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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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Project (Building) - Quarterly Progress Report(QPR)

| | | |
|---|---|---|
| **Promoter's Name** | **:** | Cinnamon Homes, Dr Ravi Kumar & Dr Sathya Priya, Mr M Ravi, Mrs Santhi Krishnaraj, Mrs Chitra, Mrs Vahitha Banu, Mrs Jansi Rani, Mrs Tamilselvi, Mr Anbazhagan, Mrs Pandiyammal, Mrs.Manimekalai, Mrs Sharmalee |
| **Project Name** | **:** | Cinnamon Homes-Blossom |
| **Project Registration No** | **:** | TN/29/Building/0142/2025 |
| **Project Completion Date in Form 'C' / Form 'F'** | **:** | 31/12/2027 |
| **Quarter Ending** | **:** | September 2025 |

| | | |
|---|---|---|
| **Bank Name** | **:** | Kotak Mahindra Bank |
| **Bank Branch** | **:** | Sterling Road |
| **E-Mail ID** | **:** | |

| S.No | Bank Accounts | Account No. |
|---|---|---|
| 1. | RERA Designated Collection Account (100%) | |
| 2. | RERA Designated Separate Account (70%) | 3550769809 |
| 3. | RERA Designated Transaction Account (30%) | |

| | | |
|---|---|---|
| **Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)** | **:** | 1000000.00 |
| **Amount transferred to the RERA Designated Separate Account (70%)** | **:** | 1602.01 |
| **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**<br>**a) Total No. of flats Block wise**<br>**b) Common Amenities provided** | **:** | |

**A. Sales**

Tamil Nadu Real Estate Regulatory Authority TNRERA 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 | 0 | 0 | 0 |
| 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 | NA | Fifth floor slab casted Upto 3rd floor block work and plasternig completed Upto 2nd floor 1 coat of putty completed |
| 2 | Status of Common Amenities for each Block/Tower, Item-wise as per approved plan | NA | Not yet started |
| 3 | Status of other Common Amenities as indicated in the Construction Agreement | NAa | Not yet started |

| S.No | Description | Percentage |
|---|---|---|
| 1 | Percentage of completion Block / Tower Floor-wise<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>50%<br>1200 |
| 2 | Percentage of completion of common amenities<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>1%<br>1200 |

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

kotak
Kotak Mahindra Bank

# Account Statement

01 Jul 2025 - 30 Sep 2025

Account # **3550769809** CURRENT
Branch **Chennai - Nungambakkam**

## Cinnamon Homes Cinnamon Homes Blossom Rera Account

CRN XXXXXX588

GROUND FLOOR NO 44
COLLEGE ROAD NUNGABAKKAM
Chennai - 600006

IFSC **KKBK0008471**
MICR **600485014**

| # | TRANSACTION DATE | VALUE DATE | TRANSACTION DETAILS | CHQ / REF NO. | DEBIT/CREDIT(₹) | BALANCE(₹) |
|---|---|---|---|---|---|---|
| 1 | 02 Jul 2025 12:20 PM | 02 Jul 2025 | IB:MADRAS MATERIAL | KKBKH25183743413 | -58,013.00 | **5,47,316.00** |
| 2 | 02 Jul 2025 12:21 PM | 02 Jul 2025 | IB:Sent NEFT KKBKH25183743782/CINNAMON HOMES/BAN | KKBKH25183743782 | -2,00,000.00 | **3,47,316.00** |
| 3 | 02 Jul 2025 12:28 PM | 02 Jul 2025 | IB:SAI DIGITAL MARKETING | KKBKH25183745923 | -10,000.00 | **3,37,316.00** |
| 4 | 15 Jul 2025 01:07 PM | 15 Jul 2025 | IB: FUND TRANSFER TO 3550231023 | IB | -1,00,000.00 | **2,37,316.00** |
| 5 | 18 Jul 2025 10:44 AM | 18 Jul 2025 | IB:8GMARCOM | KKBKH25199620583 | -27,300.00 | **2,10,016.00** |
| 6 | 18 Jul 2025 10:48 AM | 18 Jul 2025 | IB:SAI DIGITAL MARKETING | KKBKH25199621325 | -18,000.00 | **1,92,016.00** |
| 7 | 19 Jul 2025 07:15 AM | 19 Jul 2025 | MB:Madras Material | KKBKH25200792188 | -60,113.00 | **1,31,903.00** |
| 8 | 20 Jul 2025 11:55 AM | 20 Jul 2025 | SentIMPS520111919193Bhuvanesh/INDBX7725/IB BHUV | IMPS-520111817253 | -1,15,000.00 | **16,903.00** |
| 9 | 11 Aug 2025 01:18 PM | 11 Aug 2025 | MB:RECEIVED MONEY FROM OWN 3550769793 | MB-998441744320 | +9,50,000.00 | **9,66,903.00** |
| 10 | 11 Aug 2025 01:20 PM | 11 Aug 2025 | MB:Bhuvanesh | KKBKR5202508110 0723393 | -8,50,000.00 | **1,16,903.00** |
| 11 | 14 Aug 2025 01:24 AM | 14 Aug 2025 | SWEEP TRF FROM 3550769793 | | +50,000.00 | **1,66,903.00** |
| 12 | 18 Aug 2025 11:32 AM | 18 Aug 2025 | IB:MADRAS MATERIAL | KKBKH25230984011 | -58,013.00 | **1,08,890.00** |
| 13 | 18 Aug 2025 11:36 AM | 18 Aug 2025 | IB:BHNDARI ELECTRICALS | KKBKH25230985196 | -58,121.00 | **50,769.00** |
| 14 | 22 Sep 2025 03:57 PM | 22 Sep 2025 | IB: FUND TRANSFER TO 3550231023 | IB | -40,000.00 | **10,769.00** |
| 15 | 24 Sep 2025 03:23 PM | 24 Sep 2025 | SentIMPS526715476434Bhuvanesh/INDBX7725/IB BHUV | IMPS-526715334869 | -8,000.00 | **2,769.00** |

