSFER-INB-	26023300439127CK00NXBDR7 TRANSFER TO 36959638720 POOLING ACCOUNT GST-MM /	99922	1,03,100.00		6,274.38
27 Feb 2026	27 Feb 2026	BY TRANSFER-TRF TO CA AS PER CUST REQ-	TRANSFER FROM 43473199052 ACCESS SAI EMPIRE HOME /	12931		1,00,00,000.00	1,00,06,274.38
2 Mar 2026	2 Mar 2026	TO TRANSFER-TRF-	TRANSFER TO 43473199052 ACCESS SAI EMPIRE HOME /	12931	1,00,00,000.00		6,274.38
4 Mar 2026	4 Mar 2026	BY TRANSFER-AS PER CUST REQ-	TRANSFER FROM 43402080866 ACCESS SAI EMPIRE HOME /	12932		6,00,000.00	6,06,274.38
4 Mar 2026	4 Mar 2026	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-123822	/ 123822	12932	5,00,000.00		1,06,274.38
4 Mar 2026	4 Mar 2026	TO TRANSFER-TDS 194N ON CASH WDL-	TRANSFER TO 4699174129322 /	12932	10,000.00		96,274.38
4 Mar 2026	4 Mar 2026	BY TRANSFER-INB-	CIAAMODUU9 TRANSFER FROM 43473199052 ACCESS SAI EMPIRE HOME /	99922		7,50,000.00	8,46,274.38
4 Mar 2026	4 Mar 2026	TO TRANSFER-INB-	REG2026030436757 79CK00OCYLT9 TRANSFER TO 43218804042 TN SG CYBER TREASURY P /	99922	2,01,860.00		6,44,414.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
4 Mar 2026	4 Mar 2026	TO TRANSFER-INB-	REG2026030 43675903CK 00OCYMB4 TRANSFER TO 43218804042 TN SG CYBER TREASURY P /	99922	4,04,910.0 0		2,39,504.38
5 Mar 2026	5 Mar 2026	TO CLEARING-Chq 123823 Sess 2 THANGAM TILES AND SAN 0009318945-123823	/ 123823	10395	13,676.00		2,25,828.38
6 Mar 2026	6 Mar 2026	CHEQUE WDL-CHEQUE TRANSFER TO-123821	TRANSFER FROM 10144246888 Mr. VIJAYAKUM AR K / 123821	6495	60,000.00		1,65,828.38
12 Mar 2026	12 Mar 2026	A/C Keeping Chgs--	/	99999	649.00		1,65,179.38
17 Mar 2026	17 Mar 2026	BY TRANSFER-RTGS UTR NO: ICICR120260 31709580405 -SYED MUSTHAFA	TRANSFER FROM 46983370443 06 / SYED MUSTHAFA	4430		9,00,000.0 0	10,65,179.38
17 Mar 2026	17 Mar 2026	CHEQUE WDL-CHEQUE TRANSFER TO-123824	TRANSFER FROM 32362264250 Mr. MAHENDAR BHURARAM / 123824	12932	2,00,000.0 0		8,65,179.38
18 Mar 2026	18 Mar 2026	BY TRANSFER-RTGS UTR NO: ICICR120260 31809600454 -SYED MUSTHAFA	TRANSFER FROM 46983370443 06 / SYED MUSTHAFA	4430		9,00,000.0 0	17,65,179.38
18 Mar 2026	18 Mar 2026	TO TRANSFER-IMPS/607711 598772/UCB A-xx025-/-	TRANSFER TO 46982901620 99 /	12932	2,00,000.0 0		15,65,179.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
18 Mar 2026	18 Mar 2026	TO TRANSFER-IMPS/607711625235/CIUB-xx578-/Poolite-	TRANSFER TO 4698290162099 /	12932	1,00,000.00		14,65,179.38
19 Mar 2026	19 Mar 2026	TO TRANSFER-INB Pop-	CT0ABYVJE6 TRANSFER TO 30138378109 Mr. JAYAVELUM /	99922	50,000.00		14,15,179.38
19 Mar 2026	19 Mar 2026	BY TRANSFER-IMPS/607811615029/ICI-XX376-SYEDMUS/saiappart-	TRANSFER FROM 4698318162094 /	16209		2,00,000.00	16,15,179.38
20 Mar 2026	20 Mar 2026	TO TRANSFER-INB Roc filling-	CT0ABZVZF9 TRANSFER TO 10565339478 Mrs. POORNIMAR /	99922	6,500.00		16,08,679.38
20 Mar 2026	20 Mar 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260320209005 79-SATHYASEELAN R	RTGS INB: CR0BHSBFR8 TRANSFER TO 99827044308 / SATHYASEELAN R	99922	10,00,000.00		6,08,679.38
20 Mar 2026	20 Mar 2026	TO TRANSFER-IMPS/607913658379/UCBA-xx130-/-	TRANSFER TO 4698294162096 /	12932	2,00,000.00		4,08,679.38
20 Mar 2026	20 Mar 2026	TO TRANSFER-INB-	26033300597079CK00ONBIC4 TRANSFER TO 36959656818 POOLING ACCOUNT GST-MM /	99922	42,940.00		3,65,739.38
20 Mar 2026	20 Mar 2026	TO TRANSFER-IMPS/607916751391/UCBA-xx627-/-	TRANSFER TO 4698294162096 /	12932	79,900.00		2,85,839.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
21 Mar 2026	21 Mar 2026	TO TRANSFER-IMPS/608007962444/UTIB-xx628-/-	TRANSFER TO 4698296162094 /	12932	11,800.00		2,74,039.38
21 Mar 2026	21 Mar 2026	TO TRANSFER-INB Payment to Utility Bills-	CT0ACBQLT2 TRANSFER TO 42161179344 Mr. Sabirul Sk /	99922	93,000.00		1,81,039.38
22 Mar 2026	22 Mar 2026	TO TRANSFER-IMPS/608122695939/UCBA-xx130-/-	TRANSFER TO 4698298162092 /	12932	1,50,000.00		31,039.38
23 Mar 2026	23 Mar 2026	BY TRANSFER-INB Trf-	CIAAMSAIV3 TRANSFER FROM 43473199052 ACCESS SAI EMPIRE HOME /	99922		2,00,000.00	2,31,039.38
23 Mar 2026	23 Mar 2026	BY TRANSFER-RTGS UTR NO: UCBAR5202603230041727 5-SATHYASEELAN R	TRANSFER FROM 3199855044301 / SATHYASEELAN R	4430		8,00,000.00	10,31,039.38
23 Mar 2026	23 Mar 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260323212461311-RS DEVELOPMENT AND CONSTR	RTGS INB: CR0BHSZGM4 TRANSFER TO 4599112044304 / RS DEVELOPMENT AND CONSTR	99922	8,85,000.00		1,46,039.38
25 Mar 2026	25 Mar 2026	BY TRANSFER-RTGS UTR NO: UCBAR5202603250059950 7-SATHYASEELAN R	TRANSFER FROM 3199855044301 / SATHYASEELAN R	4430		3,50,000.00	4,96,039.38

