Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	Beaver Construction Company
Project Name	**:**	
Project Registration No	**:**	TN/29/Building/0314/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	30/06/2025
Quarter Ending	**:**	March 2025

Bank Name	**:**	Karur Vysya Bank
Bank Branch	**:**	Ashok Nagar
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	1278135000014618
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	29130605.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	29120605.00
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	4000
2	UDS Registered	4	4	1368

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	internal & external plastering completed with painting
2	Stage of construction of each Block/Tower, Floor-wise	2	internal & external plastering completed with painting
3	Stage of construction of each Block/Tower, Floor-wise	3	internal & external plastering completed with painting
4	Stage of construction of each Block/Tower, Floor-wise	4	internal & external plastering completed with painting
5	Stage of construction of each Block/Tower, Floor-wise	5	internal & external plastering completed with painting
6	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	all floor	amenities work started
7	Status of other Common Amenities as indicated in the Construction Agreement	5	Lift, wiring, plumbing, electrical WPC

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 80% 30786097
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 70% 1400000

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai



Account Statement

as of 06-06-2025 17:49:11

BEAVER CONSTRUCTION COMPANY
NO 6A,BEAVERS NARAYANI
3RD STREET
POSTAL COLONY
CHENNAI

Account Name	BEAVERS SAHANA COLLECTION ACCOUNT
Account Number	1278135000014606
Branch	CHENNAI ASHOK NAGAR
Customer Id	18564884
Account Currency	INR
Opening Balance (Balance B/F)	10,281.05
Closing Balance	10,000.00
Searched by	Specify Period
From Date	01-01-2025
To Date	31-03-2025

Transaction Date	Value Date	Branch	Cheque No	Description	Debit	Credit	Balance
03-01-2025 01:59:58	03-01-2025	1763		IMPS-500301669599-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		1.00	10,282.05
03-01-2025 06:21:17	03-01-2025	1278	000000189566	BY CLG:NAREDRA:State Bank Of India - 02-JAN-25		5,00,000.00	5,10,282.05
03-01-2025 06:21:19	03-01-2025	1278	000000189567	BY CLG:NARENDRA KUMAR:State Bank Of India - 02-JAN-25		5,00,000.00	10,10,282.05
04-01-2025 01:18:42	04-01-2025	1763		IMPS-500401863438-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		2.00	10,10,284.05
04-01-2025 12:21:01	04-01-2025	1278	000000000000	FT - DR - 1278135000014594 - BEAVERS SAHANA DEVELOPER ACCOUNT	3,00,000.00		7,10,284.05

04-01-2025 12:22:03	04-01-2025	1278	000000000000	FT - DR - 1278135000014618 - BEAVERS SAHANA DESIGNATED ACCOUNT	7,00,000.00		10,284.05
14-01-2025 13:06:17	14-01-2025	1763		IMPS-501413386128-THARA S-xxxxxxxx8470-Land purchase		1,00,000.00	1,10,284.05
19-01-2025 00:26:31	19-01-2025	1763		IMPS-501900531216-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		10,000.00	1,20,284.05
23-01-2025 17:08:12	23-01-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	36,085.21		84,198.84
23-01-2025 17:08:12	23-01-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	84,198.83		0.01
01-02-2025 11:11:56	01-02-2025	2101		NEFT CR-SBIN0004374-Mr NARENDRA KUMAR CHINNADURAI-Beaver Construction Company-SBIN425032598705		10,000.00	10,000.01
01-02-2025 13:42:01	01-02-2025	2101		RTGS CR-SBIN0004374-Mr NARENDRA KUMAR CHINNADURAI-Beaver Construction Company-SBINR12025020173999765		2,00,000.00	2,10,000.01
01-02-2025 13:46:19	01-02-2025	2101		RTGS CR-SBIN0004374-Mr NARENDRA KUMAR CHINNADURAI-Beaver Construction Company-SBINR12025020174000626		2,00,000.00	4,10,000.01
01-02-2025 15:53:15	01-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	2,87,000.01		1,23,000.00
01-02-2025 15:53:15	01-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	1,23,000.00		0.00
01-02-2025 17:34:30	01-02-2025	2101		NEFT CR-SBIN0004374-Mr NARENDRA KUMAR CHINNADURAI-Beaver Construction Company-SBIN525032471109		90,000.00	90,000.00

