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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	Vikaan Shelters
Project Name	**:**	Hayagriva Apartments
Project Registration No	**:**	TN/29/Building/0368/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/03/2027
Quarter Ending	**:**	March 2025

Bank Name	**:**	Karur Vysya Bank
Bank Branch	**:**	Madipakkam
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	1614135000007722
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	57881744.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	57871746.00
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	457.71
2	UDS Registered	4	4	161.7

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	Plastering work upto 2nd Floor
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	In Progress
3	Status of other Common Amenities as indicated in the Construction Agreement	1	In Progress

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	70% 175000000
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 Statement

as of 09-05-2025 19:05:23

VIKAAN SHELTERS
FLAT NO S4 PLOT NO 2
SAI SIDDHI FLATS THIRUVIN NAGAR
KOVILAMPAKKAM
CHENNAI

Account Name	VIKAAN SHELTERS COLLECTION ACCOUNT
Account Number	1614135000007710
Branch	CHENNAI - MADIPAKKAM
Customer Id	9950472
Account Currency	INR
Opening Balance (Balance B/F)	0.00
Closing Balance	9,998.05
Searched by	Specify Period
From Date	01-04-2024
To Date	31-03-2025

Transaction Date	Value Date	Branch	Cheque No	Description	Debit	Credit	Balance
23-05-2024 11:37:00	23-05-2024	2101		NEFT CR-ICIC0SF0002-HARISH G-Vikaan She-HS92414444397215		100.00	100.00
23-05-2024 14:27:29	23-05-2024	2101		NEFT CR-ICIC0SF0002-HARISH G-Vikaan She-HS92414444409018		9,99,900.00	10,00,000.00
24-05-2024 06:47:07	24-05-2024	1614		MULTICITY MAB CHARGES Due:30/04/2024	590.00		9,99,410.00
24-05-2024 14:57:16	24-05-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	6,99,410.00		3,00,000.00
24-05-2024 14:58:14	24-05-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,00,000.00		0.00

31-05-2024 20:36:17	31-05-2024	2101		NEFT CR-SBIN0061039-Mrs. SUDHAMADHI PRABHAKAR-VIKAAN SHELTERS-SBIN224152743663		14,43,300.00	14,43,300.00
01-06-2024 12:51:33	01-06-2024	1763		IMPS-415312187482-S AISHWARYA-xxxxxxxx4207-Token check		100.00	14,43,400.00
01-06-2024 13:34:10	01-06-2024	2101		NEFT CR-HDFC0000001-S AISHWARYA-Vikaan Shelters-N153243068009433		15,00,000.00	29,43,400.00
01-06-2024 16:56:11	01-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	20,60,380.00		8,83,020.00
01-06-2024 16:56:11	01-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	8,83,020.00		0.00
02-06-2024 11:33:40	02-06-2024	9999		253503921373453-VIKAAN SHELTERS-1614135000007708		10,000.00	10,000.00
03-06-2024 16:11:11	03-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	7,000.00		3,000.00
03-06-2024 16:11:11	03-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,000.00		0.00
04-06-2024 23:03:57	04-06-2024	2101		NEFT CR-HDFC0000001-SAMPATH KUMAR K-Vikaan Shelters-N156243074055695		50,000.00	50,000.00
05-06-2024 04:18:36	05-06-2024	1614	000000035874	BY CLG:KIRUTHIKA:ICICI Bank - 04-JUN-24		5,23,524.00	5,73,524.00
05-06-2024 15:49:34	05-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	15,000.00		5,58,524.00
05-06-2024 15:49:34	05-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	35,000.00		5,23,524.00
05-06-2024 17:18:54	05-06-2024	2101		RTGS CR-HDFC0000240-SAMPATH KUMAR K-Vikaan Shelters-HDFCR52024060563613075		5,00,000.00	10,23,524.00

