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	**:**	M/s Dhiya Foundation Pvt Ltd
Project Name	**:**	Dhiya's Sri Rangas
Project Registration No	**:**	TN/11/Building/0525/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/05/2027
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%)	43356959019
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	17310000.00
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 **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	19	19	3534.63
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	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	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)	75% 91000000
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

Date : 1 Apr 2026

Account Number : 00000043849282923

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
25/04/2025	25/04/2025	BY CLEARING / CHEQUE-TMB 614060102-269037 641002010-269037	/ 269037	10395		10,00,000.00	10,00,000.00
25/04/2025	25/04/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	7,00,000.00		3,00,000.00
25/04/2025	25/04/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	3,00,000.00		0.00
29/04/2025	29/04/2025	BY CLEARING / CHEQUE-TMB 614060102-269038 641002010-269038	/ 269038	10395		10,00,000.00	10,00,000.00
29/04/2025	29/04/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	7,00,000.00		3,00,000.00
29/04/2025	29/04/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	3,00,000.00		0.00
09/06/2025	09/06/2025	CHEQUE DEPOSIT--643437	TRANSFER TO 10922410530 Mrs. M PADMINI / 643437	3690		36,00,000.00	36,00,000.00
09/06/2025	09/06/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	25,20,000.00		10,80,000.00
09/06/2025	09/06/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	10,80,000.00		0.00
15/07/2025	15/07/2025	BY CLEARING / CHEQUE-TMB 614060102-269042 641002010-269042	/ 269042	10395		10,00,000.00	10,00,000.00
15/07/2025	15/07/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	7,00,000.00		3,00,000.00

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
15/07/2025	15/07/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	3,00,000.00		0.00
18/07/2025	18/07/2025	BY CLEARING / CHEQUE-TMB 614060102-269043 641002010-269043	/ 269043	10395		10,00,000.00	10,00,000.00
18/07/2025	18/07/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	7,00,000.00		3,00,000.00
18/07/2025	18/07/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	3,00,000.00		0.00
25/08/2025	25/08/2025	CHEQUE DEPOSIT--297935	TRANSFER TO 10477544091 Mrs. VIJAYALAKSHMI GU / 297935	3061		14,05,000.00	14,05,000.00
25/08/2025	25/08/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	9,83,500.00		4,21,500.00
25/08/2025	25/08/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	4,21,500.00		0.00
26/08/2025	26/08/2025	BY CLEARING / CHEQUE-INB 641019008-262217 641002010-262217	/ 262217	10395		4,50,000.00	4,50,000.00
26/08/2025	26/08/2025	BY CLEARING / CHEQUE-INB 641019008-262216 641002010-262216	/ 262216	10395		4,50,000.00	9,00,000.00
26/08/2025	26/08/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	6,30,000.00		2,70,000.00
26/08/2025	26/08/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	2,70,000.00		0.00
30/10/2025	30/10/2025	CHEQUE DEPOSIT-TRANSFER-297937	TRANSFER TO 10477544091 Mrs. VIJAYALAKSHMI GU / 297937	3061		14,05,000.00	14,05,000.00
30/10/2025	30/10/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	9,83,500.00		4,21,500.00
30/10/2025	30/10/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	4,21,500.00		0.00
06/11/2025	06/11/2025	CREDIT-Chq 000005 KVB PrBr 04792-	/	10395		30,00,000.00	30,00,000.00
06/11/2025	06/11/2025	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	21,00,000.00		9,00,000.00
06/11/2025	06/11/2025	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	9,00,000.00		0.00
14/01/2026	14/01/2026	DEPOSIT TRANSFER-HTL DISB GAYATHRI AND PADMINI-	TRANSFER FROM 44831031072 Ms. GAYATHRI M /	10042		30,00,000.00	30,00,000.00
14/01/2026	14/01/2026	TO TRANSFER--	TRANSFER TO 43356959019 DHIYA FOUNDATION PRIVA /	12776	21,00,000.00		9,00,000.00
14/01/2026	14/01/2026	TO TRANSFER--	TRANSFER TO 43849282582 DHIYA FOUNDATION PRIVA /	12776	9,00,000.00		0.00

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

Furnish the Details Flat-Wise:

S.NO	FLOOR	TYPE	Flats Booked (YES/NO)	UDS Registered (YES/NO)
1	First	A	YES	NO
2	First	B	YES	NO
3	First	C	YES	NO
4	First	D	YES	NO
5	Second	A	Owner's Share	NO
6	Second	B	Owner's Share	NO
7	Second	C	Owner's Share	NO
8	Second	D	Owner's Share	NO
9	Third	A	YES	NO
10	Third	B	YES	NO
11	Third	C	YES	NO
12	Third	D	YES	NO
13	Fourth	A	Owner's Share	NO
14	Fourth	B	Owner's Share	NO
15	Fourth	C	Owner's Share	NO
16	Fourth	D	Owner's Share	NO
17	Fifth	A	Owner's Share	NO
18	Fifth	B	Owner's Share	NO
19	Fifth	C	YES	NO
20	Fifth	D	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

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.