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	**:**	KHURINJI HOMES PRIVATE LIMITED
Project Name	**:**	KHURINJI ORCHID
Project Registration No	**:**	TN/29/Building/0377/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	30/09/2026
Quarter Ending	**:**	March 2026

Bank Name	**:**	State Bank of India
Bank Branch	**:**	SME BRANCH, ADYAR
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	42807266928
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	39534525.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	39534525.00
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	4	4	377.52
2	UDS Registered	4	4	205.02

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	SINGLE BLOCK	100
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% 915
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

SBI

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, ADYAR
2ND FLOOR, 5 FIRST CROSS STREET
KASTURBA NAGAR ADYAR, CHENNAI-20
Pin Code : 600020

KHURINJI HOMES PRIVATE LIMITED-RERA1-KHURINJIS ORCHID
G 6 BROWN NEST APARTMENTS
73 II MAIN ROAD
GANDHI NAGAR ADYAR
Chennai
Pin Code : 600020

Branch Code : 13361
Branch Email : sbi.13361@sbi.co.in
Branch Phone : 9940691812

Date of Statement	: 02-04-2026
Time of Statement	: 12:14:50
Cleared Balance	: 0.00
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	: 27-05-2024

CIF No	: 85055336569
Account No	: 43002348300
Product	: REALTORS CURRENT ACCOUNT ONE
IFSC Code	: SBIN0013361
MICR Code	: 600002185
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: Not Available
Email	: khurinji@gmail.com

Statement From : 01-04-2025 To 31-03-2026

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.00
26-06-2025	26-06-2025	DEP TFR RTGS UTR NO: CBINR52025062610019162 0098335044308 AT 13361 SME BRANCH, ADYAR			30,00,000.00	30,00,000.00 CR
26-06-2025	26-06-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		21,00,000.00		9,00,000.00CR
26-06-2025	26-06-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		9,00,000.00		0.00
01-07-2025	01-07-2025	DEP TFR RTGS UTR NO: CIUBR52025070100400807 0098337044306 AT 13361 SME BRANCH, ADYAR			23,76,000.00	23,76,000.00 CR
01-07-2025	01-07-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		16,63,200.00		7,12,800.00CR
01-07-2025	01-07-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		7,12,800.00		0.00

State Bank of India
SME Br. Adyar
Chennai-20

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
07-07-2025	07-07-2025	DEP TFR RTGS UTR NO: ICICR12025070705519593 0098335044308 AT 13361 SME BRANCH, ADYAR			10,00,000.00	10,00,000.00 CR
07-07-2025	07-07-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		7,00,000.00		3,00,000.00CR
07-07-2025	07-07-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		3,00,000.00		0.00
01-08-2025	01-08-2025	DEP TFR RTGS UTR NO: BOFAR32025080130009423 0098337044306 AT 13361 SME BRANCH, ADYAR			65,00,000.00	65,00,000.00 CR
01-08-2025	01-08-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		45,50,000.00		19,50,000.00 CR
01-08-2025	01-08-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		19,50,000.00		0.00
12-09-2025	12-09-2025	DEP TFR RTGS UTR NO: BOFAR32025091230007420 0099826044309 AT 13361 SME BRANCH, ADYAR			1,50,00,000.00	1,50,00,000.00 CR
12-09-2025	12-09-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		1,05,00,000.00		45,00,000.00 CR
12-09-2025	12-09-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		45,00,000.00		0.00
17-11-2025	17-11-2025	DEP TFR RTGS UTR NO: ICICR52025111700311469 0099826044309 AT 13361 SME BRANCH, ADYAR			12,79,787.00	12,79,787.00 CR
17-11-2025	17-11-2025	DEP TFR RTGS UTR NO: CBINR52025111710016042 0099855044301 AT 13361 SME BRANCH, ADYAR			7,30,051.00	20,09,838.00 CR
17-11-2025	17-11-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		14,06,887.00		6,02,951.00CR
17-11-2025	17-11-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		6,02,951.00		0.00

State Bank of India
SME Br. Adyar
Chennai-20
(13361)

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
10-12-2025	10-12-2025	DEP TFR RTGS UTR NO: BOFAR32025121030004994 0099859044307 AT 13361 SME BRANCH, ADYAR			54,74,214.00	54,74,214.00 CR
10-12-2025	10-12-2025	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		38,31,950.00		16,42,264.00 CR
10-12-2025	10-12-2025	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		16,42,264.00		0.00
04-02-2026	04-02-2026	CREDIT Chq 000067 KCU PrBr 13361			40,28,073.00	40,28,073.00 CR
04-02-2026	04-02-2026	CREDIT Chq 000068 KCU PrBr 13361			1,46,400.00	41,74,473.00 CR
04-02-2026	04-02-2026	WDL TFR 0042807266928 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		29,22,131.00		12,52,342.00 CR
04-02-2026	04-02-2026	WDL TFR 0030875524695 OF KHURINJI HOMES PRIVATE AT 13361 SME BRANCH, ADYAR		12,52,342.00		0.00
		CLOSING BALANCE				0.00

Statement Summary : 01-04-2025 To 31-03-2026

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.00	16	10	3,95,34,525.00	3,95,34,525.00	0.00

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 04-02-2026 & 23:06:33:61

---END OF STATEMENT---

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	2A	YES	YES
2.	2B	YES	YES
3.	3A	YES	YES
4.	3B	YES	YES


GPS Map Camera
Chennai, Tamil Nadu, India
Speciality Clinic, 3, 1st Cross St, Kasturba Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.005869° Long 80.254599°
Thursday, 02/04/2026 01:21 PM GMT +05:30
Google


OUT
GPS Map Camera
Chennai, Tamil Nadu, India
4b, 1st Cross St, Nethaji Colony, Kasturba Nagar, Arunachalapuram, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.006007° Long 80.254482°
Thursday, 02/04/2026 01:20 PM GMT +05:30
Google

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

Verified RealEstate
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.