03-02-2025 14:07:03	03-02-2025	2101		NEFT CR-SBIN0017938-NARENDRA KUMAR-BEAVER CONSTRUCTION COMPANY-SBIN125034775331		60,00,000.00	60,90,000.00
03-02-2025 15:05:27	03-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	42,63,000.00		18,27,000.00
03-02-2025 15:05:27	03-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	18,27,000.00		0.00
04-02-2025 00:22:23	04-02-2025	1763		IMPS-503500901069-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		10,000.00	10,000.00
04-02-2025 15:09:24	04-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	7,000.00		3,000.00
04-02-2025 15:09:24	04-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	3,000.00		0.00
05-02-2025 10:06:05	05-02-2025	9999		050225A3D1C98319-BEAVER CONSTRUCTION-127828000000036 TRANSFER		55,00,000.00	55,00,000.00
05-02-2025 15:24:58	05-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	38,50,000.00		16,50,000.00
05-02-2025 15:24:58	05-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	16,50,000.00		0.00
06-02-2025 04:29:00	06-02-2025	1278	000000366491	BY CLG:AXIS BANK:AXIS BANK LTD - 05-FEB-25		10,000.00	10,000.00
11-02-2025 04:28:27	11-02-2025	1278	000000366492	BY CLG:BEAVER:AXIS BANK LTD - 10-FEB-25		1,00,000.00	1,10,000.00
12-02-2025 01:05:38	12-02-2025	1763		IMPS-504301577334-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		10,000.00	1,20,000.00
13-02-2025 15:29:35	13-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	84,000.00		36,000.00
13-02-2025 15:29:35	13-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	36,000.00		0.00
19-02-2025 07:06:15	19-02-2025	1278	000000000017	BY CLG:THARA S:HDFC Bank - 18-FEB-25		2,00,000.00	2,00,000.00

19-02-2025 10:28:16	19-02-2025	1763		IMPS-505010106517-THARA S-xxxxxxxx8470-Initial payment		2,00,000.00	4,00,000.00
19-02-2025 15:16:57	19-02-2025	1278	000000000017	O/W CHQ RTN::gefu chq return:-18-FEB-25-Insufficient funds	2,00,000.00		2,00,000.00
20-02-2025 15:13:13	20-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	1,40,000.00		60,000.00
20-02-2025 15:13:13	20-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	60,000.00		0.00
27-02-2025 15:57:37	27-02-2025	1763		IMPS-505815389948-GANESHPARTHIBAN-UTIB-xxxxxxxx2481-IMPS		100.00	100.00
27-02-2025 16:05:16	27-02-2025	1763		IMPS-505816416159-GANESHPARTHIBAN-UTIB-xxxxxxxx2481-IMPS		4,99,900.00	5,00,000.00
28-02-2025 16:03:27	28-02-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	3,50,000.00		1,50,000.00
28-02-2025 16:03:27	28-02-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	1,50,000.00		0.00
05-03-2025 16:29:27	05-03-2025	1763		IMPS-506416127522-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		1,00,000.00	1,00,000.00
05-03-2025 19:00:47	05-03-2025	1763		IMPS-506419156087-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		1,00,000.00	2,00,000.00
05-03-2025 19:10:08	05-03-2025	2101		RTGS CR-PUNB0776100-GNANA ABIRAMI M-Beaver construction company-PUNBR52025030519264993		2,00,000.00	4,00,000.00
05-03-2025 19:46:55	05-03-2025	1763		IMPS-506419163578-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		1,00,000.00	5,00,000.00
06-03-2025 06:09:24	06-03-2025	1278	000000243888	BY CLG:THARA PRABUDASS DD:State Bank Of India - 05-MAR-25		62,67,000.00	67,67,000.00
06-03-2025 06:09:24	06-03-2025	1278	000000203524	BY CLG:KALYANI DD:State Bank Of India - 05-MAR-25		58,73,600.00	1,26,40,600.00