05-06-2024 17:47:59	05-06-2024	2101		RTGS CR-HDFC0000240-SAMPATH KUMAR K-Vikaan Shelters-HDFCR52024060563628910		2,81,731.00	13,05,255.00
06-06-2024 15:30:35	06-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	9,13,678.50		3,91,576.50
06-06-2024 15:30:35	06-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,91,576.50		0.00
07-06-2024 05:40:40	07-06-2024	1614	000000986539	BY CLG:SUNDARAMA:State Bank Of India - 06-JUN-24		2,14,988.00	2,14,988.00
09-06-2024 20:33:27	09-06-2024	2101		NEFT CR-IOBA0000730-R SHANKAR-VIKKAN SHELTERS-IOBAN24161305458		1,000.00	2,15,988.00
10-06-2024 10:34:41	10-06-2024	2101		NEFT CR-IOBA0000730-R SHANKAR-VIKKAN SHELTERS-IOBAN24162321717		1,97,844.00	4,13,832.00
10-06-2024 10:36:47	10-06-2024	1658	000000000000	CASH DEP-SELF-TP ARUMUGAM-AMBASAMUDRAM		3,25,000.00	7,38,832.00
10-06-2024 11:52:37	10-06-2024	2101		RTGS CR-HDFC0008721-ARUMUGAM KUNJAMPILLAI-VIKAAN SHELTERS-HDFCR52024061064641670		2,60,650.00	9,99,482.00
10-06-2024 14:06:00	10-06-2024	2101		NEFT CR-HDFC0000001-O K KUMARAN-VIKAAN SHELTERS-N162243086197821		100.00	9,99,582.00
10-06-2024 15:59:26	10-06-2024	2101		RTGS CR-HDFC0000240-O K KUMARAN-VIKAAN SHELTERS-HDFCR52024061064811872		4,97,469.00	14,97,051.00
10-06-2024 16:32:28	10-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	10,47,935.70		4,49,115.30
10-06-2024 16:32:28	10-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	4,49,115.30		0.00
11-06-2024 15:57:09	11-06-2024	1763		IMPS-416315587610-AGESTADEEPIKAS-CNRB-xxxxxxxx2143-IMPS		50,000.00	50,000.00

12-06-2024 11:16:42	12-06-2024	1763		IMPS-416411643373-UMAKANTHAN S N-ICIC-xxxxxxxx9524-A3/201 Trial-1		1,000.00	51,000.00
12-06-2024 11:20:51	12-06-2024	1763		IMPS-416411655514-BHUVANESWARI U-ICIC-xxxxxxxx1409-A3/201-Trial-2		1,000.00	52,000.00
12-06-2024 11:27:25	12-06-2024	1763		IMPS-416411762684-AGESTADEEPIKAS-CNRB-xxxxxxxx2143-IMPS		50,000.00	1,02,000.00
12-06-2024 11:53:10	12-06-2024	2101		RTGS CR-ICIC0001039-UMAKANTHAN S N-VIKAAN SHELTERS-ICICR12024061202676368		8,55,431.00	9,57,431.00
12-06-2024 11:58:27	12-06-2024	1763		IMPS-416411768956-BHUVANESWARI U-ICIC-xxxxxxxx1409-A3/201 Stage-2		1,99,000.00	11,56,431.00
12-06-2024 18:28:19	12-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	8,09,501.70		3,46,929.30
12-06-2024 18:28:19	12-06-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,46,929.30		0.00
25-06-2024 05:54:56	25-06-2024	1614	000000630903	BY CLG:ELANGO:Indian Bank - 24-JUN-24		3,00,000.00	3,00,000.00
25-06-2024 19:40:36	25-06-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	2,10,000.00		90,000.00
25-06-2024 19:45:07	25-06-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	90,000.00		0.00
26-06-2024 17:42:53	26-06-2024	1763		IMPS-417817451501-D KIRUTHIKA ANANTHAL-ICIC-xxxxxxxx6963-A4HYAG2NDINST		10,000.00	10,000.00
26-06-2024 17:59:28	26-06-2024	1763		IMPS-417817494322-D KIRUTHIKA ANANTHAL-ICIC-xxxxxxxx6963-A4HYAG2NDINST		4,90,000.00	5,00,000.00
27-06-2024 14:56:13	27-06-2024	1614		SMS Charges for JUN2024	12.98		4,99,987.02

