Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	CASAGRAND ASTUTE PVT LTD
Project Name	**:**	CASAGRAND ZANORA
Project Registration No	**:**	TNRERA/29/BLG/0259/2025
Project Completion Date in Form 'C' / Form 'F'	**:**	31/01/2027
Quarter Ending	**:**	December 2025

Bank Name	**:**	ICICI Bank
Bank Branch	**:**	Adyar
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	777705250408
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	31971406.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	31971406.00
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	11	11	1758.69
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	sub structure works in progress
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 10% 2431
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

ICICI Bank

Detailed Statement

Name:	**CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA COLLECTION ACCOUNT**	A/C Branch:	**CHENNAI-ADYAR**
Address:	**NPL DEVI NEW NO 111,L B ROAD,THIRUVANMIYUR,,CHENNAI,CHENNAI,600041,TAMIL NADU,INDIA**	Branch Address:	**2/1, LB ROAD,CHENNAI - 600 020600020,CHENNAI,TAMIL NADU,INDIA**
A/C No:	**777705250407**	A/C Type:	**CAA**
Jt. Holder:		Cust ID:	**602388937**
Transaction Date from:	**13/01/2025**	Branch Code:	**0350**
Transaction Period:	**From 13/01/2025 To 12/01/2026**	IFSC Code:	**ICIC0000350**
Statement Request/Download Date:	**13/01/2026**	Account Currency:	**INR**

Advanced Search

Amount from:	**NA To NA**
Cheque number from:	**NA To NA**
Transaction remarks:	
Transaction type:	**CR**

Sl No	Tran Id	Value Date	Transaction Date	Transaction Posted Date	Cheque no / Ref No	Transaction Remarks	Withdrawal (Dr)	Deposit (Cr)	Balance
1	S55732653	28/Jul/2025	28/Jul/2025	28/07/2025 06:23:55 PM		UPI/557560129337/UPI/kdeepanraj006-1/ICICI Bank/ICIa1ac161977cb45b89da7a8c52de5f7fc		1.00	1.00
2	S56614254	28/Jul/2025	28/Jul/2025	28/07/2025 07:20:22 PM		BIL/INFT/EGW9694487/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	0.30		0.70
3	S56619341	28/Jul/2025	28/Jul/2025	28/07/2025 07:20:56 PM		BIL/INFT/EGW9694947/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	0.70		0.00
4	S28800198	04/Aug/2025	04/Aug/2025	04/08/2025 02:34:24 PM		RTGS-IDFBR62025080400186835-ARVIND KUMAR R-10234029430-IDFB0080132		20,00,000.00	20,00,000.00
5	S29198482	04/Aug/2025	04/Aug/2025	04/08/2025 03:11:49 PM		BIL/INFT/EH43624051/ ARVIND KUMAR R		5,00,000.00	25,00,000.00
6	S32004793	04/Aug/2025	04/Aug/2025	04/08/2025 07:21:21 PM		BIL/INFT/EH43749823/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	7,50,000.00		17,50,000.00
7	S32008738	04/Aug/2025	04/Aug/2025	04/08/2025 07:22:01 PM		BIL/INFT/EH43750349/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	17,50,000.00		0.00
8	S6498836	11/Aug/2025	11/Aug/2025	11/08/2025 05:42:14 PM		RTGS-IDFBR62025081100235835-ARVIND KUMAR R-10234029430-IDFB0080132		20,00,000.00	20,00,000.00
9	S6548570	11/Aug/2025	11/Aug/2025	11/08/2025 05:47:29 PM		BIL/INFT/EHF6759323/ ARVIND KUMAR R		20,00,000.00	40,00,000.00
10	S7038261	11/Aug/2025	11/Aug/2025	11/08/2025 06:25:53 PM		BIL/INFT/EHF6773357/ ARVIND KUMAR R		1,50,000.00	41,50,000.00

