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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	N M PROMOTERS
Project Name	**:**	AVANTIKA
Project Registration No	**:**	TNRERA/35/BLG/0323/2025
Project Completion Date in Form 'C' / Form 'F'	**:**	15/12/2025
Quarter Ending	**:**	September 2025

Bank Name	**:**	HDFC Bank
Bank Branch	**:**	BAZULLAH ROAD T NAGAR
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	50200096038130
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	11106640.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	11080000.00
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	10	10	675.89
2	UDS Registered	10	10	558.21

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	COMPLETED
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	1	98%
3	Status of other Common Amenities as indicated in the Construction Agreement	1	98%

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 98% 50
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 98% 50

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

HDFC BANK
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M/S. N M PROMOTERS-AVANTHIKA-RERA A/C
38/74 BAZULLAH ROAD MASS TOWER
IFLOOR T NAGAR
.
CHENNAI 600017
TAMIL NADU
JOINT HOLDERS :

Nomination : Not Registered

Account Branch : T NAGAR BAZULLAH ROAD
Address : HDFC BANK LTD, NO 10, 2 SWATHI APARTMENTS, GROUND FLOOR BAZULLAH ROAD, T NAGAR, CHENNAI
City : CHENNAI
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0 Currency : INR
Email : VMADALAA@GMAIL.COM
Cust ID : 286577204
Account No : 50200096038130 OTHER
A/C Open Date : 09/05/2024
Account Status : Regular
RTGS/NEFT IFSC : HDFC0007968 MICR : 600240187
Branch Code : 7968
Account Type : RERA CA RETAIL (1092)

Statement From : 01/04/2025 To : 29/03/2026

	ERS AVANTHIKA RERA AC-BARBU26066170836					
08/03/26	FT-50100075569943-ADVANCE FOR FT 305-G A RUN PRASAD-FTIMPS085551	0000FTIMPS085551	08/03/26		100,000.00	726,640.(
08/03/26	NEFT CR-SCBL0036001-JALAJAKSHI R-NM PROMOTERS-SCBLH06700524456	SCBLH06700524456	08/03/26		100,000.00	826,640.(
09/03/26	CHQ DEP-CTS CLG2-CHENNAI RK SALAI - CTS: RATHI RK :STATE BANK OF INDIA	0000000000900844	09/03/26		350,000.00	1,176,640.(
09/03/26	CHQ DEP-CTS CLG2-CHENNAI RK SALAI - CTS: RATHI RK :STATE BANK OF INDIA	0000000000900842	09/03/26		350,000.00	1,526,640.(
12/03/26	FT - DR - 50200094646660 - N M PROMOTERS	0000000000000002	12/03/26	1,500,000.00		26,640.(
16/03/26	RTGS CR-CBIN0283135-GURUSWAMY-N M PROMOT ERS-AVANTHIKA-RERA A/C -CBINR520260316 10021608	CBINR52026031610021608	16/03/26		650,000.00	676,640.(
26/03/26	FT - DR - 50200094646660 - N M PROMOTERS	0000000000000003	26/03/26	650,000.00		26,640.

STATEMENT SUMMARY :-

Opening Balance	Dr Count	Cr Count	Debits	Credits	Closing Bal
0.00	4	14	4,580,000.00	4,606,640.00	26,640.00

Generated On: 30-MAR-2026 17:31:00 **Generated By: 286577204** **Requesting Branch Code: 7968**

HDFC BANK LTD. CHENNAI 600 017 7968 BAZULLAH ROAD, T. NAGAR

This is a computer generated statement and d not require signature.

HDFC BANK LIMITED

*Closing balance includes funds earmarked for hold and uncleared funds

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.The address on this statement is that on record with the Bank as at the day of requesting this statement.

State account branch GSTN:33AAACH2702H1Z7

HDFC Bank GSTIN number details are available at https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax.

Registered Office Address: HDFC Bank House,Senapati Bapat Marg,Lower Parel,Mumbai 400013

HDFC BANK
We understand your world

M/S. N M PROMOTERS-AVANTHIKA-RERA A/C
38/74 BAZULLAH ROAD MASS TOWER
IFLOOR T NAGAR
.
CHENNAI 600017
TAMIL NADU

JOINT HOLDERS :

Nomination : Not Registered

Account Branch : T NAGAR BAZULLAH ROAD
Address : HDFC BANK LTD, NO 10, 2
SWATHI APARTMENTS, GROUND FLOOR
BAZULLAH ROAD, T NAGAR, CHENNAI
City : CHENNAI
State : TAMIL NADU
Phone no. : 18002600/18001600
OD Limit : 0 Currency : INR
Email : VMADALAA@GMAIL.COM
Cust ID : 286577204
Account No : 50200096038130 OTHER
A/C Open Date : 09/05/2024
Account Status : Regular
RTGS/NEFT IFSC : HDFC0007968 MICR : 600240187
Branch Code : 7968
Account Type : RERA CA RETAIL (1092)

