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	**:**	S Ganesh
Project Name	**:**	RAIL VIEW APARTMENT
Project Registration No	**:**	TN/2/Building/0132/2025
Project Completion Date in Form 'C' / Form 'F'	**:**	08/01/2027
Quarter Ending	**:**	June 2026

Bank Name	**:**	Bank of India
Bank Branch	**:**	ROYAPETTAH
E-Mail ID	**:**	royapettah.chennai@bankofindia.co.in

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	800522510000001
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%)	**:**	0.00
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	0.00
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	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	1	Brick work in progress
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	-	-
3	Status of other Common Amenities as indicated in the Construction Agreement	-	-

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	50% 189.0370925
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

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002100275063 to 0345002100275063
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 03-03-2026 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 03-03-2026 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002100275063 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
03-03-2026	0.00	0.00	0.0000

No transactions for this period

Page Total Credit : 0
Page Total Debit : 0

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002900000139 to 0345002900000139
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 30-08-2025 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 30-08-2025 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002900000139 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
30-08-2025	0.00	0.00	0.0000

No transactions for this period

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002900000166 to 0345002900000166
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 03-03-2026 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 03-03-2026 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002900000166 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
03-03-2026	0.00	0.00	0.0000

No transactions for this period

Page Total Credit : 0
Page Total Debit : 0

Closing Balance : 0.00

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002100275063 to 0345002100275063
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 03-03-2026 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 03-03-2026 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002100275063 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
03-03-2026	0.00	0.00	0.0000

No transactions for this period

Page Total Credit : 0
Page Total Debit : 0

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002900000139 to 0345002900000139
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 30-08-2025 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 30-08-2025 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002900000139 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
30-08-2025	0.00	0.00	0.0000

No transactions for this period

Customer Account Ledger Report

Report To : .
SolId :
Set Id : 034500 CHENNAI,T.NAGAR
Gl Sub Head Code :
Acct Range : 0345002900000166 to 0345002900000166
Currency Code :
Account Label :
Open/Closed A/cs (O/C) :
Period : 03-03-2026 to 16-04-2026
Limit Details : Y
Order by GL. Date.

Customer Account Ledger Report from 03-03-2026 to 16-04-2026

Service OutLet : 034500 CHENNAI,T.NAGAR
Account No : 0345002900000166 INR S.GANESH
Gl Sub Head Code :
Opening Balance : 0.00
Peg Review date : 31-12-2099

Order by GL. Date.

Date	Limits(S.L.+TODs)	Draw Power	Int Rate
03-03-2026	0.00	0.00	0.0000

No transactions for this period

Page Total Credit : 0
Page Total Debit : 0

Closing Balance : 0.00

SI.No.	Block	Flat No.	Flat Booked YES/NO	UDS Registered Yes/No
1	1	G1	NO	NO
2	1	G2	NO	NO
3	1	G3	NO	NO
4	1	G4	NO	NO
5	1	G5	NO	NO
6	1	G6	NO	NO
7	1	G7	NO	NO
8	1	G8	NO	NO
9	1	G9	NO	NO
10	1	G10	NO	NO
11	1	G11	NO	NO
12	1	G12	NO	NO
13	1	F1	NO	NO
14	1	F2	NO	NO
15	1	F3	NO	NO
16	1	F4	NO	NO
17	1	F5	NO	NO
18	1	F6	NO	NO
19	1	F7	NO	NO
20	1	F8	NO	NO
21	1	F9	NO	NO
22	1	F10	NO	NO
23	1	F11	NO	NO
24	1	F12	NO	NO
25	1	S1	NO	NO
26	1	S2	NO	NO
27	1	S3	NO	NO
28	1	S4	NO	NO
29	1	S5	NO	NO
30	1	S6	NO	NO
31	1	S7	NO	NO
32	1	S8	NO	NO
33	1	S9	NO	NO

34	**1**	**S10**	**NO**	**NO**
35	**1**	**S11**	**NO**	**NO**
36	**1**	**S12**	**NO**	**NO**
37	**1**	**T1**	**NO**	**NO**
38	**1**	**T2**	**NO**	**NO**
39	**1**	**T3**	**NO**	**NO**
40	**1**	**T4**	**NO**	**NO**
41	**1**	**T5**	**NO**	**NO**
42	**1**	**T6**	**NO**	**NO**











RAMCO
SUPERGRADE



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.