11	S7836624	11/Aug/2025	11/Aug/2025	11/08/2025 07:26:41 PM		BIL/INFT/EHF6797835/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	12,45,000.00		29,05,000.00
12	S7842350	11/Aug/2025	11/Aug/2025	11/08/2025 07:27:26 PM		BIL/INFT/EHF6800299/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	29,05,000.00		0.00
13	S67315355	18/Aug/2025	18/Aug/2025	18/08/2025 10:41:44 PM		BIL/INFT/EHM8840419/ SANKAR K		1,00,000.00	1,00,000.00
14	S74910069	19/Aug/2025	19/Aug/2025	19/08/2025 07:21:36 PM		BIL/INFT/EHN9085065/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
15	S74913901	19/Aug/2025	19/Aug/2025	19/08/2025 07:22:09 PM		BIL/INFT/EHN9086463/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
16	S82490075	20/Aug/2025	20/Aug/2025	20/08/2025 03:24:09 PM		CLG/STAT 5 2 00 00032 00 00/066333/SBI/09.08.2025		2,00,000.00	2,00,000.00
17	S83506472	20/Aug/2025	20/Aug/2025	20/08/2025 04:57:59 PM		CLG/DD/210991/CAB/11.08.2025		62,52,287.00	64,52,287.00
18	S93235914	21/Aug/2025	21/Aug/2025	21/08/2025 07:20:43 PM		BIL/INFT/EHP9740495/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	19,35,686.10		45,16,600.90
19	S93238103	21/Aug/2025	21/Aug/2025	21/08/2025 07:21:04 PM		BIL/INFT/EHP9739961/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	45,16,600.90		0.00
20	S12377745	24/Aug/2025	24/Aug/2025	24/08/2025 03:54:31 PM		UPI/560207294357/Santhosh and Ya/yamini.ca@okici/HDFC BANK LTD/ICIfa6038ab0f9c48569184352a38e8f9cf		1,00,000.00	1,00,000.00
21	S23850942	25/Aug/2025	25/Aug/2025	25/08/2025 07:21:10 PM		BIL/INFT/EHT0780362/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
22	S23857281	25/Aug/2025	25/Aug/2025	25/08/2025 07:21:57 PM		BIL/INFT/EHT0779659/DES-NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
23	S86033225	01/Sep/2025	01/Sep/2025	01/09/2025 11:37:20 AM		NEFT-HDFCN52025090142666841-KALAYAPPAN A N-0001-00041610106487-HDFC0000001		1,00,000.00	1,00,000.00

24	S9179 5830	01/Sep/20 25	01/Sep/2025	01/09/2025 07:22:55 PM		BIL/INFT/EI1360520 2/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
25	S9180 3792	01/Sep/20 25	01/Sep/2025	01/09/2025 07:23:38 PM		BIL/INFT/EI1360573 0/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
26	S1863 222	02/Sep/20 25	02/Sep/2025	02/09/2025 04:34:32 PM		RTGS- HDFCR5202509025 7029375- KALAYAPPAN A N- 00041610106487 - HDFC0000240		15,00,000 .00	15,00,000 .00
27	S3473 073	02/Sep/20 25	02/Sep/2025	02/09/2025 06:55:17 PM		CLG/R SATHIYAVATHY/13 2431/CAB/28.08.202 5		1,00,000. 00	16,00,000 .00
28	S3752 027	02/Sep/20 25	02/Sep/2025	02/09/2025 07:22:32 PM		BIL/INFT/EI2420406 8/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	4,50,000. 00		11,50,000 .00
29	S3755 967	02/Sep/20 25	02/Sep/2025	02/09/2025 07:22:58 PM		BIL/INFT/EI2420458 7/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	10,50,000 .00		1,00,000. 00
30	S1555 4676	03/Sep/20 25	03/Sep/2025	03/09/2025 07:21:47 PM		BIL/INFT/EI3470165 5/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
31	S1556 1061	03/Sep/20 25	03/Sep/2025	03/09/2025 07:22:31 PM		BIL/INFT/EI3470614 9/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
32	S4510 8126	06/Sep/20 25	06/Sep/2025	06/09/2025 01:10:12 PM		RTGS- HDFCR5202509065 8206211- KALAYAPPAN A N- 00041610106487 - HDFC0000240		6,00,000. 00	6,00,000. 00
33	S4882 3690	06/Sep/20 25	06/Sep/2025	06/09/2025 07:23:29 PM		BIL/INFT/EIA595526 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	1,80,000. 00		4,20,000. 00
34	S4882 5933	06/Sep/20 25	06/Sep/2025	06/09/2025 07:23:57 PM		BIL/INFT/EIA595553 6/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	4,20,000. 00		0.00
35	S7384 3964	20/Sep/20 25	20/Sep/2025	20/09/2025 11:40:58 AM		NEFT- HDFCN5202509208 3323200- KALAYAPPAN A N- 0001- 00041610106487- HDFC0000001		1,00,000. 00	1,00,000. 00
36	M3394 161	20/Sep/20 25	20/Sep/2025	20/09/2025 04:31:24 PM		CLG/NITHYA M/011531/UBI/13.09. 20251909202560022900001600088010 04970		1,00,000. 00	2,00,000. 00