Statement From : 01/04/2025 To : 29/03/2026

Date	Narration	Chq./Ref.No.	Value Dt	Withdrawal Amt.	Deposit Amt.	Closing Balance
23/12/25	UPI-S SIVA KRISHNA-SHIVASUDI-1@OKHDFCBANK-HDFC0000206-116075634732-FLAT BOOKING ADVAN	0000116075634732	23/12/25		95,000.00	95,000.0
11/02/26	NEFT CR-IBKL0NEFT01-BALAJI VENKATARAMAN-NM PROMOTERS AVANTHIKA RERA AC-0211I2973 8328341	0211i29738328341	11/02/26		62,000.00	157,000.0
14/02/26	00821140190986-TPT-SANKARA 207-SANKARASUBRAMANIAN C	0000000293400945	14/02/26		11.00	157,011.0
17/02/26	CHQ DEP - CTS CLG1 - RK SALAI BRANCH: MR DILAWAR SINGH :STATE BANK OF INDIA	0000000000449066	17/02/26		1,200,000.00	1,357,011.0
23/02/26	NEFT CR-IBKL0NEFT01-BALAJI VENKATARAMAN-NM PROMOTERS AVANTHIKA RERA AC-0223I2975 5449761	0223i29755449761	23/02/26		619,629.00	1,976,640.0
23/02/26	FT - DR - 50200094646660 - N M PROMOTERS	0000000000000001	23/02/26	1,950,000.00		26,640.0
03/03/26	CHQ DEP-CTS CLG2-CHENNAI RK SALAI - CTS: SRIRADHA T :BANK OF BARODA	0000000000000035	03/03/26		480,000.00	506,640.0
03/03/26	CHQ DEP RET- ADVICE NOT RECEIVED	0000000000000035	03/03/26	480,000.00		26,640.0
06/03/26	NEFT CR-BARB0KKNAGA-SRIRADHA T-NM PROMOTERS AVANTHIKA RERA AC-BARBF26065431881	BARBF26065431881	06/03/26		200,000.00	226,640.0
06/03/26	IMPS-606512820970-NAVANEESH K-FDRL-XXXXXXXXXX8651-N M PROMOTERSAVANTHIKARERA AC	0000606512820970	06/03/26		200,000.00	426,640.0
07/03/26	NEFT CR-BARB0KKNAGA-SRIRADHA T-NM PROMOT	BARBU26066170836	07/03/26		200,000.00	626,640.0

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s N M PROMOTERS
Project Name	:	"AVANTIKA "
Project Registration No.	:	**TNRERA/35/BLG/0323/2025**
Project Registration Date	:	25-09-2025
Project Completion Date	:	28-03-2026
Quarter Ending	:	(March/June/September/December) Year 20.....

RERA Separate Bank A/c Details

Bank Name	:	HDFC Bank
Bank Branch	:	BAZULLAH ROAD BRANCH
Bank A/c No.	:	50200096038130

Amount collected from the allottees and deposited in the RERA A/c	:	1,11,06,640/—
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	(As per statement Enclosed)
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

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 b) UDS Registered	11 nos	Sqm Sqm

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	**F8- First floor**	Yes	Yes
2	**F5 – First Floor**	Yes	Yes
3	**S1 – Second floor**	Yes	Yes
4	**S4- Second floor**	Yes	Yes
5	**S10- Second floor**	Yes	Yes
6	**T2- Third Floor**	Yes	Yes
7	**T4- Third Floor**	Yes	Yes
8	**T10 –Third Floor**	Yes	Yes
9	**F10- Fourth Floor**	Yes	Yes
10			

B. Construction

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

	Agreement		

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. in Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ---------- (in PDF Format) is enclosed.

