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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	Sivarams Homes Pvt Ltd
Project Name	**:**	Sivarams Kamalalayam
Project Registration No	**:**	TN/35/Building/0512/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	05/03/2027
Quarter Ending	**:**	June 2025

Bank Name	**:**	City Union Bank
Bank Branch	**:**	Medavakkam
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	510909010276056
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	27153503.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	27149541.00
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	201	201	127.55
2	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	202	202	92.90
3	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	203	203	101.64
4	UDS Registered	201	201	52.92
5	UDS Registered	203	203	42.17

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	Ground Floor – Paver, Paint Primer, Lobby Flooring, Lobby Handling, Plumbing, Electrical Chamber work Completed
2	Stage of construction of each Block/Tower, Floor-wise	1	First Floor – Tile, Paint Primer, Lobby Granite, Lobby Handling work Completed
3	Stage of construction of each Block/Tower, Floor-wise	1	Second Floor – Tile Progress
4	Stage of construction of each Block/Tower, Floor-wise	1	Third Floor Front Side Staircase Putty work completed
5	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	Not Applicable
6	Status of other Common Amenities as indicated in the Construction Agreement	1	Not Applicable

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 90% 712
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	%

CITY UNION BANK

Branch:305:Medavakkam Branch

No.5/539,Velachery Main Road,Medavakkam,Chennai - 600100,600100 Ph:9380351760 IFSC:CIUB0000305

STATEMENT OF ACCOUNT

Ref No : 015683240620251553

Visit www.cityunionbank.com

Dial your bank 044-71225000

Account No : 510909010276056
Account Type : CURRENT ACCOUNT - GOLD
Account Type : INR
Customer No : 4549158

Statement Dt : 01-SEP-2024 to 24-JUN-2025
Date of Opening : 11-SEP-2024
Mode Of Operation : AUTHSGANDANY
CKYC No : 80064088530964

SIVARAMS HOMES PRIVATE LIMITED RERA ACCO UNT

FLAT S2 PLOT NO 18
MANIAMMAI STREET
NANMANGALAM CHENNAI - 600117

Opening Balance as on 11-SEP-2024 0.00

Date	Particulars	Chq No	Debit	Credit	Balance
11-SEP-2024	BY ATM CASH DEPOSIT- CARDLESS:RR-NO:425519042120: CUB02710-MEDAVAKKAM III KANCHEEPURAM TNIN:			1,000.00	1,000.00
11-SEP-2024	TO CHQ BOOK CHARGES:GST COLLECTED:00305		566.00		434.00
21-NOV-2024	BY NEFT TRF:KARTHIK KARUPPIA SBIN124326977649:			60,00,000.00	60,00,434.00
22-NOV-2024	TO CHQ KIOSKCQCUB030517:04:53:: OD 512120020014591: 00032	2	20,00,000.00		40,00,434.00
25-NOV-2024	TO TRANSFER:SIVARAMS HOMES PRIVATE LIMITED TO SIVARAMS HOMES P: OD 512120020014591:00305	3	18,00,000.00		22,00,434.00
26-NOV-2024	BY ONL 0000IMPSIDF433117841715:PERFIOS SO/HDFCLIMITED::00305			1.00	22,00,435.00
26-NOV-2024	BY ONL 0000IMPSIDF433117843188:PERFIOS SO/HDFCLIMITED::00305			1.00	22,00,436.00
27-NOV-2024	TO TRANSFER:SIVARAMS HOMES PRIVATE LIMITED TO SIVARAMS HOMES P: OD 512120020014591:00305	4	20,00,000.00		2,00,436.00
29-NOV-2024	BY CLEARING:000060-KIOSK-305-DD:00121	521037		30,00,000.00	32,00,436.00
29-NOV-2024	TO CHQ KIOSKCQCUB030511:59:02:: OD 512120020014591: 00032	5	2,00,000.00		30,00,436.00

