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™
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	Rajarathnam Construction Private Limited represented by its Managing Director Mr.A.Rathinam
Project Name	**:**	RC ROSE WOOD
Project Registration No	**:**	TN/29/Building/0074/2025
Project Completion Date in Form 'C' / Form 'F'	**:**	31/05/2028
Quarter Ending	**:**	March 2026

Bank Name	**:**	State Bank of India
Bank Branch	**:**	SMALL AND MEDIUM ENTERPRISES BRANCH EGMORE
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	43664458105
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%)	**:**	
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	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	SINGLE RC ROSEWOOD	UPTO FOURTH FLOOR ROOF COMPLETED FIFTH FLOOR ROOF WORK IS IN PROGRESS
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	0	0
3	Status of other Common Amenities as indicated in the Construction Agreement	0	0

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 70% 1050
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

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, CHENNAI
NO.18/3,2ND FLOOR,SIGAPPIACHI BUILDING,
RUKMINI LAKSHMIPATHY ROAD, EGMORE
Pin Code : 600017

RAJARATHNAM CONSTRUCTION (P) LTD
20 ANDERSON ROAD

AYANAVARAM CHENNAI -600023
Chennai
Pin Code : 600023

Branch Code : 13241
Branch Email : sbi.13241@sbi.co.in
Branch Phone : 9894380657

Date of Statement : 07-05-2026
Time of Statement : 14:01:11
Cleared Balance : 1.00CR
Uncleared Amount : 0.00
+MOD Bal : 0.00
Limit : 0.00
Monthly Avg Balance : 0.00
Interest Rate : 0.00 % p.a.
Drawing Power : 0.00
Account Open Date : 30-12-2024

CIF No : 85005219640
Account No : 43664458105
Product : REALTORS CURRENT ACCOUNT TWO
IFSC Code : SBIN0013241
MICR Code : 600002183
Currency : INR
Account Status : OPEN
Nominee Name :
CKYC No : XXXXXXXXXX6703
Email : Not Available

Statement From : 01-01-2026 To 31-03-2026

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				2,701.00CR
29-01-2026	29-01-2026	DEP TFR 0043997718857 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI			44,80,000.00	44,82,701.00 CR
30-01-2026	30-01-2026	WDL TFR TRANSFER OF FUNDS AS PER CUSTOMER REQUEST 0043997718813 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI		44,80,000.00		2,701.00CR
25-03-2026	25-03-2026	DEP TFR 0043997718857 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI			22,05,000.00	22,07,701.00 CR
26-03-2026	26-03-2026	WDL TFR PRINCIPAL RECOVERY 0042273720898 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI		22,07,700.00		1.00CR
31-03-2026	31-03-2026	DEP TFR 0043997718857 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI			25,20,000.00	25,20,001.00 CR
31-03-2026	31-03-2026	WDL TFR As per customer request 0043997718813 OF RAJARATHNAM CONSTRUCTI AT 13241 SME BRANCH, CHENNAI		25,20,000.00		1.00CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		CLOSING BALANCE				1.00CR

Statement Summary : 01-01-2026 To 31-03-2026

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
2,701.00CR	3	3	92,07,700.00	92,05,000.00	1.00CR

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder Please Check The Transaction With Extra Care.

Last transaction date and time appearing in this statement is 31-03-2026 & 18:55:15:87

---END OF STATEMENT---

"RC-ROSE WOOD" S.NO:240/8A4A VILANGADUPAKKAM VILLAGE
Stilt + 5 Floors with 18.30 m Height (50 Dwelling Units)
FLAT DETAILS

SI.NO.	FLAT NO. AS IN APPROVED PLAN	FLAT BOOKED (YES/NO)	UDS REGISTERED (YES/NO)
1	A-1	NO	NO
2	B-1	NO	NO
3	C-1	NO	NO
4	D-1	NO	NO
5	E-1	NO	NO
6	F-1	NO	NO
7	G-1	NO	NO
8	H-1	NO	NO
9	J-1	NO	NO
10	K-1	NO	NO
11	A-2	NO	NO
12	B-2	NO	NO
13	C-2	NO	NO
14	D-2	NO	NO
15	E-2	NO	NO
16	F-2	NO	NO
17	G-2	NO	NO
18	H-2	NO	NO
19	J-2	NO	NO
20	K-2	NO	NO
21	A-3	NO	NO
22	B-3	NO	NO
23	C-3	NO	NO
24	D-3	NO	NO
25	E-3	NO	NO
26	F-3	NO	NO
27	G-3	NO	NO
28	H-3	NO	NO
29	J-3	NO	NO
30	K-3	NO	NO

31	A-4	NO	NO
32	B-4	NO	NO
33	C-4	NO	NO
34	D-4	NO	NO
35	E-4	NO	NO
36	F-4	NO	NO
37	G-4	NO	NO
38	H-4	NO	NO
39	J-4	NO	NO
40	K-4	NO	NO
41	A-5	NO	NO
42	B-5	NO	NO
43	C-5	NO	NO
44	D-5	NO	NO
45	E-5	NO	NO
46	F-5	NO	NO
47	G-5	NO	NO
48	H-5	NO	NO
49	J-5	NO	NO
50	K-5	NO	NO





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

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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.