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™
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	**:**	DAC DEVELOPERS PVT LTD (Developer), 1. Mrs. Sharmila.M, 2. Mrs.P.G.Lekha, 3. Mr.A.S.Ayub khan, 4. Mr.T.Kaniraja, 5. Ms.S.Parimala, 6. Mrs.S.Fouzia Sayeed, 7. Mr.V.Ghurumurthy, 8. Mr.M.Iniyavan, 9. Mrs.Sarah George & Mr.George Verghese, 10. Mrs.Saliha Taher, 11. Mrs.M.Vyjayanthimala, 12. Mrs. Rani Mariam Cherian & Mr. Cherian C.M, 13. Mr.R.Rajesh, and 14. Mrs.Haripriya Bapuji (Land Owner)
Project Name	**:**	MADISON BY DAC
Project Registration No	**:**	TNRERA/29/BLG/0208/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	30/06/2031
Quarter Ending	**:**	September 2026

Bank Name	**:**	ICICI Bank
Bank Branch	**:**	CHROMEPET
E-Mail ID	**:**	dhanasekaran.k@icicibank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	777705555822
2.	RERA Designated Separate Account (70%)	777705555823
3.	RERA Designated Transaction Account (30%)	777705883535

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	1673313.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	1171319.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	1673313.00
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	17	17	1951.04
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	21.94%
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)	 21.94% 150.59
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:	RERA DESIGNATED COLLECTION A/C - MADISON BY DAC - DAC DEVELOPERS PVT LTD	A/C Branch:	PALLAVARAM-CHROMEPET
Address:	NEWNO 27 OLDNO19,K BLOCK,FLAT-A1,,FIRST MAIN ROAD,CHENNAI,ANNA NAGAR EAST,CHENNAI,600102,TAMIL NADU,INDIA	Branch Address:	ICICI BANK LTD,OLD NO.201,NEW NO,78,GST ROAD,DURGA COMPLEX,CHROMEPET,CHENNAI - 600044,KANCHEEPURAM|,TAMIL NADU,INDIA
A/C No:	777705555823	A/C Type:	CAA
Jt. Holder:		Cust ID:	606862423
Transaction Date from:	01/07/2026	Branch Code:	3185
Transaction Period:	From 01/07/2026 To 30/09/2026	IFSC Code:	ICIC0003185
Statement Request/Download Date:	05/10/2026	Account Currency:	INR

ICICI Bank Limited CHENNAI 600 044 Chrompet Branch

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	S27379	15/Jul/2026	15/Jul/2026	15/07/2026 09:58:36 AM		INF/INFT/045152059251/75012571 /DAC DEVELOPERS PVT L/		100.00	100.00
2	S35514986	19/Jul/2026	19/Jul/2026	19/07/2026 01:47:20 PM		UPI/T CHITRA/chitraenian@ok/UPI/Punjab Nat/126534726515/HDF4a76ac1a0f1c40e9b435f6d11a94095b		45,000.00	45,100.00
3	S87584122	04/Aug/2026	04/Aug/2026	04/08/2026 07:01:12 PM		BIL/INFT/FH42942150/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	13,530.00		31,570.00
4	S87588251	04/Aug/2026	04/Aug/2026	04/08/2026 07:01:33 PM		BIL/INFT/FH42942402/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	31,570.00		0.00
5	S83562127	24/Aug/2026	24/Aug/2026	24/08/2026 06:54:07 PM		BIL/INFT/FHS0270607/ ANITHA ARAI		1,001.00	1,001.00
6	S83635363	24/Aug/2026	24/Aug/2026	24/08/2026 07:02:10 PM		BIL/INFT/FHS0274164/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	300.30		700.70
7	S83644942	24/Aug/2026	24/Aug/2026	24/08/2026 07:02:52 PM		BIL/INFT/FHS0274365/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	700.70		0.00
8	S2081336	26/Aug/2026	26/Aug/2026	26/08/2026 03:43:12 PM		BIL/INFT/FHU0930362/ ANITHA ARAI		6,27,212.00	6,27,212.00
9	S4485113	26/Aug/2026	26/Aug/2026	26/08/2026 07:02:27 PM		BIL/INFT/FHU0988956/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	1,88,163.60		4,39,048.40
10	S4489276	26/Aug/2026	26/Aug/2026	26/08/2026 07:02:48 PM		BIL/INFT/FHU0991278/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	4,39,048.40		0.00
11	S3967021	14/Sep/2026	14/Sep/2026	14/09/2026 03:45:16 PM		BIL/INFT/FII0153216/ ANITHA ARAI		5,00,000.00	5,00,000.00