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

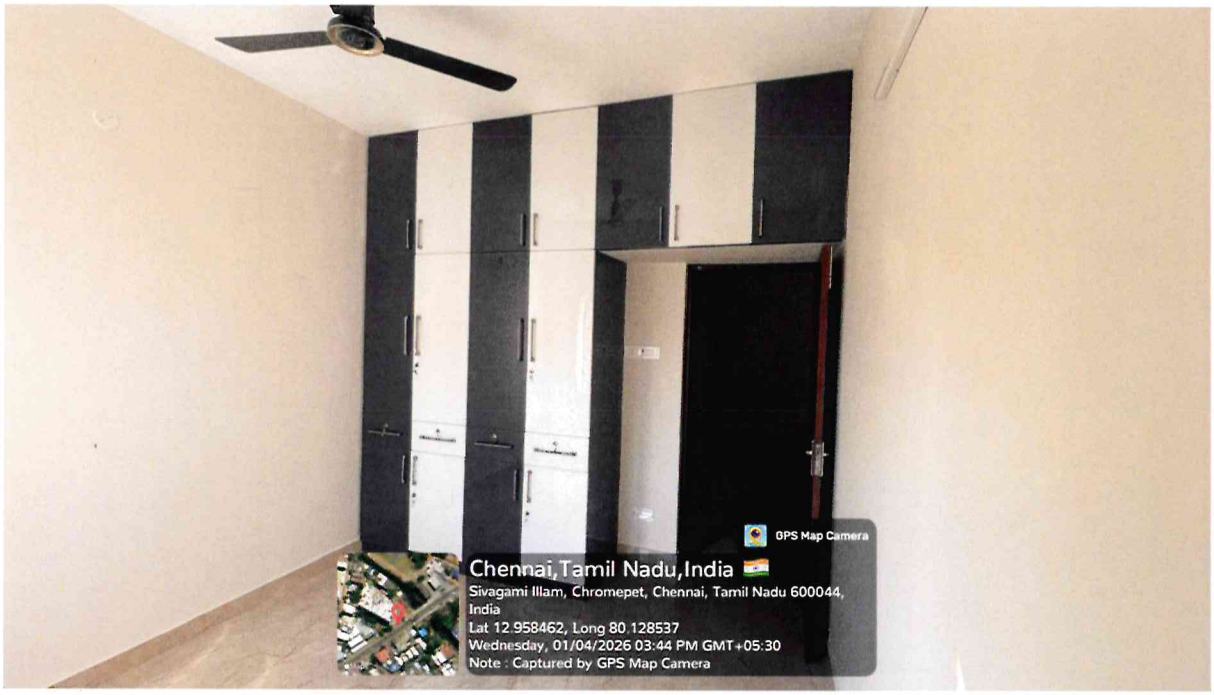
Signed by Chartered Accountant

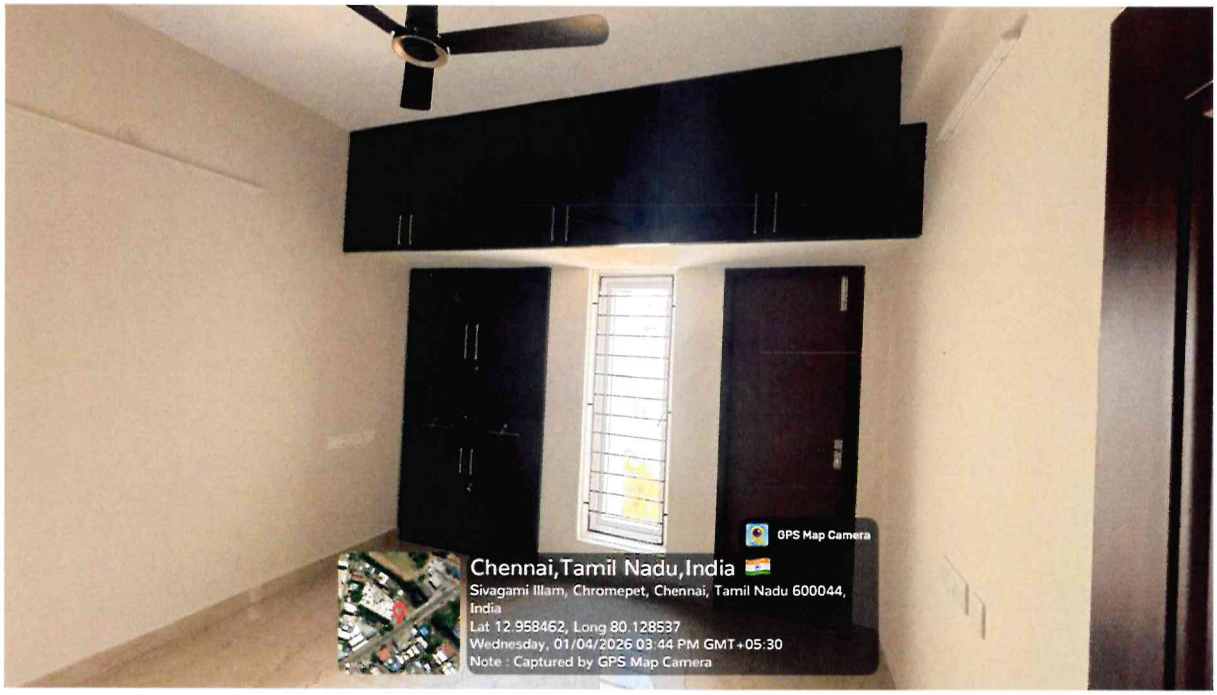
Signed by Promoter

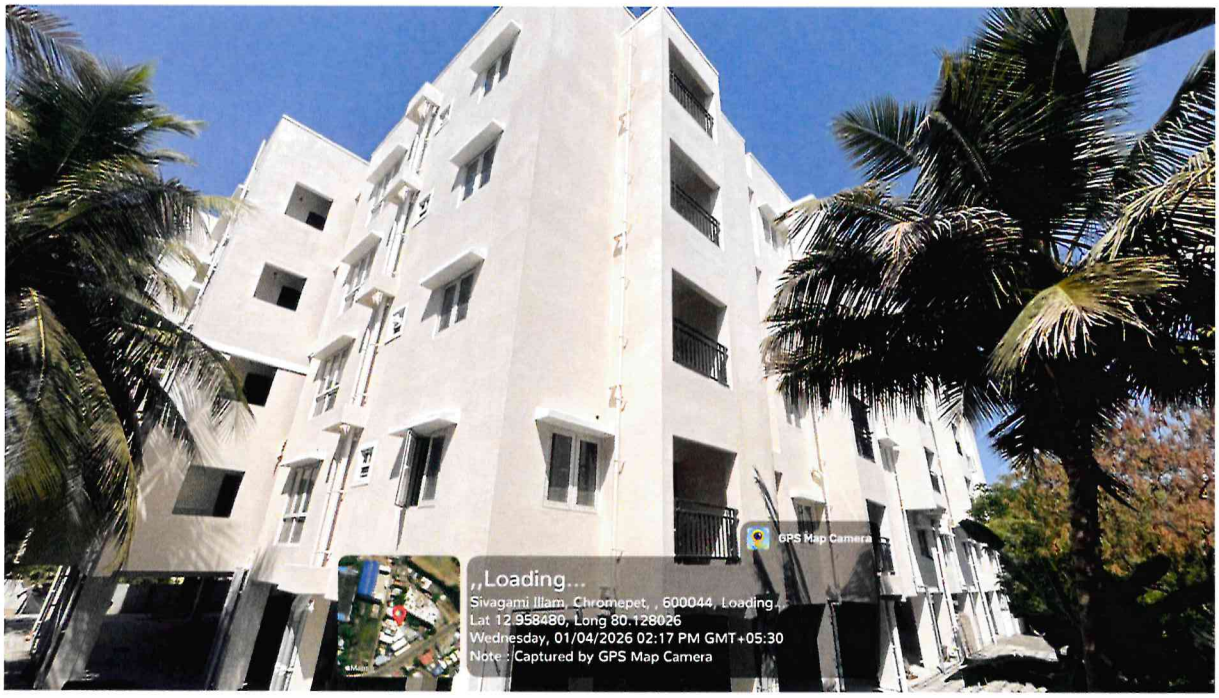

GPS Map Camera
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NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958727, Long 80.128322
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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Note : Captured by GPS Map Camera


