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	**:**	Appaswamy Real Estate Limited
Project Name	**:**	AVALON
Project Registration No	**:**	TNRERA/29/BLG/0229/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	30/11/2028
Quarter Ending	**:**	September 2026

Bank Name	**:**	Others
Bank Branch	**:**	T NAGAR
E-Mail ID	**:**	csachennai@rblbank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	407401701972
2.	RERA Designated Separate Account (70%)	407401701973
3.	RERA Designated Transaction Account (30%)	407401701974

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%)	**:**	0.00
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	-3.00
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	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	Tower-1	Structure Work 75% Completed
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	Nil
3	Status of other Common Amenities as indicated in the Construction Agreement	Tower	As per Planning permit

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 29% 145
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

Avalon Collection

RBL BANK

Accountholder Name : MS. RERA DESIGNATED COLLECTION ACCOUNT 100% -AVALON-APPASWAMY REAL ESTATES LIMITED

Customer Address : NO 3 MANGESH STREET
T NAGAR
NA
CHENNAI - 600017
TAMIL NADU
INDIA

Home Branch : CHENNAI (0113)
Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(0)7401701920
Email Id : MAIL@APPASWAMY.COM
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : RERA RESTRICT ACCESS
A/c Status : ACTIVE

IFSC/RTGS/NEFT : RATN0000113
MICR Code : 600176002
ECS A/c No. : 407401701972
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)
Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

CKYC_No : XXXXXXXXXX1540

Statement Of Transactions In Current Account No. 407401701972

Period : 01-07-2026 to 30-09-2026

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
						0.00
19-Aug-2026	623153000336-ACCOUNT VALIDATION		19-Aug-2026		1.00	1.00Cr
Page Total :				0.00	1.00	1.00Cr
Grand Total :				0.00	1.00	1.00Cr

Statement Summary

Opening Bal : 0.00
Count Of Debit : 0
Closing Bal : 1.00Cr
Count Of Credit : 1
Eff Avail 1.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00

(As On : 03-10-2026 10:23:02)

Printing Details : 51215 : 0180 : 03-10-2026 10:23:02

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* Contact our 24X7 contact centre @ +91-22-61156300
* Visit any of your nearest RBL Bank branch
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* Visit our website www.rbl.bank.in to refer to our Grievance Redressal

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****END OF STATEMENT****



Avalon Rera

RBL BANK

Accountholder Name : MS. RERA DESIGNATED SEPERATE ACCOUNT 70% -AVALON-APPASWAMY REAL ESTATES LIMITED

Customer Address : NO 3 MANGESH STREET
T NAGAR
NA
CHENNAI - 600017
TAMIL NADU
INDIA

Home Branch : CHENNAI (0113)
Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(044)24346333
Email Id : AREL@VSNL.NET
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : RERA RESTRICT ACCESS
A/c Status : ACTIVE

CKYC_No : XXXXXXXXXX1540

IFSC/RTGS/NEFT : RATN0000113

MICR Code : 600176002
ECS A/c No. : 407401701973
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)

Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

Statement Of Transactions In Current Account No. 407401701973

Period : 01-07-2026 to 30-09-2026

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
						0.00
Page Total :				0.00	0.00	0.00
Grand Total :				0.00	0.00	0.00

Statement Summary

Opening Bal : 0.00

Count Of Debit : 0

Closing Bal : 0.00

Count Of Credit : 0

Eff Avail 0.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00

(As On : 03-10-2026 10:26:13)

Printing Details : 51215 : 0180 : 03-10-2026 10:26:13

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****END OF STATEMENT****

BANK LIMITED Nungambakkam WCS/DSD Chennai Branch (A/c 446)

9/10/26

Avalon 301

RBL BANK

Accountholder Name : MS. RERA DESIGNATED TRANSACTION ACCOUNT 30% -AVALON-APPASWAMY REAL ESTATES LIMITED

Customer Address : NO 3 MANGESH STREET
T NAGAR
NA
CHENNAI - 600017
TAMIL NADU
INDIA

Home Branch : CHENNAI (0113)
Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(044)24346333
Email Id : AREL@VSNL.NET
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : INSIGNIA PREFERRED BANKING BUSINESS
A/c Status : ACTIVE

IFSC/RTGS/NEFT : RATN0000113

MICR Code : 600176002
ECS A/c No. : 407401701974
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)
Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

CKYC_No : XXXXXXXXXX1540

Statement Of Transactions In Current Account No. 407401701974

Period : 01-07-2026 to 30-09-2026

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
						0.00
Page Total :				0.00	0.00	0.00
Grand Total :				0.00	0.00	0.00

Statement Summary

Opening Bal : 0.00
Count Of Debit : 0
Closing Bal : 0.00
Count Of Credit : 0
Eff Avail 0.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00
(As On : 03-10-2026 10:28:10)

Printing Details : 51215 : 0180 : 03-10-2026 10:28:10

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RBL BANK LIMITED Nungambakkam WCS/DSD Chennai Branch (AW 446)

5/10/26

Avalon Collection

RBL BANK

Accountholder Name : MS. RERA DESIGNATED COLLECTION ACCOUNT 100% -AVALON-APPASWAMY REAL ESTATES LIMITED

Customer Address : NO 3 MANGESH STREET
T NAGAR
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CHENNAI - 600017
TAMIL NADU
INDIA

