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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED
Project Name	**:**	PEARL ISHAAN
Project Registration No	**:**	TN/29/Building/0415/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	30/06/2026
Quarter Ending	**:**	June 2026

Bank Name	**:**	ICICI Bank
Bank Branch	**:**	PERUMBAKKAM
E-Mail ID	**:**	gayathiri.r1@icicibank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	777705344553
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	96699272.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	67689490.40
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	29009781.60
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	4	4	741.72
2	UDS Registered	4	4	289.58

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	Completed	Completed
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	Completed	Completed

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% 913.568
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:	**PEARLCONSTRUCTION CHENNAI PVT LTD PEARL ISHAAN RERA COLLECTION ACCOUNT**	A/C Branch:	**PERUMBAKKAM**
Address:	**PLT,NO 16 1ST FLR,GAYATHRI NAGAR,MEDAVAKKAM,CHENNAI,600100,TAMIL NADU,INDIA**	Branch Address:	**ICICI BANK LTD., PLOT NO.1014, INDIRA PRIYADHARSINI NAGAR,,THIRUVALLUR|,TAMIL NADU,INDIA**
A/C No:	**777705344553**	A/C Type:	**CAA**
Jt. Holder:		Cust ID:	**597717846**
Transaction Date from:	**19/03/2025**	Branch Code:	**2707**
Transaction Period:	**From 19/03/2025 To 28/02/2026**	IFSC Code:	**ICIC0002707**
Statement Request/Download Date:	**19/05/2026**	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	S36746103	19/Mar/2025	19/Mar/2025	19/03/2025 01:52:34 PM		MMT/IMPS/507813245683/IMPS/KARIVETIRA/Axis Bank		10.00	10.00
2	S37783397	19/Mar/2025	19/Mar/2025	19/03/2025 03:40:47 PM		MMT/IMPS/507815581888/IMPS/KARIVETIRA/Axis Bank		99,990.00	1,00,000.00
3	S40862495	19/Mar/2025	19/Mar/2025	19/03/2025 08:59:53 PM		AS PER SI PEARLCONSTRUCTION CHENNAI PVT LTD PEARL	1,00,000.00		0.00
4	S47084156	20/Mar/2025	20/Mar/2025	20/03/2025 03:03:05 PM		NEFT-UTIBN62025032026229265-KARIVETI RAVI KUMAR--912010043912741-UTIB0000016		39,00,000.00	39,00,000.00
5	S50738131	20/Mar/2025	20/Mar/2025	20/03/2025 08:57:54 PM		AS PER SI PEARLCONSTRUCTION CHENNAI PVT LTD PEARL	39,00,000.00		0.00
6	S88385626	03/Apr/2025	03/Apr/2025	03/04/2025 03:32:37 PM		NEFT-UTIBN62025040359310220-KARIVETI RAVI KUMAR--912010043912741-UTIB0000016		14,89,000.00	14,89,000.00
7	S91907601	03/Apr/2025	03/Apr/2025	03/04/2025 09:09:01 PM		AS PER SI PEARLCONSTRUCTION CHENNAI PVT LTD PEARL	14,89,000.00		0.00
8	S45933893	09/Apr/2025	09/Apr/2025	09/04/2025 07:31:39 AM		NEFT-UTIBN62025040925960313-KARIVETI RAVI KUMAR--912010043912741-UTIB0000016		11,36,920.00	11,36,920.00
9	S53632362	09/Apr/2025	09/Apr/2025	09/04/2025 08:56:25 PM		AS PER SI PEARLCONSTRUCTION CHENNAI PVT LTD PEARL	11,36,920.00		0.00
10	S11040382	16/Apr/2025	16/Apr/2025	16/04/2025 03:08:12 PM		NEFT-SBINN52025041624657940-KARIVETI RAVI KUMAR-/01/DEPOSIT/REINVEST-00000044002059830-SBIN0061039		1,44,00,000.00	1,44,00,000.00
11	S14430253	16/Apr/2025	16/Apr/2025	16/04/2025 09:04:49 PM		AS PER SI PEARLCONSTRUCTION CHENNAI PVT LTD PEARL	1,44,00,000.00		0.00
12	S20398742	30/Apr/2025	30/Apr/2025	30/04/2025 05:07:32 AM		NEFT-UTIBN62025043052671919-KARIVETI RAVI KUMAR--912010043912741-UTIB0000016		4,00,000.00	4,00,000.00

13	S2643 4073	30/Apr/20 25	30/Apr/2025	30/04/2025 03:03:36 PM		NEFT-SBINN52025043047 677095-Mr VISWANATHAN R-/ATTN//INB//PRL ISHA-0000003047461194 9-SBIN0004309		1,00,000. 00	5,00,000. 00
14	S3185 4958	30/Apr/20 25	30/Apr/2025	30/04/2025 09:43:10 PM		AS PER SI PEARLCONSTRUCTI ON CHENNAI PVT LTD PEARL	5,00,000. 00		0.00
15	M3577 952	27/Jan/20 26	27/Jan/2026	27/01/2026 05:58:22 PM		CLG/DD/707816/SBI/ 21.01.20262701202 66002290000160000 8701014840		2,26,99,0 00.00	2,26,99,0 00.00
16	S7913 7636	27/Jan/20 26	27/Jan/2026	27/01/2026 09:17:29 PM		AS PER SI PEARLCONSTRUCTI ON CHENNAI PVT LTD PEARL	2,26,99,0 00.00		0.00
17	S1100 638	18/Feb/20 26	18/Feb/2026	18/02/2026 03:31:56 PM		NEFT-SBIN426049957022 -KARIVETI RAVI KUMAR-/01/DEPOSIT/REINV EST-0000004400205983 0-SBIN0061039		18,47,440 .00	18,47,440 .00
18	S4073 579	18/Feb/20 26	18/Feb/2026	18/02/2026 08:55:16 PM		AS PER SI PEARLCONSTRUCTI ON CHENNAI PVT LTD PEARL	18,47,440 .00		0.00

Page Total

Opening Bal:	**0.00**
Withdrawls:	**4,60,72,360.00**
Deposits:	**4,60,72,360.00**
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
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7. EBA - Transaction on ICICI Direct
8. IDTX - Indirect Tax
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27. VPS / IPS - Debit card transaction
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29. GIB - Tax & Statutory payment,EPFO, ESIC
30. CMS - Internet bulk payment fund trf

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

Sl.No.	Flat No. as in Approved Plan	Flats Booked YES/NO	UDS Registered YES/NO
1	1A		
2	1B		
3	2A		
4	2B		
5	3A		
6	3B		
7	4A	YES	YES
8	4B	YES	YES
9	5A	Yes	YES
10	5B	Yes	YES


Pearl
Heaven


earl
structions

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.