37	S7772 2849	20/Sep/20 25	20/Sep/2025	20/09/2025 07:26:36 PM		BIL/INFT/EIO003859 2/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	60,000.00		1,40,000. 00
38	S7772 6006	20/Sep/20 25	20/Sep/2025	20/09/2025 07:27:20 PM		BIL/INFT/EIO004130 3/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	1,40,000. 00		0.00
39	S9780 4309	23/Sep/20 25	23/Sep/2025	23/09/2025 12:04:18 PM		NEFT- HDFCN5202509238 7010901- SANTHOSH S-0001- 50100127130180- HDFC0000001		1,00,000. 00	1,00,000. 00
40	S1993 672	23/Sep/20 25	23/Sep/2025	23/09/2025 07:24:29 PM		BIL/INFT/EIR071814 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
41	S1999 219	23/Sep/20 25	23/Sep/2025	23/09/2025 07:25:07 PM		BIL/INFT/EIR072054 8/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
42	S3225 8950	26/Sep/20 25	26/Sep/2025	26/09/2025 07:55:19 PM		TRF/MS MEENA VEDHANAYA/00006 4/ICI/22.09.2025		3,00,000. 00	3,00,000. 00
43	S3231 4143	26/Sep/20 25	26/Sep/2025	26/09/2025 08:03:29 PM		REJECT:64:DRAWER S SIGNATURE DIFFERS	3,00,000. 00		0.00
44	S9047 9979	02/Oct/20 25	02/Oct/2025	02/10/2025 03:28:47 PM		RTGS- HDFCR5202510026 7612590- SANTHOSH S- 50100127130180 - HDFC0000240		50,00,000 .00	50,00,000 .00
45	S9597 8689	03/Oct/20 25	03/Oct/2025	03/10/2025 09:09:26 AM		RTGS- HDFCR5202510036 7477939- SANTHOSH S- 50100127130180 - HDFC0000240		50,00,000 .00	1,00,00,0 00.00
46	S3260 357	03/Oct/20 25	03/Oct/2025	03/10/2025 07:30:12 PM		BIL/INFT/EJ3424893 3/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,00,000 .00		70,00,000 .00
47	S3267 817	03/Oct/20 25	03/Oct/2025	03/10/2025 07:30:50 PM		BIL/INFT/EJ3424987 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,00,000 .00		0.00
48	S7297 659	04/Oct/20 25	04/Oct/2025	04/10/2025 07:05:43 AM		RTGS- HDFCR5202510046 8134869- SANTHOSH S- 50100127130180 - HDFC0000240		32,18,906 .00	32,18,906 .00
49	S1494 9277	04/Oct/20 25	04/Oct/2025	04/10/2025 07:26:21 PM		BIL/INFT/EJ4466154 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	9,65,671. 80		22,53,234 .20
50	S1495 2541	04/Oct/20 25	04/Oct/2025	04/10/2025 07:26:44 PM		BIL/INFT/EJ4466196 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	22,53,234 .20		0.00

51	S4230 8167	07/Oct/20 25	07/Oct/2025	07/10/2025 10:27:08 AM		BIL/INFT/EJB556685 7/U202 Zanora/ KUJAMBU MURALID		1,00,000. 00	1,00,000. 00
52	S4937 1156	07/Oct/20 25	07/Oct/2025	07/10/2025 07:27:45 PM		BIL/INFT/EJB577500 1/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
53	S4937 8334	07/Oct/20 25	07/Oct/2025	07/10/2025 07:28:22 PM		BIL/INFT/EJB577541 8/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
54	S7136 3464	09/Oct/20 25	09/Oct/2025	09/10/2025 08:11:20 PM		TRF/MR KUJAMBU MURALID/000465/IC I/06.10.2025		1,00,000. 00	1,00,000. 00
55	S7142 3385	09/Oct/20 25	09/Oct/2025	09/10/2025 08:19:02 PM		REJECT:465:FUNDS INSUFFICIENT	1,00,000. 00		0.00
56	S5718 069	13/Oct/20 25	13/Oct/2025	13/10/2025 03:44:36 PM		CLG/NITHYA M/011532/UBI/29.09. 2025		10,00,000 .00	10,00,000 .00
57	S7248 348	13/Oct/20 25	13/Oct/2025	13/10/2025 05:30:58 PM		REJECT:11532:OTHE R REASONS - CONNECTIVITY FAILURE	10,00,000 .00		0.00
58	M3676 559	13/Oct/20 25	14/Oct/2025	14/10/2025 08:07:48 PM		CLG/NITHYA M/011532/UBI/29.09. 2025131020256002 2900001600088010 14460		10,00,000 .00	10,00,000 .00
59	S3126 8884	15/Oct/20 25	15/Oct/2025	15/10/2025 07:41:07 PM		BIL/INFT/EJJ8168290 /DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	3,00,000. 00		7,00,000. 00
60	S3127 7737	15/Oct/20 25	15/Oct/2025	15/10/2025 07:41:56 PM		BIL/INFT/EJJ8168882 /DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	7,00,000. 00		0.00
61	M3442 13	30/Oct/20 25	30/Oct/2025	30/10/2025 08:15:16 AM		CLG/NITHYA M/011534/UBI/18.10. 2025291020256002 2900001600088010 11930		13,27,212 .00	13,27,212 .00
62	S5093 3797	30/Oct/20 25	30/Oct/2025	30/10/2025 07:45:37 PM		BIL/INFT/EJY143554 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	3,98,163. 60		9,29,048. 40
63	S5094 3013	30/Oct/20 25	30/Oct/2025	30/10/2025 07:46:40 PM		BIL/INFT/EJY143615 0/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	9,29,048. 40		0.00
64	S2739 7023	19/Dec/20 25	19/Dec/2025	19/12/2025 09:35:43 AM		NEFT- HDFCH0068354831 9-KALAYAPPAN A N-0001- 00041610106487- HDFC0000001		1,00,000. 00	1,00,000. 00
65	S3262 8429	19/Dec/20 25	19/Dec/2025	19/12/2025 07:01:47 PM		BIL/INFT/ELN625569 7/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00