Account No : 510909010276056 **Statement Dt :** 01-SEP-2024 to 24-JUN-2025

Amt Brought Forward : 30,00,436.00

Date	Particulars	Chq No	Debit	Credit	Balance
02-DEC-2024	TO CHQ KIOSKCQCUB030510:55:21:: OD 512120020014591: 00032	6	30,00,000.00		436.00
09-JAN-2025	BY NEFT TRF:HDFC DISB FUNDED N009253505612489:			12,00,000.00	12,00,436.00
09-JAN-2025	BY NEFT TRF:MR. KARTHIK KARU SBIN425009222252:			16,00,000.00	28,00,436.00
10-JAN-2025	TO CHQ KIOSKCQCUB030510:43:36:: OD 512120020014591: 00032	7	12,00,000.00		16,00,436.00
10-JAN-2025	TO CHQ KIOSKCQCUB030513:26:04:: OD 512120020014591: 00032	8	16,00,000.00		436.00
05-MAR-2025	BY CLEARING:000020-KIOSK-305-DD:00121	685040		41,22,500.00	41,22,936.00
06-MAR-2025	TO TRANSFER: OD 512120020014591:00305	9	41,22,500.00		436.00
11-MAR-2025	BY CLEARING:000130-KIOSK-305-DD:00121	129997		54,00,000.00	54,00,436.00
12-MAR-2025	TO CHQ KIOSKCQCUB030510:23:51:: OD 512120020014591: 00032	10	54,00,000.00		436.00
16-MAR-2025	TO MONTHLY MAINTENANCE CHARGES:PART FEE FOR MONTH 022025 FOR AMT 767.00:99999		436.00		0.00
25-APR-2025	BY NEFT TRF:MATHEWS SBIN325115037370:			29,00,000.00	29,00,000.00
26-APR-2025	TO MONTHLY MAINTENANCE CHARGES:PART FEE FOR MONTH 022025 FOR AMT 767.00:99999		331.00		28,99,669.00
28-APR-2025	TO CHQ KIOSKCQCUB030511:07:40:: OD 512120020014591: 00032	11	28,95,000.00		4,669.00
22-JUN-2025	TO MONTHLY MAINTENANCE CHARGES:FOR MONTH 052025: 99999		708.00		3,961.00
23-JUN-2025	BY ONL 0000IMPSHSB517416862956:KARZA TECH/LICHOUSINGF::00305			1.00	3,962.00

Total		2,42,19,541.00	2,42,23,503.00
Total Debits	14		
Total Credits	11		

END OF REPORT

CITY UNION BANK LTD. KUMBAKONAM CHENNAI-100

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. CIN : L65110TN1904PLC001287
Telephone No : 0435-2402322 Fax : 0435-2431746 Website: www.cityunionbank.com

CITY UNION BANK

Branch:305:Medavakkam Branch

No.5/539,Velachery Main Road,Medavakkam,Chennai - 600100,600100 Ph:9380351760 IFSC:CIUB0000305

STATEMENT OF ACCOUNT

Ref No : 015683090720251125

Visit www.cityunionbank.com

Dial your bank 044-71225000

Account No	: 510909010276056	**Statement Dt :**	01-APR-2025 to 09-JUL-2025
Account Type	: CURRENT ACCOUNT - GOLD	**Date of Opening**	: 11-SEP-2024
Account Type	: INR	**Mode Of Operation**	: AUTHSGANDANY
Customer No	: 4549158	**CKYC No**	: 80064088530964