## Project - Quarterly Progress Report (QPR)

| | | |
|---|---|---|
| Promoter's Name | : | **CINNAMON HOMES** |
| Project Name | : | **BLOSSOM** |
| Project Registration No. | : | **TN/29/BUILDING/0142/2025** |
| Project Registration Date | : | **24/04/2025** |
| Quarter Ending | : | **September 2025** |

**A. Sales**

| Sl. No. | Description | Cumulative No. of Units upto the Quarter | Total Area (Sq.m.) |
|---|---|---|---|
| 1. | a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise | **Nil** | **Nil** |
| | b) UDS Registered | **Nil** | **Nil** |

2. Furnish the details Flat-wise

| Sl. No. | Flat No. as in approved Plan | Flats Booked (Yes/No) | UDS Registered (Yes/No) |
|---|---|---|---|
| 1. | **Nil** | **NO** | **NO** |
| 2. | **Nil** | **NO** | **NO** |

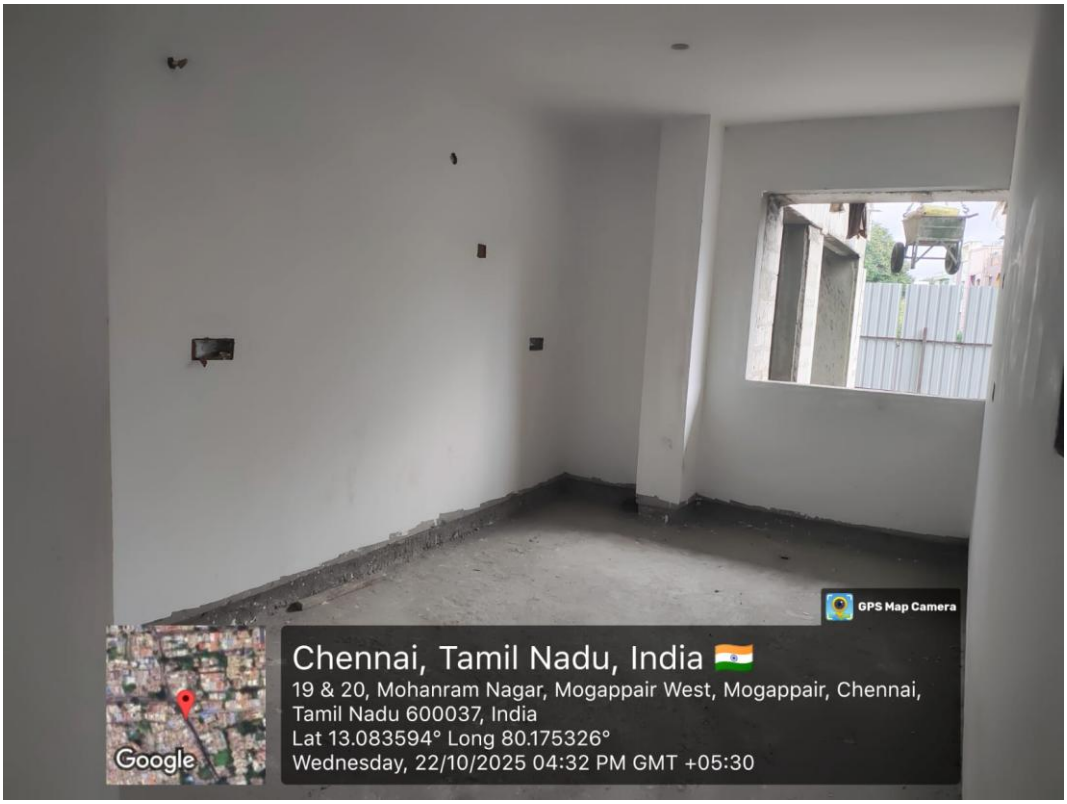
**B. Construction**

| Sl. No. | Description | Block/Tower No. | Floor-wise Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor-wise | ---- | **Fifth floor roof slab casted**<br>**Upto 3rd Floor Block work & plastering completed**<br>**Upto 2nd floor 1 coat of putty completed** |
| 2. | Status of Common Amenities for each Block/Tower, Item-wise as per approved plan | ---- | **Not yet started** |
| 3. | Status of other Common Amenities as indicated in the Construction Agreement | ---- | **Not yet started** |

