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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	Quality Shelters, K.Jayanthi, T.Joseph Mathew, Jyothi Murali, S.Murali, Nirmala Rajagopal, P.Nagaraju, N.Latha, Bindu Mariam Saj, Manu Elizabeth Sajan
Project Name	**:**	ANANTHA LAKSHMI
Project Registration No	**:**	TN/29/Building/0529/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	21/07/2025
Quarter Ending	**:**	December 2025

Bank Name	**:**	Others
Bank Branch	**:**	Anna Nagar West
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	409002222234
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	36321905.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	36321905.00
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

TNRERA Tamil Nadu Real Estate Regulatory Authority Chennai

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	615.4
2	UDS Registered	2	2	116.06

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	90%
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	90%
3	Status of other Common Amenities as indicated in the Construction Agreement	1	90%

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	90% 62048700
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

Accountholder Name:	**QUALITY SHELTERS - ANANTHA LAKSHMI**	Home Branch:	**ANNA NAGAR 2 (0399)**
Customer Address:	**PLOT NO 4093 DOOR NO 34** **1ST STREET T BLOCK** **ANNA NAGAR** **CHENNAI 600040** **.**	Home Branch Address:	**Ground floor,new no 96, old no.15, s block, 5th avenue,anna nagar west, chennai-6** **.** **Chennai 600040** **TAMIL NADU** **INDIA**
Phone:	**+91(0)9841621888**	IFSC/RTGS/NEFT code:	**.**
Email Id:	**MANOJJESUDASAN8@GMAIL.COM**		
Authorized Signatory:	**MANOJ JESUDASAN AUS**		
Nomination:	**Registered**	Sanction Limit:	**₹ 0.00**
CIF ID:	**104056449**	Drawing Power:	**₹ 0.00**
A/c Currency:	**₹**	Branch Timings:	**.** **.** **(Closed on 2nd and 4th Saturday)**
A/C Type:	**.**	Call Center:	**+91 22 6232 7777**
A/c Status:	**Active**	Branch Phone Num:	**.**

Statement Of Transactions in Account Number: **409002222234**

Period: **01/04/2025 to 31/03/2026**

Transactions List - RERRA - QUALITY SH (₹) - 409002222234

Transaction Date	Transaction Details	Cheque ID	Value Date	Withdrawal Amt	Deposit Amt	Balance (₹)
13/01/2026	TRF TO 409841621888		13/01/2026	1,07,55,059.00		0.00
15/12/2025	AMT TRF FRM 40900222677		15/12/2025		32,49,355.20	1,07,55,059.00
09/12/2025	AMT TRF FRM 40900222677		09/12/2025		10,16,508.50	75,05,703.80
02/12/2025	TRF TO 409841621888		02/12/2025	1,62,40,000.00		64,89,195.30
28/11/2025	AMT TRF FRM 40900222677		28/11/2025		54,68,736.00	2,27,29,195.30
15/11/2025	AMT TRF FRM 40900222677		15/11/2025		10,20,459.30	1,72,60,459.30
13/11/2025	AMT TRF FRM 40900222677		13/11/2025		21,00,000.00	1,62,40,000.00
04/11/2025	AMT TRF FRM 40900222677		04/11/2025		1,20,40,000.00	1,41,40,000.00
10/10/2025	AMT TRF FRM 40900222677		10/10/2025		21,00,000.00	21,00,000.00
26/09/2025	TRF TO 409841621888		26/09/2025	35,00,000.00		0.00
15/09/2025	AMT TRF FRM 40900222677		15/09/2025		27,65,000.00	35,00,000.00
29/07/2025	AMT TRF FRM 40900222677		29/07/2025		7,35,000.00	7,35,000.00
09/04/2025	TRF TO 409841621888		09/04/2025	13,84,492.90		0.00

Statement Summary

Opening Balance:	**₹ 13,84,492.90**	Count Of Debit:	**4**
Closing Balance:	**₹ 0.00**	Count Of Credit:	**9**
Eff Avail Bal:	**₹ 0.00**	Lien Amt:	**₹ 0.00**
(As On:	**13/04/2026 11:16 AM**)		

Important Information

Commonly Used Abbreviations: **OFT** - RBL Own account transfer, **TPFT** - RBL to Another Bank account, **ATW** - Cash withdrawal from RBL Bank ATM, **VAT/AT/NFS** - Cash withdrawal from other Bank ATM, **ATW** - Domestic ATM Transactions, **ATI** - International ATM Transaction, **PCD** - Domestic Point of Sale Transaction, **PCI** - International Point of Sale Transaction, **AFT** - ATM Fund Transfer, **ATR** - Domestic/International ATM transaction reversal, **PCR** - Domestic/International POS transaction reversal.

RBL Bank is a member of 'The Banking Codes and Standards Board of India' (BCSBI) and is committed to the code norms. To know about these codes and service standards please visit us at www.rblbank.com.

We are committed to provide products and services of highest standards. However, at any point of time should you feel we have not met your expectation you may reach us using any of the following options:

- Contact 24 X 7 contact center @ +91 22 61156300
- To report loss or unauthorized use of Debit Card, use any of the following options to block your card immediately:
  - Helpline Number: +91 22 61156300 or 1800120616161.
  - SMS: Temporary Block:- TBLOCK <Space> Last four digit card number < Space> Customer Id or Permanently Block:- BLOCK <Space> Last four digit card number < Space> Customer Id; send to 9223366333 from your registered mobile number
  - Mobile Banking: Login to RBL MoBank, Click 'Manage Your Cards', Select Block/Unblock Card, Select option Permanent block, Enter OTP and verify.
  - Internet Banking: Login to Retail Internet Banking, Go to 'Requests', Select 'Block Debit Card', 'Select your Account & 'Debit Card Number', Select 'Reason', Click on 'Submit Online' & click on 'Confirm Transaction & Send OTP', Click on 'Submit' button.
  - WhatsApp Banking: Send Hi RBL to 8433598888, Select 'Temporary Block my Debit Card' option number from the menu.
- Visit any of your nearest RBL Bank Branch
- Write to us aspire@rblbank.com
- Visit our website www.rblbank.com to refer to our Grievance Redressal

This document should not be considered as an invoice as per GST legislation. GST compliant invoice will be issued separately as per statutory timeline.

For any concerns and queries, you can reach out to us on aspire@rblbank.com or on Helpline Number +91 22 61156300 or 1800120616161.

If your concerns are still not resolved you may contact our Nodal Officer on below mentioned details:
Name: Mr. Vikas Nigam
Contact No: 022 7143 2700
Email: principalnodalofficer@rblbank.com
Address: RBL Bank Ltd, Unit No. 306-311, 3rd Floor, JMD Megapolis, Sector – 48, Sohna Road, Gurugram – 122018, Haryana.

In the event that you do not receive any response within one month from the date of your complaint, or if you are dissatisfied with the response given, you may write to the Banking Ombudsman for an independent review. Please visit http://bankingombudsman.rbi.or.in for further information on Banking Ombudsman."
For RBL Bank Debit card Insurance Details : https://bit.ly/3ngE9p0

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This is a system generated statement and does not require signature and stamp. Please examine your statement immediately; all content of statement will be deemed to be correct and acceptable by you, unless you inform us of any discrepancies within 30 days from the date of statement.

•• End of Statement••

Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	4A	✓	Yes
2.	4B	✓	No
3.	5A	✓	No
4.	5B	✓	No
5.			

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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.