GPS Map Camera
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NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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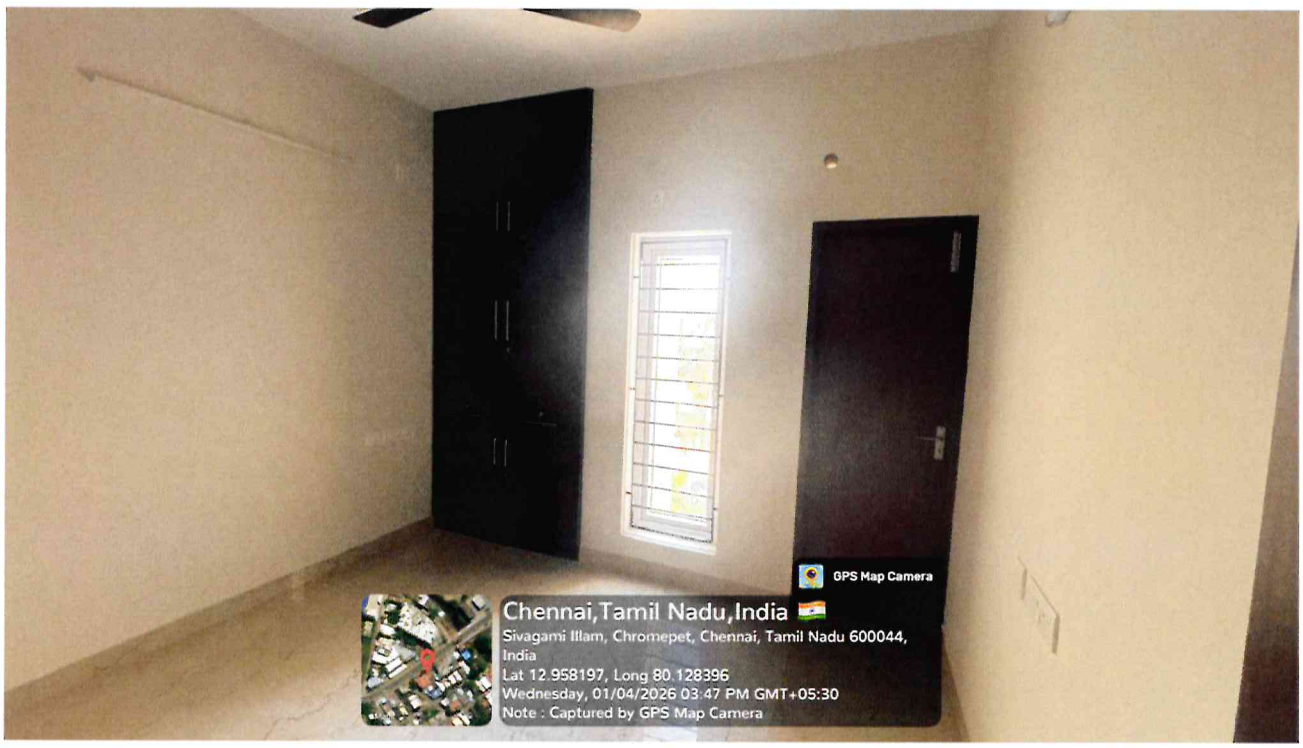

GPS Map Camera
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Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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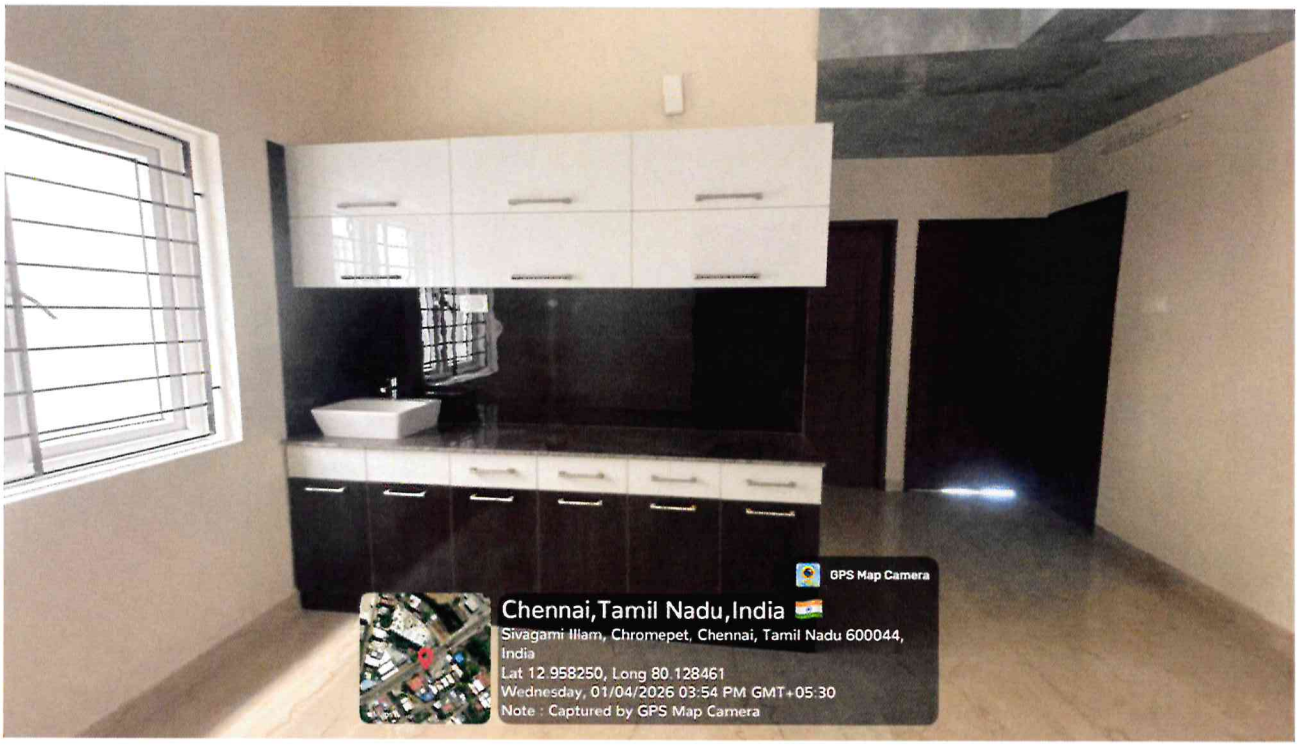

GPS Map Camera
Chennai,Tamil Nadu,India
Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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Note : Captured by GPS Map Camera