66	S3262 8042	19/Dec/20 25	19/Dec/2025	19/12/2025 07:01:52 PM		BIL/INFT/ELN625572 4/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00
67	S8291 8762	05/Jan/20 26	05/Jan/2026	05/01/2026 12:09:14 PM		NEFT- HDFCH0071655360 7-KALAYAPPAN A N-0001- 00041610106487- HDFC0000001		1,23,000. 00	1,23,000. 00
68	S8863 1548	05/Jan/20 26	05/Jan/2026	05/01/2026 07:01:12 PM		BIL/INFT/FA5112932 0/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	36,900.00		86,100.00
69	S8863 2256	05/Jan/20 26	05/Jan/2026	05/01/2026 07:01:18 PM		BIL/INFT/FA5112718 7/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	86,100.00		0.00
70	S9476 9502	06/Jan/20 26	06/Jan/2026	06/01/2026 12:15:02 PM		NEFT- KKBKH2600695309 9-ABHISHEK KRISHNAKUMAR- PAYMENT- 0250255571- KKBK0000958		25,000.00	25,000.00
71	S9959 2925	06/Jan/20 26	06/Jan/2026	06/01/2026 07:01:05 PM		BIL/INFT/FAA14748 67/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	7,500.00		17,500.00
72	S9959 4031	06/Jan/20 26	06/Jan/2026	06/01/2026 07:01:09 PM		BIL/INFT/FAA14748 95/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	17,500.00		0.00
73	S6123 136	07/Jan/20 26	07/Jan/2026	07/01/2026 12:02:47 PM		NEFT- KKBKH2600780700 0-ABHISHEK KRISHNAKUMAR- PAYMENT- 0250255571- KKBK0000958		75,000.00	75,000.00
74	S1169 9634	07/Jan/20 26	07/Jan/2026	07/01/2026 07:01:11 PM		BIL/INFT/FAB179632 8/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	22,500.00		52,500.00
75	S1169 9882	07/Jan/20 26	07/Jan/2026	07/01/2026 07:01:15 PM		BIL/INFT/FAB179637 0/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	52,500.00		0.00
76	S4134 8825	10/Jan/20 26	10/Jan/2026	10/01/2026 06:45:44 PM		UPI/116985151059/ Casagrand Zanor/pradeepmailfil e/HDFC BANK LTD/HDFf2748bbdb 8db453c8d0b0906a b9e6646		50,000.00	50,000.00
77	S4696 2164	11/Jan/20 26	11/Jan/2026	11/01/2026 07:09:59 PM		UPI/117038909988/ Casagrand Zanor/pradeepmailfil e/HDFC BANK LTD/HDF15b1770b1 3824092a6ac97157 a2b2287		50,000.00	1,00,000. 00

78	S5809 8668	12/Jan/20 26	12/Jan/2026	12/01/2026 07:01:06 PM		BIL/INFT/FAG31058 95/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA CURRENTACCOUNT CASAGRAND	30,000.00		70,000.00
79	S5809 9210	12/Jan/20 26	12/Jan/2026	12/01/2026 07:01:09 PM		BIL/INFT/FAG31069 06/DES- NA/CASAGRAND ASTUTE PRIVATE LIMITED CASAGRAND ZANORA RERA DESIGNATED ACCOUNT	70,000.00		0.00