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
25 Mar 2026	25 Mar 2026	TO TRANSFER-INB RTGS UTR NO: SBINR120260325214643 25-Skm enterprises	RTGS INB: CR0BHTOHV1 TRANSFER TO 4599109044308 / Skm enterprises	99922	2,70,824.00		2,25,215.38
28 Mar 2026	28 Mar 2026	TO TRANSFER-INB Salary Payment-	CT0ACJCNG4 TRANSFER TO 42161179344 Mr. Sabirul Sk /	99922	1,02,000.00		1,23,215.38
28 Mar 2026	28 Mar 2026	TO TRANSFER-IMPS/608719701488/UCBA-xx453-/-	TRANSFER TO 4698296162094 /	12932	57,700.00		65,515.38
28 Mar 2026	28 Mar 2026	TO TRANSFER-IMPS/608719702600/UCBA-xx627-/-	TRANSFER TO 4698296162094 /	12932	20,000.00		45,515.38
30 Mar 2026	30 Mar 2026	BY TRANSFER--	TRANSFER FROM 43402080866 ACCESS SAI EMPIRE HOME /	12932		1,63,500.00	2,09,015.38
31 Mar 2026	31 Mar 2026	BY TRANSFER--	TRANSFER FROM 43402080866 ACCESS SAI EMPIRE HOME /	12932		2,13,000.00	4,22,015.38
31 Mar 2026	31 Mar 2026	BY TRANSFER-TRF TO CA AS PER CUST REQ-	TRANSFER FROM 43473199052 ACCESS SAI EMPIRE HOME /	12931		1,00,00,000.00	1,04,22,015.38