GPS Map Camera
,,Loading...
Sivagami Illam, Chromepet, , 600044, Loading,,
Lat 12.958480, Long 80.128026
Wednesday, 01/04/2026 02:17 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
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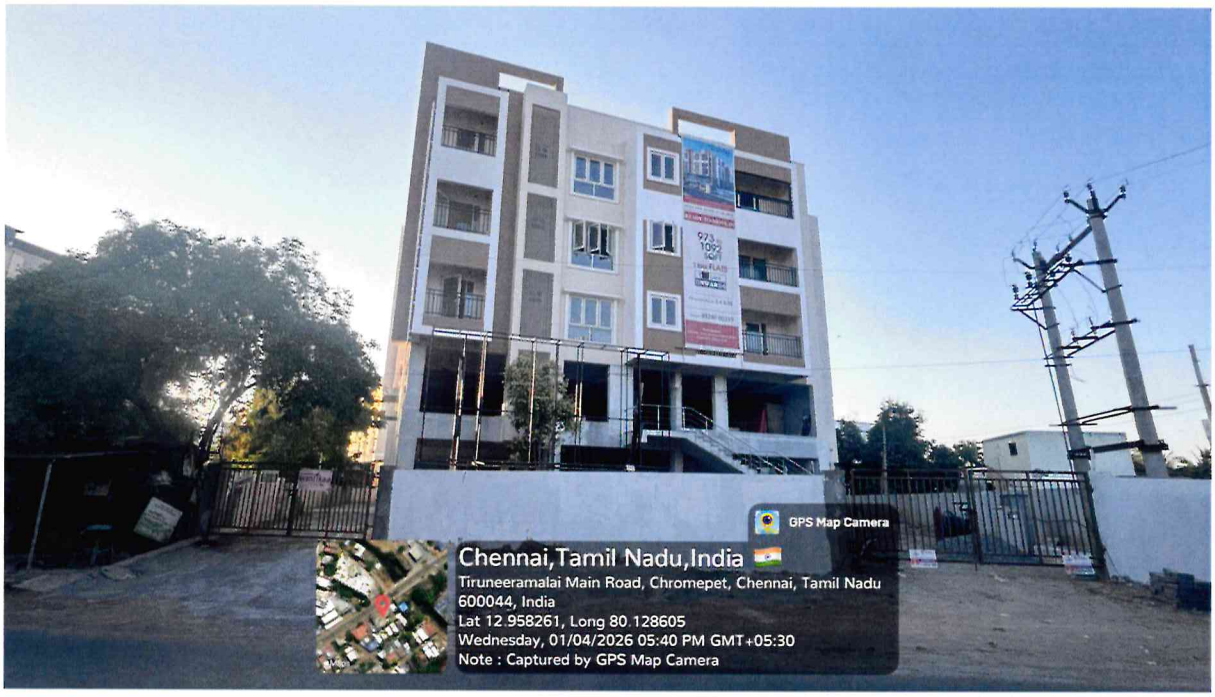

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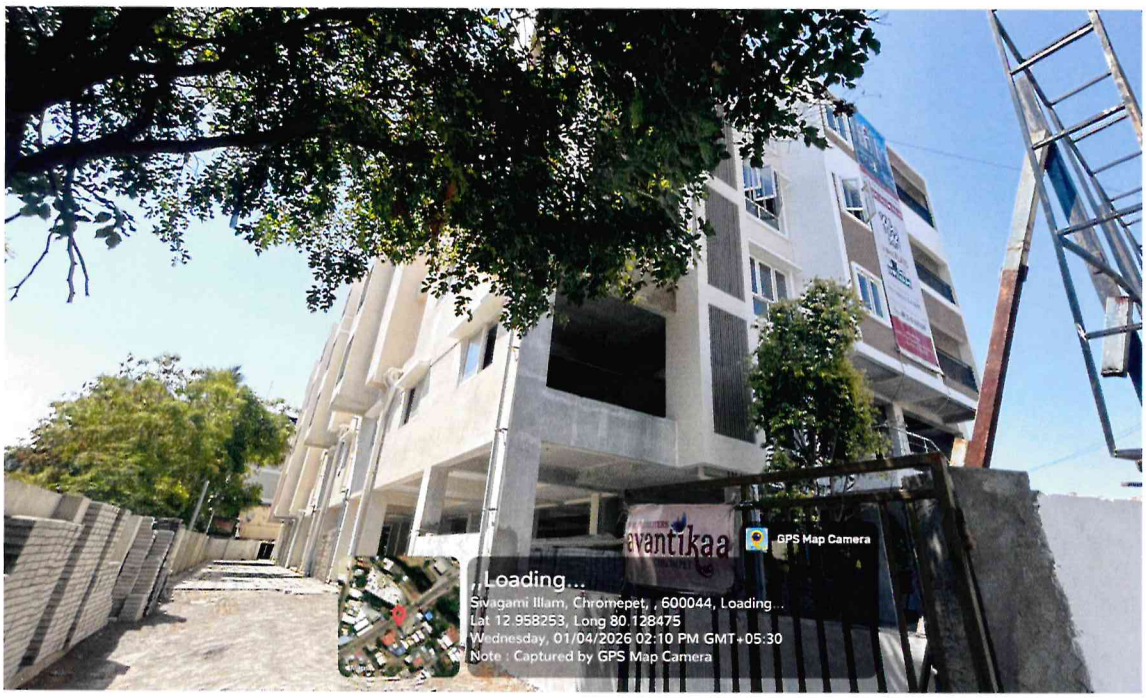