| Sl. No. | Description | Percentage |
|---|---|---|
| 1. | Percentage of completion Block / Tower Floor-wise<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>**50 %**<br>**Rs. 1200 Lakhs** |
| 2. | Percentage of completion of Common Amenities<br>i) Physical<br>ii) Financial (Enter Anticipated Project Cost in Lakhs) | <br>**0%**<br>**Rs. 1200 Lakhs** |

**C.** Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles – **Enclosed**

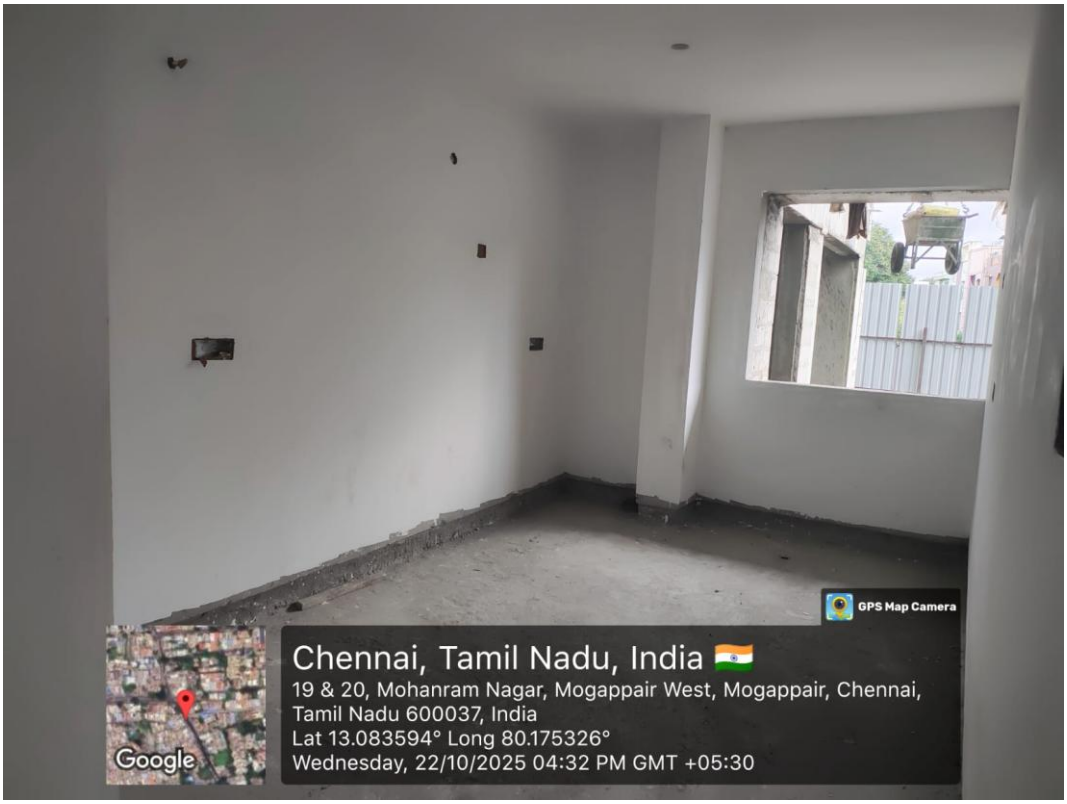



GPS Map Camera
Chennai, Tamil Nadu, India
19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India
Lat 13.083594° Long 80.175326°
Wednesday, 22/10/2025 04:32 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India
Lat 13.08359° Long 80.175331°
Wednesday, 22/10/2025 04:31 PM GMT +05:30
Google

**C.** Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles – **Enclosed**




GPS Map Camera
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19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India
Lat 13.083594° Long 80.175326°
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Google


GPS Map Camera
Chennai, Tamil Nadu, India
19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India
Lat 13.08359° Long 80.175331°
Wednesday, 22/10/2025 04:31 PM 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**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.