12	S3982376	14/Sep/2026	14/Sep/2026	14/09/2026 03:46:23 PM		BIL/INFT/FII0151524/ ANITHA ARAI		5,00,000.00	10,00,000.00
13	S5493737	14/Sep/2026	14/Sep/2026	14/09/2026 07:01:48 PM		BIL/INFT/FII0205041/ DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	3,00,000.00		7,00,000.00
14	S5495702	14/Sep/2026	14/Sep/2026	14/09/2026 07:02:05 PM		BIL/INFT/FII0205172/ DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE	7,00,000.00		0.00

Page Total

Opening Bal:	**0.00**
Withdrawls:	**16,73,313.00**
Deposits:	**16,73,313.00**
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

ICICI Bank Limited CHENNAI 600 044 Chrompet Branch

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

ICICI Bank

Detailed Statement

Name:	RERA DESIGNATED SEPARATE A/C - MADISON BY DAC - DAC DEVELOPERS PVT LTD	A/C Branch:	PALLAVARAM-CHROMEPET
Address:	NEWNO 27 OLDNO19,K BLOCK,FLAT-A1,,FIRST MAIN ROAD,CHENNAI,ANNA NAGAR EAST,CHENNAI,600102,TAMIL NADU,INDIA	Branch Address:	ICICI BANK LTD,OLD NO.201,NEW NO,78,GST ROAD,DURGA COMPLEX,CHROMEPET,CHENNAI - 600044,KANCHEEPURAM|,TAMIL NADU,INDIA
A/C No:	777705555824	A/C Type:	CAA
Jt. Holder:		Cust ID:	606862424
Transaction Date from:	01/07/2026	Branch Code:	3185
Transaction Period:	From 01/07/2026 To 30/09/2026	IFSC Code:	ICIC0003185
Statement Request/Download Date:	05/10/2026	Account Currency:	INR

ICICI Bank Limited CHENNAI 600044 Chrompet Branch

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	S87588251	04/Aug/2026	04/Aug/2026	04/08/2026 07:01:33 PM		BIL/INFT/FH42942402/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		31,570.00	31,570.00
2	S83644942	24/Aug/2026	24/Aug/2026	24/08/2026 07:02:52 PM		BIL/INFT/FHS0274365/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		700.70	32,270.70
3	S4489276	26/Aug/2026	26/Aug/2026	26/08/2026 07:02:48 PM		BIL/INFT/FHU0991278/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		4,39,048.40	4,71,319.10
4	S5495702	14/Sep/2026	14/Sep/2026	14/09/2026 07:02:05 PM		BIL/INFT/FII0205172/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		7,00,000.00	11,71,319.10
5	S84266298	23/Sep/2026	23/Sep/2026	23/09/2026 06:01:11 AM		BIL/INFT/FIR2910000/DES-FT from 777705555824 RERA DESIGNATED SEPARATE AC MADISON BY DAC DAC DEVEL	11,71,319.10		0.00

Page Total

Opening Bal:	0.00
Withdrawls:	11,71,319.10
Deposits:	11,71,319.10
Closing Bal:	0.00

Legends Used in Account Statement

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18. PAC - Personal Accident cover
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20. PAYC - Pay to Contact
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22. SMO - Smart Money order
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24. TOP - Mobile recharge
25. UCCBRN CMS - Upcountry cheque collection
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28. BIL - To third party is for RIB
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30. CMS - Internet bulk payment fund trf



