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

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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	KAIZEN SHELTERS
Project Name	**:**	KAIZEN VEENA
Project Registration No	**:**	TN/29/Building/0576/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/07/2026
Quarter Ending	**:**	March 2026

Bank Name	**:**	Indian Bank
Bank Branch	**:**	Poonamallee
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	7847653435
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	4300000.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	1290000.00
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	1	1	177.90
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	Single Block	All outer & upto 3rd Floor inner Plastering Work Completed,
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	Nil
3	Status of other Common Amenities as indicated in the Construction Agreement	Nil	Nil

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 75% 1240
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

KAIZEN VEENA RERA RECEIVABLE ACCOUNT
NO G1 BLOCK A
PLOT NO 18
DHANALAKSHMI NAGAR MANAPAKKAM, CHENNAI
600125

Account No : 7847653344
Product: CA-RERA RECEIVABLE ACCT-INR
Currency: INR
Int Rate : 0.00 % P.a
Limit : 0.00
Drawing Power: 0.00
Cleared Balance : 0.00
Uncleared Amount : 0.00
Ckyc ID : XXXXXXXX146055
Nominee Type :
Nominee Name1 :

INDIAN BANK
POONAMALLEE BRANCH
749-F, Trunk Road Poonamallee
Chennai
600056
Branch Code : 00108
Phone No : 26272042
Email ID : poonamallee@indianbank.co.in
IFSC Code : IDIB000P046
Statement Date :17-Apr-2026
Statement From :01-Jan-2026
To :31-Mar-2026
Statement Time :02:34:16
Page No. : 1
Nominee Name2 :
Nominee Name3 :
Nominee Name4 :

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		Brought Forward				0.00cr
21/02/26	21/02/26	CHQ DEP 000151 600053019 6395 /CLEARING-21/02/2026 KARUR VYSYA BANK LTD. /BRANCH : SERVICE BRANCH (CHENNAI)	151		1500000.00	1500000.00Cr
22/02/26	22/02/26	KAIZEN VEENA RERA PROMOTER ACCOUNT /TRANSFER TO 7847659119 RERA SWEEP 1045 T /BRANCH : POONAMALLEE		450000.00		1050000.00Cr
22/02/26	22/02/26	KAIZEN VEENA RERA DESIGNATE ACCOUNT /TRANSFER TO 7847653435 RERA SWEEP 1045 T /BRANCH : POONAMALLEE		1050000.00		0.00
17/03/26	17/03/26	CHQ DEP 000152 600053019 0108 /CLEARING-17/03/2026 KARUR VYSYA BANK LTD. /BRANCH : SERVICE BRANCH (CHENNAI)	152		2800000.00	2800000.00Cr
17/03/26	17/03/26	KAIZEN VEENA RERA PROMOTER ACCOUNT /TRANSFER TO 7847659119 RERA SWEEP 1045 T /BRANCH : POONAMALLEE		840000.00		1960000.00Cr
		Carried Forward				1960000.00Cr
Statement Summary		Dr. Count:3 Cr. Count:2		2340000.00	4300000.00	

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

INDIAN BANK ★ Poonamallee, Ch-56 ★

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

STATEMENT OF ACCOUNT

KAIZEN VEENA RERA RECEIVABLE ACCOUNT

Account No : 7847653344
Statement From :01-Jan-2026
To :31-Mar-2026

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		Brought Forward				1960000.00cr
17/03/26	17/03/26	KAIZEN VEENA RERA DESIGNATE ACCOUNT /TRANSFER TO 7847653435 RERA SWEEP 1045 T /BRANCH : POONAMALLEE		1960000.00		0.00
		CLOSING BALANCE :				0.00
Statement Summary		Dr. Count:4 Cr. Count:2		4300000.00	4300000.00	

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

*** END OF STATEMENT ***

INDIAN BANK Poonamallee. Ch-56

For INDIAN BANK
Chief Manager
Poonamallee Br.,Chennai-56

STATEMENT OF ACCOUNT

KAIZEN VEENA RERA DESIGNATE ACCOUNT
NO G1 BLOCK A
PLOT NO 18
DHANALAKSHMI NAGAR MANAPAKKAM, CHENNAI
600125

Account No : 7847653435
Product: CA-RERA DESIGNATED ACCT 70-INR
Currency: INR
Int Rate : 0.00 % P.a
Limit : 0.00
Drawing Power: 0.00
Cleared Balance : 110000.00Cr
Uncleared Amount : 0.00
Ckyc ID : XXXXXXXX146055
Nominee Type :
Nominee Name1 :

INDIAN BANK
POONAMALLEE BRANCH
749-F, Trunk Road Poonamallee
Chennai
600056
Branch Code : 00108
Phone No : 26272042
Email ID : poonamallee@indianbank.co.in
IFSC Code : IDIB000P046
Statement Date :17-Apr-2026
Statement From :01-Jan-2026
To :31-Mar-2026
Statement Time :02:35:18
Page No. : 1
Nominee Name2 :
Nominee Name3 :
Nominee Name4 :

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		Brought Forward				0.00cr
22/02/26	22/02/26	KAIZEN VEENA RERA RECEIVABLE ACCOUNT /TRANSFER FROM 7847653 344 RERA SWEEP 1045 T /BRANCH : POONAMALLEE			1050000.00	1050000.00Cr
17/03/26	17/03/26	KAIZEN VEENA RERA RECEIVABLE ACCOUNT /TRANSFER FROM 7847653 344 RERA SWEEP 1045 T /BRANCH : POONAMALLEE			1960000.00	3010000.00Cr
		CLOSING BALANCE :				3010000.00Cr

Statement Summary	Dr. Count:0	Cr. Count:2	0.00	3010000.00

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

*** END OF STATEMENT ***

INDIAN BANK ★ Poonamallee, Ch-56 ★

For INDIAN BANK
Chief Manager
Poonamallee Br.,Chennai-56

Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A101	NO	NO
2.	A102	NO	NO
3.	A103	NO	NO
4.	A104	NO	NO
5.	B101	NO	NO
6.	B102	NO	NO
7.	A201	NO	NO
8.	A202	NO	NO
9.	A203	NO	NO
10.	A204	NO	NO
11.	B201	NO	NO
12.	B202	NO	NO
13.	A301	NO	NO
14.	A302	NO	NO
15.	A303	NO	NO
16.	A304	NO	NO
17.	B301	NO	NO
18.	B302	NO	NO
19.	A401	NO	NO
20.	A402	NO	NO
21.	A403	NO	NO
22.	A404	NO	NO
23.	B401	NO	NO
24.	B402	YES	NO
25.	A501	NO	NO
26.	A502	NO	NO

27.	A503	NO	NO
28.	A504	NO	NO
29.	B501	NO	NO
30.	B502	NO	NO

Project Name: Kaizen Veena






GPS Map Camera
Chennai, Tamil Nadu, India
Anna Brahma 22, 2nd Ln, Opposite Kaizen Apartment, Sterling Avenue, Mangla Nagar, Ganesh Avenue, Porur, Chennai, Tamil Nadu 600116, India
Lat 13.02749° Long 80.1615°
Tuesday, 21/04/2026 09:30 AM 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
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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.