27-06-2024 15:12:41	27-06-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	3,50,000.00		1,49,987.02
27-06-2024 15:12:41	27-06-2024	1614	000000000000	1614135000007708 - RERA FUND TRANSFER	1,50,000.00		-12.98
27-06-2024 15:12:41	27-06-2024	1614	000000000000	1614135000007708 - RERA FUND TRANSFER		1,50,000.00	1,49,987.02
27-06-2024 17:14:08	27-06-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	1,49,987.02		0.00
08-07-2024 05:01:13	08-07-2024	1154	000000414347	BY CLG:KARTHIKEYAN:State Bank Of India - 06-JUL-24		43,80,000.00	43,80,000.00
08-07-2024 05:01:13	08-07-2024	1154	000000414348	BY CLG:SBI:State Bank Of India - 06-JUL-24		43,80,000.00	87,60,000.00
08-07-2024 19:24:56	08-07-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	26,22,000.00		61,38,000.00
08-07-2024 19:26:43	08-07-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	61,18,000.00		20,000.00
09-07-2024 06:20:03	09-07-2024	1614	000000572186	BY CLG:PRAKASH:State Bank Of India - 08-JUL-24		5,00,000.00	5,20,000.00
09-07-2024 16:11:50	09-07-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	14,000.00		5,06,000.00
09-07-2024 16:11:50	09-07-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	6,000.00		5,00,000.00
09-07-2024 19:03:01	09-07-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	1,50,000.00		3,50,000.00
09-07-2024 19:03:33	09-07-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	3,50,000.00		0.00
11-07-2024 18:06:11	11-07-2024	2101		NEFT CR-SBIN0017193-R JIVITESH-VIKAAN SHELTERS-SBIN524193238462		22,00,000.00	22,00,000.00

11-07-2024 19:18:23	11-07-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	6,60,000.00		15,40,000.00
11-07-2024 19:20:24	11-07-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	15,40,000.00		0.00
15-07-2024 11:07:18	15-07-2024	2101		NEFT CR-ICIC0SF0002-D KIRUTHIKA ANANTHALAKSHMI-VIKAAN SHELTERS-HS92419750560076		4,24,525.00	4,24,525.00
15-07-2024 15:35:54	15-07-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	2,97,167.50		1,27,357.50
15-07-2024 15:35:54	15-07-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	1,27,357.50		0.00
18-07-2024 18:05:10	18-07-2024	2101		NEFT CR-ICIC0SF0002-HARISH G-Vikaan She-HS92420050862193		9,05,861.00	9,05,861.00
19-07-2024 13:43:50	19-07-2024	1154	000000414540	BY CLG:MUTHUSUBRAMANIAN:State Bank Of India - 18-JUL-24		20,00,000.00	29,05,861.00
19-07-2024 16:34:50	19-07-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	6,34,103.00		22,71,758.00
19-07-2024 16:35:27	19-07-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	2,71,758.00		20,00,000.00
20-07-2024 12:29:05	20-07-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	6,00,000.00		14,00,000.00
20-07-2024 12:29:05	20-07-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	14,00,000.00		0.00
27-07-2024 17:24:07	27-07-2024	1763		IMPS-420917105744-S AISHWARYA-xxxxxxxx4207-403 payment		4,04,856.00	4,04,856.00
29-07-2024 16:00:57	29-07-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	2,83,399.20		1,21,456.80
29-07-2024 16:00:57	29-07-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	1,21,456.80		-0.00