Page Total

Opening Bal:	**0.00**
Withdrawls:	**3,33,71,406.00**
Deposits:	**3,33,71,406.00**
Closing Bal:	**0.00**

Legends Used in Account Statement

1. BBPS - Bharat Bill Payment Service
2. BCTT - Banking Cash Transaction Tax
3. BIL - Internet Bill payment or funds transfer to Third party
4. BPAY - Bill payment
5. CCWD - Cardless Cash Withdrawal
6. DTAX - Direct Tax
7. EBA - Transaction on ICICI Direct
8. IDTX - Indirect Tax
9. IMPS - Immediate Payment Service
10. INF - Internet fund transfer in linked accounts
11. INFT - Internal Fund Transfer (Within ICICI Bank)
12. LCCBRN CMS - Local cheque collection
13. LNPY - Linked loan payment
14. MMT - Mobile Money Transfer (Insta FT - IMPS)
15. N chg - NEFT Charges
16. NEFT - National Electronics Funds Transfer System (Other Bank Fund transfer)
17. ONL - Online Shopping transaction (Payment done on third party website)
18. PAC - Personal Accident cover
19. PAVC - Pay any Visa credit card
20. PAYC - Pay to Contact
21. RCHG - Recharge
22. SMO - Smart Money order
23. T Chg - Travel Charges
24. TOP - Mobile recharge
25. UCCBRN CMS - Upcountry cheque collection
26. VAT / MAT / NFS - Cash withdrawal at other bank ATM
27. VPS / IPS - Debit card transaction
28. BIL - To third party is for RIB
29. GIB - Tax & Statutory payment,EPFO, ESIC
30. CMS - Internet bulk payment fund trf

----------End Of Statement----------

"CASAGRAND ZANORA", Plot No. A, B & C, Door No. 7, 7A & 21, Canal Bank Road, Kasturibai Nagar, Adyar, Chennai - 600020, Comprised in Old Survey No. 7/9 Part, T.S.Nos. 66/2, 66/3, 66/4 & 66/5, Block No. 9 of Pallipattu Village, Chennai Dist,

TNRERA BOOKING STATEMENT TILL SEPTEMBER '25

S.NO	Customer Name	BLOCK	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	RERA CARPET AREA (sec 2(k)) (Sq ft)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE BALCONY (Sq ft)	EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE	PROPORTIONATE COMMON AREA (Sq.m)	PROPORTIONATE COMMON AREA (Sq ft)	TOTAL AREA (Sq.m)	TOTAL AREA (Sq ft)	TOTAL AREA Roundoff (Sq ft)	UDS LAND AREA AS PER DOCUMENT (Sq.m)	UDS LAND AREA AS PER DOCUMENT (Sq ft)	CAR PARKING	
																		COVERED &TCP	OPEN
1	Aravind Kumar R	1	FIRST FLOOR	105	3BHK	122.04	1313.639	8.95	96.3378	0.00	14.70812	158.316735	163.7205	1762.27084	1762	73.95393	796.0401	1	0
2	Santhosh	1	SECOND FLOOR	201	3BHK	128.35	1381.559	5	53.82	0.00	14.77483	159.034823	164.4631	1770.2641	1770	74.28937	799.6508	1	0
3	Thenammal/Kalayappan	1	THIRD FLOOR	305	3BHK	122.04	1313.639	8.95	96.3378	0.00	14.70812	158.316735	163.7205	1762.27084	1762	73.95393	796.0401	1	0
			TOTAL			372.43	4008.837	22.9	246.4956	0	44.19107	475.668293	491.904	5294.80579	5294	222.1972	2391.731	3	0


GPS Map Camera
Chennai, Tamil Nadu, India
263x+5cx, Canal Bank Rd, Kasturba Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.002952° Long 80.248609°
Monday, 12/01/2026 03:20 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
5/14, Kasturba Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.003063° Long 80.24882°
Monday, 12/01/2026 03:23 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
5/14, Kasturba Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.003062° Long 80.248817°
Monday, 12/01/2026 03:23 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Tvs Ramky Godown, Canal Bank Rd, Rukmani Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.00304° Long 80.248692°
Monday, 12/01/2026 03:22 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
5/14, Kasturba Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.00308° Long 80.248838°
Monday, 12/01/2026 03:24 PM GMT +05:30
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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
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hello@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.