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

ICICI Bank

Detailed Statement

Name:	RERA DESIGNATED TRANSACTION A/C - MADISON BY DAC - DAC DEVELOPERS PVT LTD	A/C Branch:	PALLAVARAM-CHROMEPET
Address:	NEWNO 27 OLDNO19,K BLOCK,FLAT-A1,,FIRST MAIN ROAD,CHENNAI,ANNA NAGAR EAST,CHENNAI,600102,TAMIL NADU,INDIA	Branch Address:	ICICI BANK LTD,OLD NO.201,NEW NO,78,GST ROAD,DURGA COMPLEX,CHROMEPET,CHENNAI - 600044,KANCHEEPURAMJ,TAMIL NADU,INDIA
A/C No:	777705555826	A/C Type:	CAA
Jt. Holder:		Cust ID:	606862426
Transaction Date from:	01/07/2026	Branch Code:	3185
Transaction Period:	From 01/07/2026 To 30/09/2026	IFSC Code:	ICIC0003185
Statement Request/Download Date:	05/10/2026	Account Currency:	INR

ICICI Bank Limited * CHENNAI 600044 * Chrompet Branch

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	S8758 4122	04/Aug/2026	04/Aug/2026	04/08/2026 07:01:12 PM		BIL/INFT/FH42942150/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		13,530.00	13,530.00
2	S8363 5363	24/Aug/2026	24/Aug/2026	24/08/2026 07:02:10 PM		BIL/INFT/FHS0274164/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		300.30	13,830.30
3	S4485 113	26/Aug/2026	26/Aug/2026	26/08/2026 07:02:27 PM		BIL/INFT/FHU0988956/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		1,88,163.60	2,01,993.90
4	S5493 737	14/Sep/2026	14/Sep/2026	14/09/2026 07:01:48 PM		BIL/INFT/FII0205041/DES-FT from 777705555823 RERA DESIGNATED COLLECTION AC MADISONBY DAC DAC DEVE		3,00,000.00	5,01,993.90
5	S8426 6298	23/Sep/2026	23/Sep/2026	23/09/2026 06:01:11 AM		BIL/INFT/FIR2910000/DES-FT from 777705555824 RERA DESIGNATED SEPARATE AC MADISON BY DAC DAC DEVEL		11,71,319.10	16,73,313.00
6	M3331 487	24/Sep/2026	24/Sep/2026	24/09/2026 03:46:51 PM		TRFR TO:777705883535 DAC DEVELOPERS PVT LTDLTR DT 23.09.2026	16,73,313.00		0.00

Page Total

Opening Bal:	0.00
Withdrawls:	16,73,313.00
Deposits:	16,73,313.00
Closing Bal:	0.00

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30. CMS - Internet bulk payment fund trf



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

-NIL-

MADISON BY DAC- TNRERA/29/BLG/0208/2026 September 2026			
SL.NO	FLAT NO. AS IN APPROVED PLAN	FLATS BOOKED YES/NO	UDS REGISTERED YES/NO
1	101	YES	NO
2	102	YES	NO
3	103	YES	NO
4	104	YES	NO
5	201	NO	NO
6	202	NO	NO
7	203	YES	NO
8	204	YES	NO
9	301	YES	NO
10	302	YES	NO
11	303	YES	NO
12	304	YES	NO
13	401	YES	NO
14	402	YES	NO
15	403	YES	NO
16	404	YES	NO
17	501	YES	NO
18	502	YES	NO
19	503	NO	NO
20	504	YES	NO


GPS Map Camera
Chennai,Tamil Nadu,India
Muthu Krishnan Street, Aminjikarai, Chennai, Tamil Nadu 600029, India
Lat 13.071524, Long 80.221089
Tuesday, 06/10/2026 10:17 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Muthu Krishnan Street, Aminjikarai, Chennai, Tamil Nadu 600029, India
Lat 13.071509, Long 80.221129
Tuesday, 06/10/2026 10:17 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Muthu Krishnan Street, Aminjikarai, Chennai, Tamil Nadu 600029, India
Lat 13.071474, Long 80.221007
Tuesday, 06/10/2026 10:20 AM 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.