08-08-2024 20:38:59	08-08-2024	1763		IMPS-422120141365-SIBISIDDHARTH G-IBKL-xxxxxxxx8199-No Remark		50,000.00	50,000.00
09-08-2024 15:58:01	09-08-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	35,000.00		15,000.00
09-08-2024 15:58:01	09-08-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	15,000.00		-0.00
12-08-2024 10:30:04	12-08-2024	1249	000000000000	CASH DEP-TP-arumugam-TIRUNELVELI		4,85,000.00	4,85,000.00
12-08-2024 16:24:51	12-08-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	3,39,500.00		1,45,500.00
12-08-2024 16:24:51	12-08-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	1,45,500.00		0.00
12-08-2024 20:04:51	12-08-2024	2101		NEFT CR-SBIN0015440-Mr. HARISH GANESAN-VIKAAN SHELTERS-SBIN424225495068		16,20,000.00	16,20,000.00
13-08-2024 15:29:08	13-08-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	4,86,000.00		11,34,000.00
13-08-2024 15:29:08	13-08-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	11,34,000.00		0.00
04-09-2024 13:37:50	04-09-2024	1763		IMPS-424813706545-BHUVANESWARI U-ICIC-xxxxxxxx1409-Hayagriva 201		1,00,000.00	1,00,000.00
04-09-2024 13:55:04	04-09-2024	2101		RTGS CR-ICIC0001039-UMAKANTHAN S N-VIKAAN SHELTERS-ICICR12024090403275325		9,56,431.00	10,56,431.00
04-09-2024 15:43:42	04-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	7,39,501.70		3,16,929.30
04-09-2024 15:43:42	04-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,16,929.30		0.00
06-09-2024 13:32:40	06-09-2024	2101		NEFT CR-SBIN0017193-Mr. R Jivitesh-VIKAAN SHELTERS-SBIN124250646576		8,00,000.00	8,00,000.00
06-09-2024 16:03:33	06-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	2,40,000.00		5,60,000.00

06-09-2024 16:03:33	06-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	5,60,000.00		0.00
11-09-2024 15:56:05	11-09-2024	1763		IMPS-425515376257-JIVITESH R-xxxxxxxx5549-Balance amount 202		50,000.00	50,000.00
11-09-2024 19:28:38	11-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	15,000.00		35,000.00
11-09-2024 19:28:38	11-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	35,000.00		0.00
12-09-2024 05:17:36	12-09-2024	1614	000000300180	BY CLG:G GOWTHAMI:AXIS BANK LTD - 11-SEP-24		60,100.00	60,100.00
12-09-2024 13:44:30	12-09-2024	1763		IMPS-425613350683-JIVITESH R-xxxxxxxx5549-202 Bal payment		1,59,850.00	2,19,950.00
12-09-2024 15:21:22	12-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	1,11,895.00		1,08,055.00
12-09-2024 15:21:22	12-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	47,955.00		60,100.00
13-09-2024 16:49:33	13-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	18,030.00		42,070.00
13-09-2024 16:49:33	13-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	42,070.00		0.00
24-09-2024 18:36:05	24-09-2024	2101		NEFT CR-SBIN0061039-Mrs. SUDHAMADHI PRABHAKAR-VIKAAN SHELTERS-SBIN524268484524		10,00,000.00	10,00,000.00
24-09-2024 19:35:30	24-09-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	7,00,000.00		3,00,000.00
24-09-2024 19:35:30	24-09-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,00,000.00		0.00
30-09-2024 22:33:24	30-09-2024	2101		NEFT CR-IOBA0000730-R SHANKAR-VIKKAN SHELTERS-IOBAN24274601187		1,98,844.00	1,98,844.00
01-10-2024 05:38:57	01-10-2024	1614		SMS Charges for SEP2024 Due:28/09/2024	7.67		1,98,836.33
01-10-2024 18:48:58	01-10-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	1,39,185.43		59,650.90

01-10-2024 18:48:58	01-10-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	59,650.90		-0.00
02-10-2024 09:59:45	02-10-2024	2101		RTGS CR-HDFC0000240-SAMPATH KUMAR K-Vikaan Shelters-HDFCR52024100298193097		8,31,731.00	8,31,731.00
03-10-2024 16:52:33	03-10-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	5,82,211.70		2,49,519.30
03-10-2024 16:52:33	03-10-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	2,49,519.30		0.00
22-10-2024 04:26:13	22-10-2024	1614	000000000076	BY CLG:AJAY PRABHAKAR:HDFC Bank - 21-OCT-24		5,00,000.00	5,00,000.00
24-10-2024 15:26:22	24-10-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	3,50,000.00		1,50,000.00
24-10-2024 15:26:55	24-10-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	1,50,000.00		0.00
15-11-2024 12:35:24	15-11-2024	2101		NEFT CR-SBIN0061039-Mrs. SUDHAMADHI PRABHAKAR-VIKAAN SHELTERS-SBIN124320018809		10,00,000.00	10,00,000.00
15-11-2024 16:34:14	15-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	7,00,000.00		3,00,000.00
15-11-2024 16:34:15	15-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,00,000.00		0.00
19-11-2024 19:32:50	19-11-2024	2101		NEFT CR-SBIN0015440-Mr. KARTHIKEYAN RADHAKRISHNAN-VIKAAN SHELTERS-SBIN424324909940		20,00,000.00	20,00,000.00
20-11-2024 11:17:11	20-11-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	6,00,000.00		14,00,000.00
20-11-2024 11:17:23	20-11-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	14,00,000.00		0.00