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GPS Map Camera
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Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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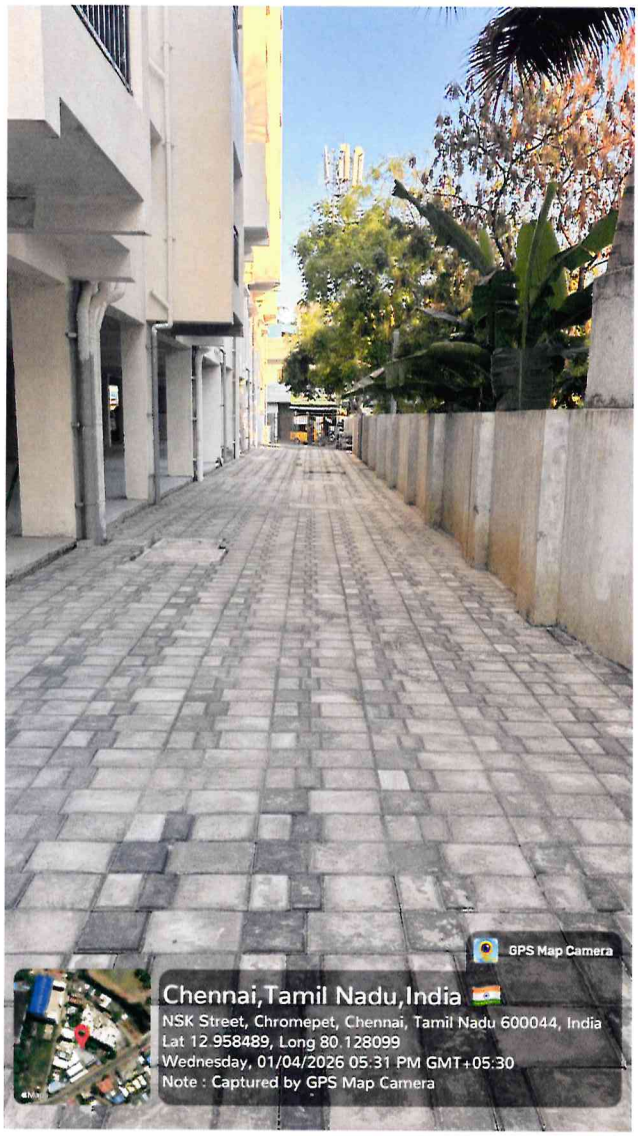

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NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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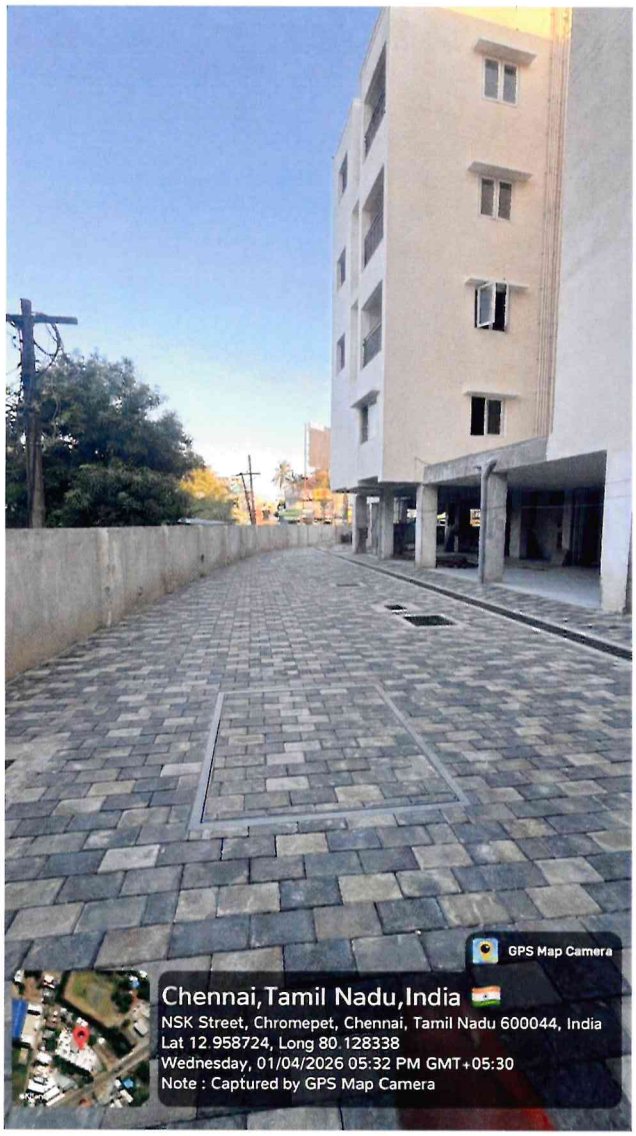

GPS Map Camera
Chennai,Tamil Nadu,India
Sivagami Illam, Chromepet, Chennai, Tamil Nadu 600044, India
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Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Tiruneeramalai Main Road, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958261, Long 80.128605
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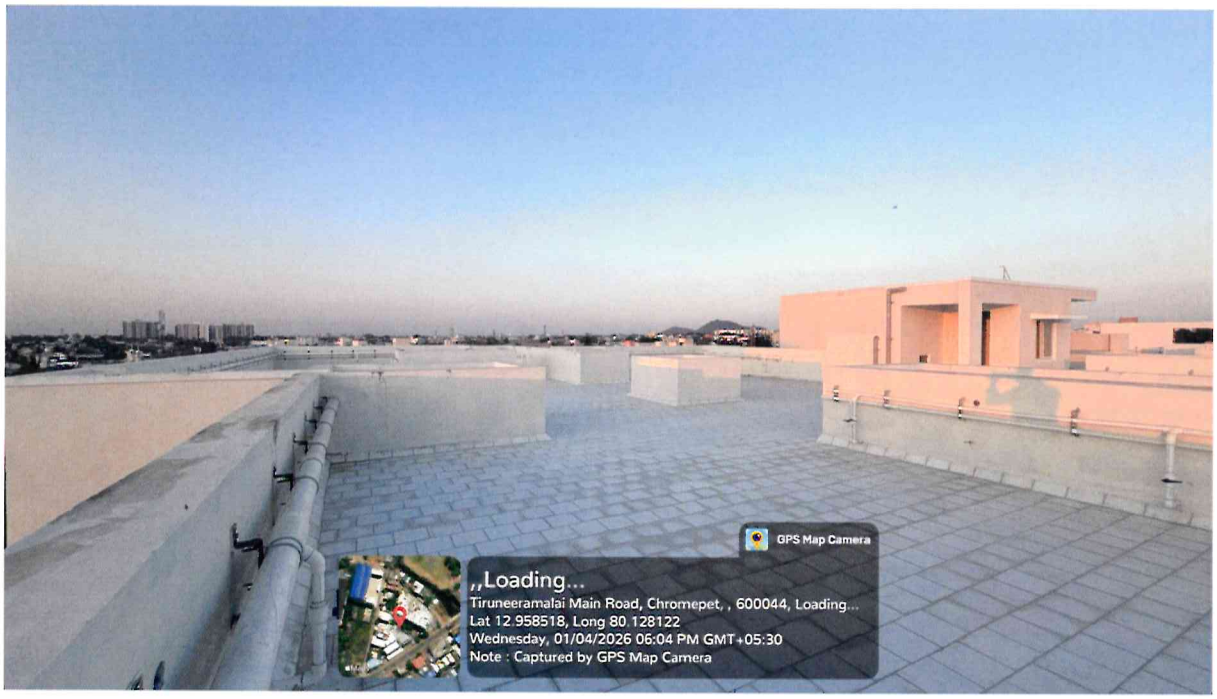

