Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Project (Building) - Quarterly Progress Report(QPR)

| | | |
|---|---|---|
| **Promoter's Name** | **:** | M/S.DHIYA FOUNDATION |
| **Project Name** | **:** | COROMANDEL ENCLAVE |
| **Project Registration No** | **:** | TN/11/Building/0363/2024 |
| **Project Completion Date in Form 'C' / Form 'F'** | **:** | 21/07/2026 |
| **Quarter Ending** | **:** | March 2026 |

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

| S.No | Bank Accounts | Account No. |
|---|---|---|
| 1. | RERA Designated Collection Account (100%) | |
| 2. | RERA Designated Separate Account (70%) | 40660885506 |
| 3. | RERA Designated Transaction Account (30%) | |

| | | |
|---|---|---|
| **Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)** | **:** | 34380000.00 |
| **Amount transferred to the RERA Designated Separate Account (70%)** | **:** | 0.00 |
| **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**<br>**a) Total No. of flats Block wise**<br>**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 | 22 | 22 | 6930.52 |
| 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 | 2A | SI No Stage Of Completion Floor Status 1 Stlit 80 % Completed 2 Slab 100 % Completed 3 Brick Works 80 % Completed 4 Plastering 60 % Completed 5 Water Proofing 40 % Completed 6 Plumbing, Electrical NIL |
| 2 | Stage of construction of each Block/Tower, Floor-wise | 2B | SI No Stage Of Completion Floor Status 1 Stlit 80 % Completed 2 Slab 100 % Completed 3 Brick Works 80 % Completed 4 Plastering 60 % Completed 5 Water Proofing 40 % Completed 6 Plumbing, Electrical NIL |
| 3 | Stage of construction of each Block/Tower, Floor-wise | 2C | SI No Stage Of Completion Floor Status 1 Stlit 80 % Completed 2 Slab 100 % Completed 3 Brick Works 80 % Completed 4 Plastering 60 % Completed 5 Water Proofing 40 % Completed 6 Plumbing, Electrical NIL |
| 4 | Status of Common Amenities for each Block/Tower, Item-wise as per approved plan | 0 | 0 |
| 5 | 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<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>60%<br>144000000 |
| 2 | Percentage of completion of common amenities<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>% |

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

Date : 1 Apr 2026

Account Number : 00000040660885506

Description : RELATORS CURRENT ACCOUNT ONE

Name : DHIYA FOUNDATION PRIVATE LIMITED

Currency : INR

Corporate Address 22 1 PRR NAGAR 3RD STREET P N PUDUR COIMBATORE 641041

TN Coimbatore

TAMIL NADU-641041

Branch : SME BRANCH, COIMBATORE(12776)

Rate of Interest (% p.a.) : 0.0%

IFS Code : SBIN0012776

Book Balance : 0.00

Available Balance : 0.00

Hold Value : 0.00

MOD Balance : 0.00

Uncleared Amount : 0.00

Balance as on 1 Apr 2025 : 0.00

Account Statement from 1 Apr 2025 to 31 Mar 2026

| Txn Date | Value Date | Description | Ref No./Cheque No. | Branch Code | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|
| 28/05/2025 | 28/05/2025 | BY TRANSFER-INB ICL TNRERA Ac- | CIAAKOIZB8 TRANSFER FROM 35422455315 DHIYA FOUNDATION PRIVA / | 99922 | | 20,000.00 | 20,000.00 |
| 28/05/2025 | 28/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 14,000.00 | | 6,000.00 |
| 28/05/2025 | 28/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 4,200.00 | | 1,800.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 1,260.00 | | 540.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 378.00 | | 162.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 113.00 | | 49.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 34.00 | | 15.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 11.00 | | 4.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 3.00 | | 1.00 |
| 29/05/2025 | 29/05/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 1.00 | | 0.00 |