21-11-2024 04:38:27	21-11-2024	1614	000000201809	BY CLG:LAITHA:State Bank Of India - 20-NOV-24		1,00,000.00	1,00,000.00
21-11-2024 04:38:27	21-11-2024	1614	000000000030	BY CLG:PRAKASH:HDFC Bank - 20-NOV-24		5,00,000.00	6,00,000.00
22-11-2024 13:40:12	22-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	1,80,000.00		4,20,000.00
22-11-2024 13:40:12	22-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	4,20,000.00		0.00
25-11-2024 12:47:01	25-11-2024	2101		RTGS CR-IOBA0001296-UMAJOTHI S-VIKAAN SHELTERS-IOBAR52024112500416239		71,78,285.00	71,78,285.00
25-11-2024 13:34:19	25-11-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	50,17,600.00		21,60,685.00
25-11-2024 13:34:39	25-11-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	21,50,400.00		10,285.00
25-11-2024 15:46:03	25-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	7,199.50		3,085.50
25-11-2024 15:46:03	25-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	3,085.50		0.00
26-11-2024 11:48:32	26-11-2024	1763		IMPS-433111390094-O K KUMARAN-xxxxxxxx4069-Third part		1,47,569.00	1,47,569.00
26-11-2024 13:19:09	26-11-2024	1763		IMPS-433113328218-O K KUMARAN-xxxxxxxx4069-Full Third completed		3,50,000.00	4,97,569.00
26-11-2024 16:07:46	26-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	3,48,298.30		1,49,270.70
26-11-2024 16:07:46	26-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	1,49,270.70		0.00
27-11-2024 05:26:57	27-11-2024	1614	000000013143	BY CLG:SUDNARAM:State Bank Of India - 26-NOV-24		2,14,988.00	2,14,988.00
28-11-2024 15:44:49	28-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	1,50,491.60		64,496.40
28-11-2024 15:44:49	28-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	64,496.40		-0.00

29-11-2024 05:19:55	29-11-2024	1614	000000572188	BY CLG:PRAKASH KARTHEKEYAN:State Bank Of India - 28-NOV-24		6,00,000.00	6,00,000.00
29-11-2024 05:20:51	29-11-2024	1614	000000547503	BY CLG:PRAKASH KARTHIKEYAN:Indian Overseas Bank - 28-NOV-24		11,00,000.00	17,00,000.00
30-11-2024 16:26:26	30-11-2024	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	11,90,000.00		5,10,000.00
30-11-2024 16:26:26	30-11-2024	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	5,10,000.00		0.00
09-12-2024 05:24:03	09-12-2024	1614	000000647382	BY CLG:REVATHY N:State Bank Of India - 07-DEC-24		1,86,666.00	1,86,666.00
09-12-2024 05:27:31	09-12-2024	1614	000000647381	BY CLG:REVATHY N:State Bank Of India - 07-DEC-24		10,00,000.00	11,86,666.00
10-12-2024 10:58:31	10-12-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	8,30,667.00		3,55,999.00
10-12-2024 10:58:41	10-12-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,55,999.00		0.00
12-12-2024 18:35:49	12-12-2024	2101		NEFT CR-SBIN0015440-PRAKASH KARTHIKEYAN S-VIKAAN SHELTERS-SBIN424347421600		42,34,000.00	42,34,000.00
12-12-2024 18:57:38	12-12-2024	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	29,56,800.00		12,77,200.00
12-12-2024 18:58:04	12-12-2024	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	12,67,200.00		10,000.00
31-12-2024 17:10:08	31-12-2024	2101		NEFT CR-SBIN0015440-Mr. HARISH GANESAN-VIKAAN SHELTERS-SBIN524366434734		11,00,000.00	11,10,000.00
02-01-2025 16:55:20	02-01-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	7,77,000.00		3,33,000.00

