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. TUYA HOMES
Project Name	**:**	SHARON ROSE
Project Registration No	**:**	TN/29/Building/0005/2025
Project Completion Date in Form 'C' / Form 'F'	**:**	31/12/2027
Quarter Ending	**:**	June 2025

Bank Name	**:**	HDFC Bank
Bank Branch	**:**	PERUNGUDI
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	50200099006785
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	0.00
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	1	1	90.39
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	95%
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	NIL
3	Status of other Common Amenities as indicated in the Construction Agreement	1	NOT YET COMPLETED

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	95% 46800000
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

HDFC BANK

HDFC Bank Limited
27, New Mgr, Main Road,
Kandanchavadi, Perungudi,
Chennai, Tamil Nadu - 600 096.

REF No: 00795240420252694

DATE: 24-APR-2025

To,

M/S. TUYA HOMES-SHARON ROSE RERA
OLD NO 350 NEW NO 12 TTK ROAD
ROYAPETTAH
CHENNAI 600014
TAMIL NADU
INDIA
Joint Applicant 1 :
Joint Applicant 2 :

Balance Confirmation Certificate

Dear Sir/Madam,

We refer to your letter dated 24/4/25 requesting the bank to provide balance confirmation certificate for the below referred accounts held with us. Details of balance/s in your accounts held with us at the close of business hours on 31-MAR-2025 is / are as under :

Account Number /Account Title	Type of Accounts (Savings, Current, Cash Credit)	Limits (if applicable)	Balance in Figures (Indicate Debit /Credit balance)	Balance in Words (Indicate Debit /Credit balance)
50200099006785 - TUYA HOMES-SHARON ROSE RERA	Current	0.00	INR 0.00/- (Credit Balance)	Zero only (Credit Balance)

This certificate is being issued to you upon your specific request.
Yours faithfully,

(Signature)
Name :
Designation :
Employee Code :

Name: RAJARAM. R
Branch Operations Manage
Emp Code: R19783

Generation Date
24/Apr/2025 14:32

Generated By
N17501

(Signature)
Name :
Designation :
Employee Code:

Name: H.S. BALARENUKA
Designation: PB Authoriser
Emp: Code: B3855

Requesting Branch Code
795

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Corporate Identity No.: L65920MH1994PLC080618

TNRERA - Carpet Area Statement						TUYA HOMES-KODAMBAKKAM						
Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2	Exclusive balcony	Exclusive verandah /	Proportionate common	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											covered parking	open parking
1	0	1	A	3 bed + Toilet	90.39	3.69		27.06	121.14	56.930		1





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.