| Txn Date | Value Date | Description | Ref No./Cheque No. | Branch Code | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|
| 10/07/2025 | 10/07/2025 | BY CLEARING / CHEQUE-BOB 641012037-000077 641002010-77 | / 77 | 10395 | | 10,00,000.00 | 10,00,000.00 |
| 10/07/2025 | 10/07/2025 | BY CLEARING / CHEQUE-BOB 641012037-000076 641002010-76 | / 76 | 10395 | | 10,00,000.00 | 20,00,000.00 |
| 10/07/2025 | 10/07/2025 | BY CLEARING / CHEQUE-BOB 641012037-000078 641002010-78 | / 78 | 10395 | | 5,00,000.00 | 25,00,000.00 |
| 10/07/2025 | 10/07/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 17,50,000.00 | | 7,50,000.00 |
| 11/07/2025 | 11/07/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 5,25,000.00 | | 2,25,000.00 |
| 11/07/2025 | 11/07/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 1,57,500.00 | | 67,500.00 |
| 11/07/2025 | 11/07/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 67,500.00 | | 0.00 |
| 04/11/2025 | 04/11/2025 | CREDIT-Chq 010981 UBI PrBr 04792- | / | 10395 | | 1,60,000.00 | 1,60,000.00 |
| 04/11/2025 | 04/11/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 1,12,000.00 | | 48,000.00 |
| 04/11/2025 | 04/11/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 48,000.00 | | 0.00 |
| 13/11/2025 | 13/11/2025 | CREDIT-Chq 000005 RTN PrBr 04792- | / | 10395 | | 18,00,000.00 | 18,00,000.00 |
| 13/11/2025 | 13/11/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 12,60,000.00 | | 5,40,000.00 |
| 13/11/2025 | 13/11/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 5,40,000.00 | | 0.00 |
| 27/11/2025 | 27/11/2025 | CREDIT-Chq 010982 UBI PrBr 04792- | / | 10395 | | 18,00,000.00 | 18,00,000.00 |
| 27/11/2025 | 27/11/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 12,60,000.00 | | 5,40,000.00 |
| 27/11/2025 | 27/11/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 5,40,000.00 | | 0.00 |
| 04/12/2025 | 04/12/2025 | DEPOSIT TRANSFER-HTL DISBMNT- | TRANSFER FROM 44707334581 Mrs. SARANYA VENKATES / | 10042 | | 46,00,000.00 | 46,00,000.00 |
| 04/12/2025 | 04/12/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 32,20,000.00 | | 13,80,000.00 |
| 04/12/2025 | 04/12/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 13,80,000.00 | | 0.00 |
| 31/12/2025 | 31/12/2025 | DEPOSIT TRANSFER-DEPOSIT BY TRANSFER- | TRANSFER FROM 44787914502 Mrs. R RESHITHA / | 10042 | | 1,75,00,000.00 | 1,75,00,000.00 |
| 31/12/2025 | 31/12/2025 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 1,22,50,000.00 | | 52,50,000.00 |
| 31/12/2025 | 31/12/2025 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 52,50,000.00 | | 0.00 |
| 02/01/2026 | 02/01/2026 | DEPOSIT TRANSFER-HTL DISBMNT- | TRANSFER FROM 44786129171 Mrs. SHIV RAGINI R / | 10042 | | 60,00,000.00 | 60,00,000.00 |
| 02/01/2026 | 02/01/2026 | TO TRANSFER-- | TRANSFER TO 40661032523 DHIYA FOUNDATION PRIVA / | 12776 | 42,00,000.00 | | 18,00,000.00 |
| 02/01/2026 | 02/01/2026 | TO TRANSFER-- | TRANSFER TO 44103430463 DHIYA FOUNDATION PRIVA / | 12776 | 18,00,000.00 | | 0.00 |

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

**Furnish the Details Flat-Wise:**

| S.NO | Block | FLOOR | TYPE | Flat No | Flats Booked (YES/NO) | UDS Registered (YES/NO) |
|---|---|---|---|---|---|---|
| 1 | C | First & Second | 1 | C101 | YES | NO |
| 2 | C | First & Second | 2 | C102 | YES | NO |
| 3 | C | First & Second | 3 | C103 | YES | NO |
| 4 | C | First & Second | 4 | C104 | YES | NO |
| 5 | C | Third & Fourth | 1 | C201 | YES | NO |
| 6 | C | Third & Fourth | 2 | C202 | YES | NO |
| 7 | C | Third & Fourth | 3 | C203 | YES | NO |
| 8 | C | Third & Fourth | 4 | C204 | YES | NO |
| 9 | D | First & Second | 1 | D101 | YES | NO |
| 10 | D | First & Second | 2 | D102 | YES | NO |
| 11 | D | First & Second | 3 | D103 | YES | NO |
| 12 | D | First & Second | 4 | D104 | YES | NO |
| 13 | D | Third & Fourth | 1 | D201 | YES | NO |
| 14 | D | Third & Fourth | 2 | D202 | YES | NO |
| 15 | D | Third & Fourth | 3 | D203 | YES | NO |
| 16 | D | Third & Fourth | 4 | D204 | YES | NO |
| 17 | E | First & Second | 1 | E101 | YES | NO |
| 18 | E | First & Second | 2 | E102 | NO | NO |
| 19 | E | First & Second | 3 | E103 | YES | NO |
| 20 | E | First & Second | 4 | E104 | YES | NO |
| 21 | E | Third & Fourth | 1 | E201 | YES | NO |
| 22 | E | Third & Fourth | 2 | E202 | NO | NO |
| 23 | E | Third & Fourth | 3 | E203 | YES | NO |
| 24 | E | Third & Fourth | 4 | E204 | YES | NO |





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.