02-01-2025 16:55:31	02-01-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,33,000.00		0.00
23-01-2025 04:12:36	23-01-2025	1614	000000191050	BY CLG:VIKAAN SHELTERS:State Bank Of India - 22-JAN-25		25,00,000.00	25,00,000.00
24-01-2025 16:45:54	24-01-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	17,50,000.00		7,50,000.00
24-01-2025 16:46:11	24-01-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	7,50,000.00		0.00
17-02-2025 20:02:18	17-02-2025	2101		NEFT CR-SBIN0015440-Mr. KARTHIKEYAN RADHAKRISHNAN-VIKAAN SHELTERS-SBIN425048715022		10,00,000.00	10,00,000.00
18-02-2025 10:59:03	18-02-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,00,000.00		7,00,000.00
18-02-2025 10:59:50	18-02-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	7,00,000.00		0.00
22-02-2025 18:03:00	22-02-2025	2101		NEFT CR-SBIN0015440-PRAKASH KARTHIKEYAN S-VIKAAN SHELTERS-SBIN425053655317		11,00,000.00	11,00,000.00
24-02-2025 14:02:43	24-02-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,30,000.00		7,70,000.00
24-02-2025 14:03:08	24-02-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	7,70,000.00		0.00
28-02-2025 20:32:58	28-02-2025	2101		NEFT CR-SBIN0015440-PRAKASH KARTHIKEYAN S-VIKAAN SHELTERS-SBIN125059715868		11,00,000.00	11,00,000.00
01-03-2025 12:43:54	01-03-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	7,30,000.00		3,70,000.00

01-03-2025 12:44:33	01-03-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	3,30,000.00		40,000.00
01-03-2025 13:22:18	01-03-2025	1299	000000000000	1614135000007722 - RERA FUND TRANSFER	28,000.00		12,000.00
01-03-2025 13:22:18	01-03-2025	1299	000000000000	1614135000007708 - RERA FUND TRANSFER	12,000.00		0.00
05-03-2025 14:26:34	05-03-2025	2101		RTGS CR-IOBA0001296-UMAJOTHI S-VIKAAN SHELTERS-IOBAR52025030500623688		14,01,495.00	14,01,495.00
06-03-2025 17:14:59	06-03-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	4,17,300.00		9,84,195.00
06-03-2025 17:18:37	06-03-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	9,73,700.00		10,495.00
11-03-2025 05:13:09	11-03-2025	1614	000000630905	BY CLG:ELANGOVAN:Indian Bank - 10-MAR-25		1,49,406.00	1,59,901.00
13-03-2025 11:54:31	13-03-2025	1614	000000000000	FT - DR - 1614135000007708 - VIKAAN SHELTERS DEVELOPER ACCOUNT	44,970.00		1,14,931.00
13-03-2025 11:54:46	13-03-2025	1614	000000000000	FT - DR - 1614135000007722 - VIKAAN SHELTERS DESIGNATED ACCOUNT	1,04,930.00		10,001.00
22-03-2025 18:18:30	22-03-2025	1614		SMS Charges for MAR2025	2.95		9,998.05

Note :- This is a computer generated report and does not require signature.

As on 31-MAR-2025

S. No.	Flat No. as in Approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101 – First Floor	Yes	Yes
2	103 – First Floor	Yes	Yes
3	403 – Fourth Floor	Yes	Yes
4	503 – Fifth Floor	Yes	Yes
5	204 – Second Floor	No	No
6	304 – Third Floor	No	No
7	504 – Fifth Floor	No	No
8	205 – Second Floor	No	No




SH
EWC
1/2
WB

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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+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.