SIVARAMS HOMES PRIVATE LIMITED RERA ACCO UNT

FLAT S2 PLOT NO 18
MANIAMMAI STREET
NANMANGALAM CHENNAI - 600117

Opening Balance as on 25-APR-2025 0.00

Date	Particulars	Chq No	Debit	Credit	Balance
25-APR-2025	BY NEFT TRF:MATHEWS SBIN325115037370:			29,00,000.00	29,00,000.00
26-APR-2025	TO MONTHLY MAINTENANCE CHARGES:PART FEE FOR MONTH 022025 FOR AMT 767.00:99999		331.00		28,99,669.00
28-APR-2025	TO CHQ KIOSKCQCUB030511:07:40:: OD 512120020014591: 00032	11	28,95,000.00		4,669.00
22-JUN-2025	TO MONTHLY MAINTENANCE CHARGES:FOR MONTH 052025: 99999		708.00		3,961.00
23-JUN-2025	BY ONL 0000IMPSHSB517416862956:KARZA TECH/LICHOUSINGF::00305			1.00	3,962.00
27-JUN-2025	BY NEFT TRF:LIC HOUSING FIN. AXISCN1003639483:			29,30,000.00	29,33,962.00
30-JUN-2025	TO CHQ KIOSKCQCUB030510:29:45:: OD 512120020014591: 00032	12	29,30,000.00		3,962.00
02-JUL-2025	BY NEFT TRF:HDFC DISB FUNDED HDFCH00335347610:			9,00,000.00	9,03,962.00
02-JUL-2025	TO CHQ KIOSKCQCUB030515:47:55:: OD 512120020014591: 00032	13	9,00,000.00		3,962.00

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. CIN : L65110TN1904PLC001287
Telephone No : 0435-2402322 Fax : 0435-2431746 Website: www.cityunionbank.com

Total		67,26,039.00	67,30,001.00
Total Debits	5		
Total Credits	4		

END OF REPORT

CITY UNION BANK LTD. KUMBAKONAM

BLA

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. CIN : L65110TN1904PLC001287
Telephone No : 0435-2402322 Fax : 0435-2431746 Website: www.cityunionbank.com

FURNISH THE DETAILS FLAT – WISE

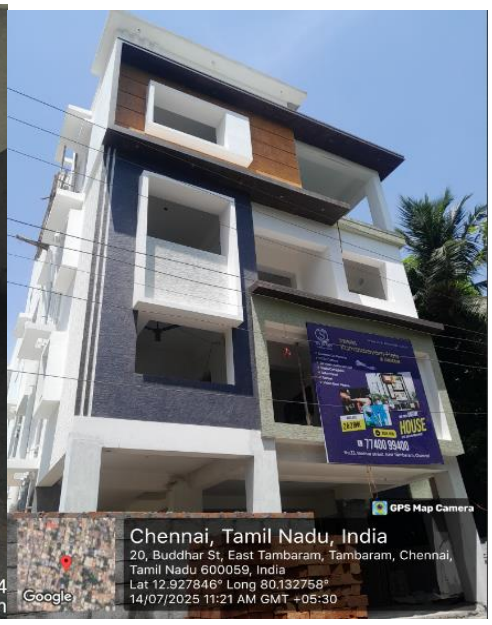
S.No.	Flat No. As in Approved Plan	Flat Booked (Yes/No)	UDS Registered (Yes/No)
1	101	Yes	Yes
2	102	No	No
3	103	No	No
4	104	No	No
5	105	No	No
6	106	Yes	Yes
7	201	Yes	Yes
8	202	Yes	No
9	203	Yes	Yes
10	204	No	No
11	205	No	No
12	206	Yes	Yes
13	301	Yes	Yes
14	302	No	No
15	303	No	No
16	304	No	No

PHOTO


GPS Map Camera
Chennai, Tamil Nadu, India
9/1, 23/9/1, Buddhar St, Lic Colony, East Tambaram, Tambaram, Chennai, Tamil Nadu 600059, India
Lat 12.92789° Long 80.132864°
02/06/2025 09:50 AM GMT +05:30
Google


Sat, Jun 28 2025 17:49:43


Mon, Jun 23 2025 14:40:14
Tambaram


GPS Map Camera
Chennai, Tamil Nadu, India
20, Buddhar St, East Tambaram, Tambaram, Chennai, Tamil Nadu 600059, India
Lat 12.927846° Long 80.132758°
14/07/2025 11:21 AM GMT +05:30
Google

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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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.