06-03-2025 12:45:39	06-03-2025	1763		IMPS-506512220563-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		2,00,000.00	1,28,40,600.00
06-03-2025 12:49:38	06-03-2025	1763		IMPS-506512221077-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		2,00,000.00	1,30,40,600.00
06-03-2025 12:50:43	06-03-2025	1763		IMPS-506512221213-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		1,00,000.00	1,31,40,600.00
06-03-2025 17:29:08	06-03-2025	1635		MB-WITHIN-DR:XXXX3092-CR:XXXX4606-32882606032534827 sahana A1 payment		1,00,000.00	1,32,40,600.00
07-03-2025 11:33:38	07-03-2025	1278	000000000000	RERA ACCOUNT FUND TRANSFER 135.14594 DR - 1278135000014594 - BEAVERS SAHANA DEVELOPER ACCOUNT	39,72,180.00		92,68,420.00
07-03-2025 11:35:14	07-03-2025	1278	000000000000	RERA FUND TRANSFER 135.14618 DR - 1278135000014618 - BEAVERS SAHANA DESIGNATED ACCOUNT	92,68,420.00		0.00
08-03-2025 01:16:55	08-03-2025	1763		IMPS-506701719779-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		10,000.00	10,000.00
08-03-2025 11:56:19	08-03-2025	1635		MB-WITHIN-DR:XXXX3092-CR:XXXX4606-32882608032517957 sahana A1 payment		2,00,000.00	2,10,000.00
08-03-2025 16:59:07	08-03-2025	1763		IMPS-506716464665-GNANA ABIRAMI M-PUNB-xxxxxxxx7256-Sahana A1 payment		1,00,000.00	3,10,000.00
09-03-2025 16:20:30	09-03-2025	1635		MB-WITHIN-DR:XXXX3092-CR:XXXX4606-32882609032543072 sahana A1 payment		2,00,000.00	5,10,000.00
10-03-2025 15:10:05	10-03-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	1,53,000.00		3,57,000.00
10-03-2025 15:10:05	10-03-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	3,57,000.00		0.00

15-03-2025 00:48:23	15-03-2025	1763		IMPS-507400231771-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		50,002.00	50,002.00
15-03-2025 15:08:09	15-03-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	35,001.40		15,000.60
15-03-2025 15:08:09	15-03-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	15,000.60		-0.00
19-03-2025 09:40:53	19-03-2025	1763		IMPS-507809448209-GANESHPARTHIBAN-UTIB-xxxxxxxx2481-IMPS		5,00,000.00	5,00,000.00
19-03-2025 15:11:07	19-03-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	1,50,000.00		3,50,000.00
19-03-2025 15:11:07	19-03-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	3,50,000.00		0.00
26-03-2025 10:46:15	26-03-2025	1763		IMPS-508510539735-GANESHPARTHIBAN-UTIB-xxxxxxxx2481-IMPS		4,00,000.00	4,00,000.00
26-03-2025 15:01:10	26-03-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	1,20,000.00		2,80,000.00
26-03-2025 15:01:10	26-03-2025	1278	000000000000	1278135000014618 - RERA FUND TRANSFER	2,80,000.00		0.00
26-03-2025 15:01:10	26-03-2025	1278	000000000000	1278135000014618 - RERA FUND TRANSFER		2,80,000.00	2,80,000.00
27-03-2025 02:11:06	27-03-2025	1278		SMS Charges for MAR2025 Due:22/03/2025	15.34		2,79,984.66
27-03-2025 15:15:21	27-03-2025	1299	000000000000	1278135000014618 - RERA FUND TRANSFER	1,95,989.26		83,995.40
27-03-2025 15:15:21	27-03-2025	1299	000000000000	1278135000014594 - RERA FUND TRANSFER	83,995.40		-0.00
31-03-2025 17:10:15	31-03-2025	1763		IMPS-509017007599-GOOGLEINDIADIGITAL-UTIB-xxxxxxxx0000-IMPS		10,000.00	10,000.00

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

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1 – First Floor	YES	YES
2.	A2 – First Floor	NO	
3.	A3 – First Floor	NO	
4.	A4 – First Floor	NO	
5.	B1 – Second Floor	NO	
6.	B2 – Second Floor	NO	
7.	B3 – Second Floor	NO	
8.	B4 – Second Floor	NO	
9.	C1 – Third Floor	NO	
10.	C2 – Third Floor	NO	
11.	C3 – Third Floor	NO	
12.	C4 – Third Floor	NO	
13.	D1 – Fourth Floor	NO	
14.	D2 – Fourth Floor	NO	
15.	D3 – Fourth Floor	YES	YES
16.	D4 – Fourth Floor	NO	
17.	E1 – Fifth Floor	NO	
18.	E2 – Fifth Floor	YES	YES
19.	E3 – Fifth Floor	YES	YES
20.	E4 – Fifth Floor	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.