Account Name :ACCESS SAI EMPIRE HOMES PRIVATE LIMITED
Address GUDUVANCHERRY
CHENGALPET
TAMILNADU-603202
INDIA

Date :5 May 2026
Account Number :00000043402080866
Account Description :RELATORS CURRENT ACCOUNT ONE
Branch :GUDUVANCHERI
Drawing Power :0.00
Interest Rate(% p.a.) :0.0
MOD Balance :0.00
CIF No. :91778793031
IFS Code :SBIN0012932
MICR Code :600002179
Balance as on 1 Jan 2026 :0.00

Account Statement from 1 Jan 2026 to 31 Mar 2026

Please do not share your ATM, Debit/Credit card number, PIN and OTP with anyone over mail, SMS, phone call or any other media. Bank never asks for such information.

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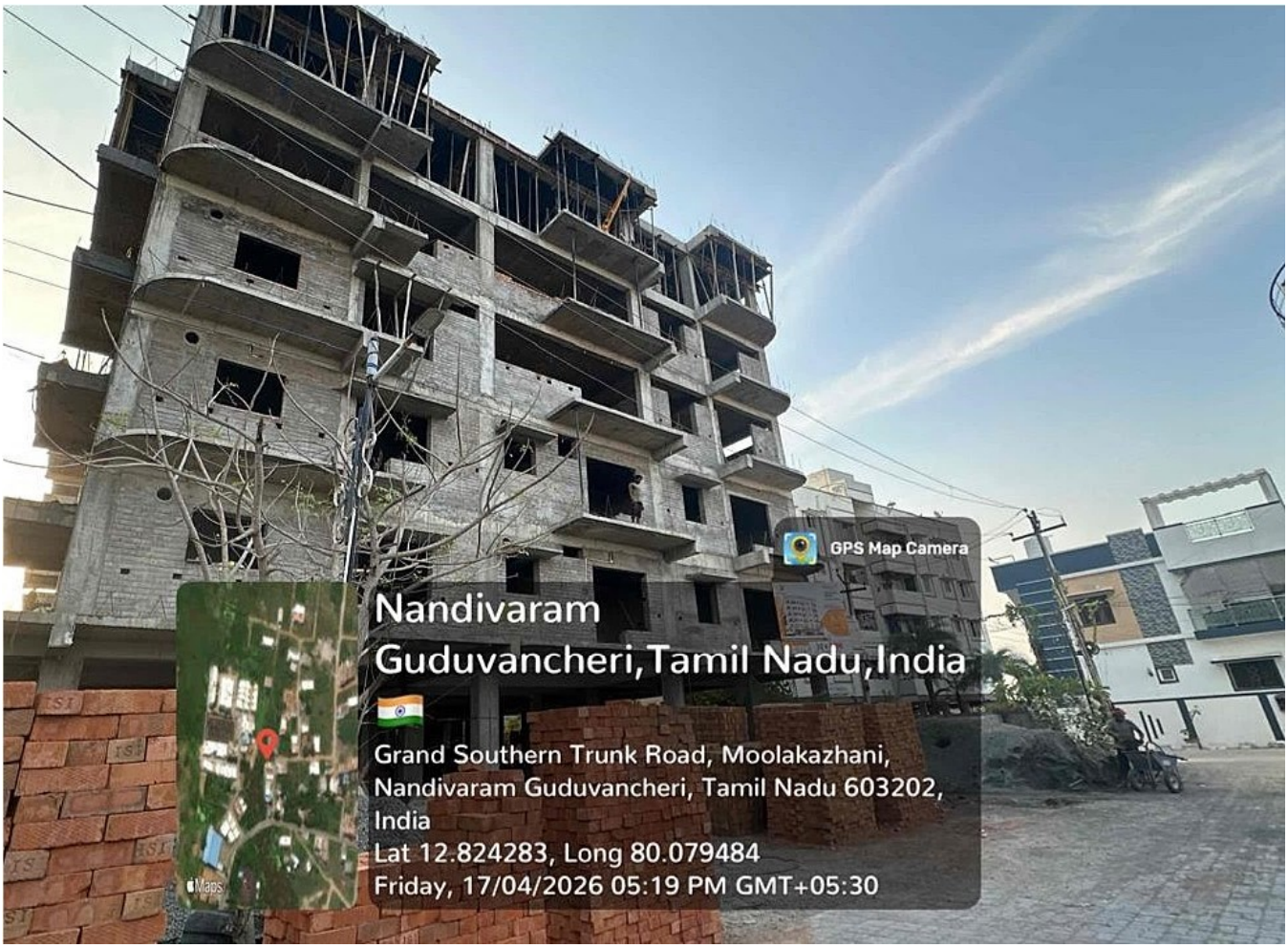
Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
3 Mar 2026	3 Mar 2026	BY TRANSFER-RTGS UTR NO: CNRBR5202 60303790472 67-M SHAMSHAT H	TRANSFER FROM 3199859044307 / M SHAMSHAT H	4430		10,00,000.00	10,00,000.00
3 Mar 2026	3 Mar 2026	BY TRANSFER-RTGS UTR NO: CNRBR5202 60303790471 10-MALIKBASH A I	TRANSFER FROM 3199859044307 / MALIKBASH A I	4430		10,00,000.00	20,00,000.00