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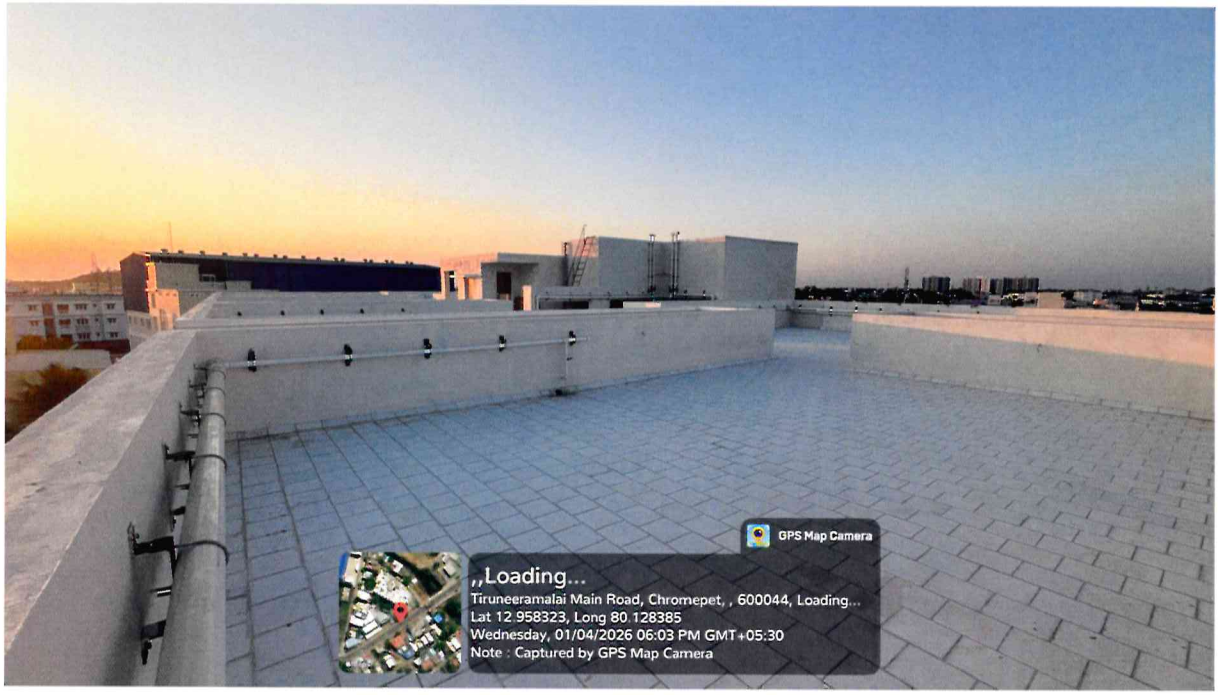

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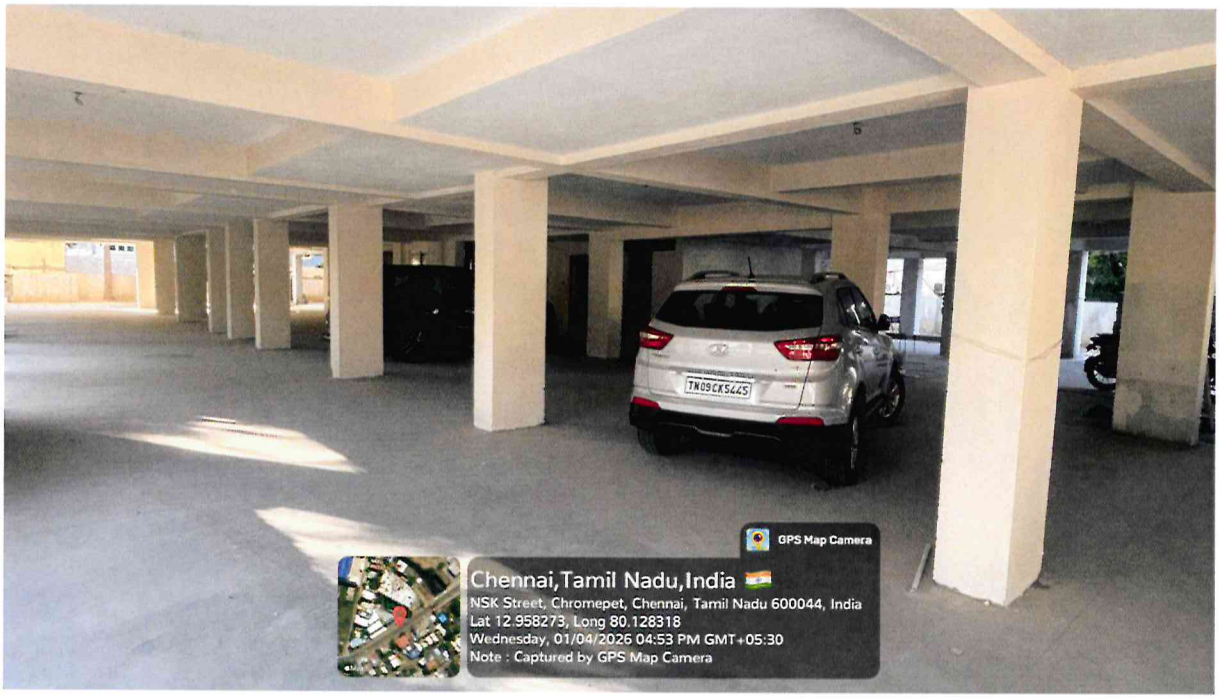

GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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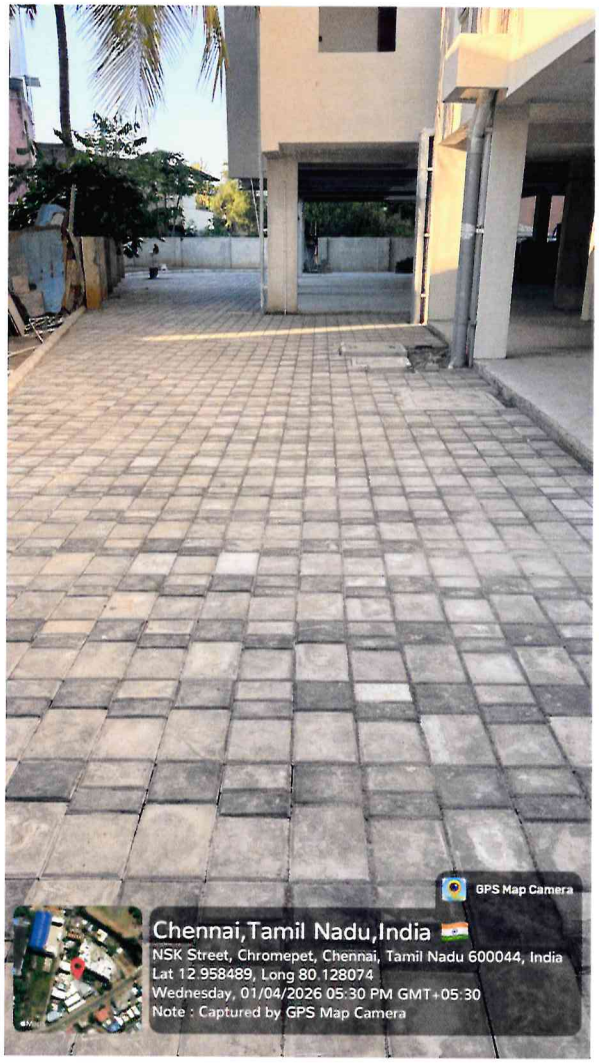

GPS Map Camera
Chennai,Tamil Nadu,India
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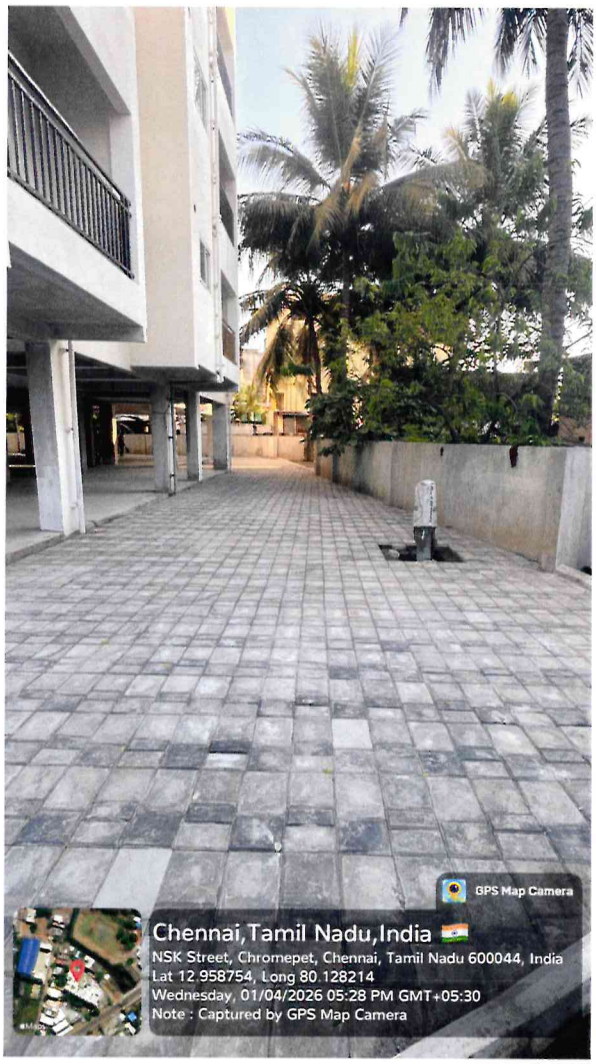

973 sq ft
1092 SQFT
GPS Map Camera
Chennai,Tamil Nadu,India
Tiruneeramalai Main Road, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958411, Long 80.128711
Wednesday, 01/04/2026 05:42 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
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Tiruneeramalai Main Road, Chromepet, , 600044, Loading...
Lat 12.958518, Long 80.128122
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Note : Captured by GPS Map Camera


GPS Map Camera
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Tiruneeramalai Main Road, Chromepet, , 600044, Loading...
Lat 12.958323, Long 80.128385
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Note : Captured by GPS Map Camera


TN09CK5445
GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958273, Long 80.128318
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GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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GPS Map Camera
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NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
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GPS Map Camera
Chennai,Tamil Nadu,India
NSK Street, Chromepet, Chennai, Tamil Nadu 600044, India
Lat 12.958772, Long 80.128150
Wednesday, 01/04/2026 05:21 PM GMT+05:30
Note : Captured by GPS Map Camera

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.