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
4 Mar 2026	4 Mar 2026	TO TRANSFER-AS PER CUST REQ-	TRANSFER TO 43157867328 ACCESS SAI EMPIRE HOME /	12932	14,00,000.00		6,00,000.00
4 Mar 2026	4 Mar 2026	TO TRANSFER-AS PER CUST REQ-	TRANSFER TO 43142071673 ACCESS SAI EMPIRE HOME /	12932	6,00,000.00		0.00
30 Mar 2026	30 Mar 2026	CHEQUE DEPOSIT--809115	TRANSFER TO 20348793448 Mr. TAMIL SELVAM T / 809115	21634		1,45,000.00	1,45,000.00
30 Mar 2026	30 Mar 2026	CHEQUE DEPOSIT--809114	TRANSFER TO 20348793448 Mr. TAMIL SELVAM T / 809114	21634		4,00,000.00	5,45,000.00
30 Mar 2026	30 Mar 2026	TO TRANSFER--	TRANSFER TO 43157867328 ACCESS SAI EMPIRE HOME /	12932	3,81,500.00		1,63,500.00
30 Mar 2026	30 Mar 2026	TO TRANSFER--	TRANSFER TO 43142071673 ACCESS SAI EMPIRE HOME /	12932	1,63,500.00		0.00
31 Mar 2026	31 Mar 2026	CREDIT-Chq 000021 HDF PrBr 12932-	/	10395		3,55,000.00	3,55,000.00
31 Mar 2026	31 Mar 2026	CREDIT-Chq 000020 HDF PrBr 12932-	/	10395		3,55,000.00	7,10,000.00
31 Mar 2026	31 Mar 2026	TO TRANSFER--	TRANSFER TO 43157867328 ACCESS SAI EMPIRE HOME /	12932	4,97,000.00		2,13,000.00
31 Mar 2026	31 Mar 2026	TO TRANSFER--	TRANSFER TO 43142071673 ACCESS SAI EMPIRE HOME /	12932	2,13,000.00		0.00

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	UNIT 1 - 510 UNIT2 - 402 UNIT 3 – 411 UNIT 4 - 307 UNIT 5 – 101 UNIT 6 – 211 UNIT 7 – 209 UNIT 8 – 206 UNIT 9 – 410 UNIT 10 - 509	24.33 34.35 24.33 33.47 28.04 24.33 36.02 26.58 19.01 19.01

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	FLAT NO 101 to 113	**101 – 1 UNIT**	**NO**
2.	FLAT NO 201 to 213	**206,209,211 – 3 UNITS**	**NO**
3.	FLAT NO 301 to 313	**307 – 1 UNIT**	**NO**
4.	FLAT NO 401 to 413	**402,410,411 – 3 UNITS**	**NO**
5.	FLAT NO 501 to 512	**509, 510 - 2 UNIT2**	**NO**


GPS Map Camera
Nandivaram
Guduvancheri,Tamil Nadu,India
Grand Southern Trunk Road, Moolakazhani, Nandivaram Guduvancheri, Tamil Nadu 603202, India
Lat 12.824504, Long 80.079028
Friday, 17/04/2026 05:19 PM GMT+05:30
Maps


GPS Map Camera
Nandivaram
Guduvancheri,Tamil Nadu,India
Grand Southern Trunk Road, Moolakazhani, Nandivaram Guduvancheri, Tamil Nadu 603202, India
Lat 12.824283, Long 80.079484
Friday, 17/04/2026 05:19 PM GMT+05:30
Maps

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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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.