Home Branch : CHENNAI (0113)
Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(0)7401701920
Email Id : MAIL@APPASWAMY.COM
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : RERA RESTRICT ACCESS
A/c Status : ACTIVE

IFSC/RTGS/NEFT : RATN0000113
MICR Code : 600176002
ECS A/c No. : 407401701972
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)
Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

CKYC_No : XXXXXXXXXX1540

Statement Of Transactions In Current Account No. 407401701972

Period : 01-07-2026 to 30-09-2026

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						0.00
19-Aug-2026	623153000336-ACCOUNT VALIDATION		19-Aug-2026		1.00	1.00Cr
Page Total :				0.00	1.00	1.00Cr
Grand Total :				0.00	1.00	1.00Cr

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Count Of Debit : 0
Closing Bal : 1.00Cr
Count Of Credit : 1
Eff Avail 1.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00

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Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(044)24346333
Email Id : AREL@VSNL.NET
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : RERA RESTRICT ACCESS
A/c Status : ACTIVE

CKYC_No : XXXXXXXXXX1540

IFSC/RTGS/NEFT : RATN0000113

MICR Code : 600176002
ECS A/c No. : 407401701973
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)

Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

Statement Of Transactions In Current Account No. 407401701973

Period : 01-07-2026 to 30-09-2026

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
						0.00
Page Total :				0.00	0.00	0.00
Grand Total :				0.00	0.00	0.00

Statement Summary

Opening Bal : 0.00

Count Of Debit : 0

Closing Bal : 0.00

Count Of Credit : 0

Eff Avail 0.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00

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BANK LIMITED Nungambakkam WCS/DSD Chennai Branch (A/c 446)

9/10/26

Avalon 301

RBL BANK

Accountholder Name : MS. RERA DESIGNATED TRANSACTION ACCOUNT 30% -AVALON-APPASWAMY REAL ESTATES LIMITED

Customer Address : NO 3 MANGESH STREET
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CHENNAI - 600017
TAMIL NADU
INDIA

Home Branch : CHENNAI (0113)
Home Branch Address : ANAND BUSINESS CENTRE, NO.
G N CHETTY ROAD,
T NAGAR
CHENNAI - 600017
TAMIL NADU
INDIA

Phone : +91(044)24346333
Email Id : AREL@VSNL.NET
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20122625
A/c Currency : INR
A/c Open Date : 10-Jun-2026
A/c Type : INSIGNIA PREFERRED BANKING BUSINESS
A/c Status : ACTIVE

IFSC/RTGS/NEFT : RATN0000113

MICR Code : 600176002
ECS A/c No. : 407401701974
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM - 6:00 PM (MON - FRI)
10:00 AM - 4:00 PM (SAT)
Call Center : +91-22-61156300
Branch Phone Num : 022-6115 6300

CKYC_No : XXXXXXXXXX1540

Statement Of Transactions In Current Account No. 407401701974

Period : 01-07-2026 to 30-09-2026

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
						0.00
Page Total :				0.00	0.00	0.00
Grand Total :				0.00	0.00	0.00

Statement Summary

Opening Bal : 0.00
Count Of Debit : 0
Closing Bal : 0.00
Count Of Credit : 0
Eff Avail 0.00 Unclr Bal : 0.00 Lien Amt : 0.00 Pend Service 0.00
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****END OF STATEMENT****

RBL BANK LIMITED Nungambakkam WCS/DSD Chennai Branch (AW 446)

5/10/26

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**APPASWAMY REAL ESTATES LTD.**
Project Name	:	**AVALON**
Project Registration No.	:	**TNRERA/29/BLG/0229/2026**
Project Registration Date	:	**03-07-2026**
Project Completion Date	:	**30-11-2028**
Quarter Ending	:	**SEPTEMBER - 2026**
Bank Name	:	**RBL BANK LTD**
Bank Branch	:	**T. NAGAR BRANCH**
E-Mail ID	:	**CSACHENNAI1@rblbank.com**

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	**407401701972**
2	RERA Designated Separate Account (70%)	**407401701973**
3	RERA Designated Transaction Account (30%)	**407401701974**

III.	Amount collected from the allottees and deposited in the RERA Designated collection Account (100%)	:	**Rs.0.00**
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	**Rs.0.00**
b.	Amount transferred to the RERA Designated Transaction Account (30%)	:	**Rs.0.00**
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	;	**Enclosed**
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	**NIL**
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	:	**NIL**
VII.	Details of the Blocks registered with TNRERA Total No. of Block wise Common Amenities provided-	;	**Block -1 / Tower -1** **Total = 28 –D.U** **Provided As per** **- Planning Permit**

For APPASWAMY REAL ESTATES LTD

Authorised Signatry

VIII. SALES

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq. M.)
	a)Flats Booked (As given in Carpet Area Statement while registration) Block/Tower floor wise	**NIL**	**NIL**	**NIL**

IX Details of flats booked and sold

Sl. No.	**Flat Nos. As per carpet area statement**	**Flats Booked**		**UDS Registered / Sale deed executed**	
	Block -1	**During the Quarter**	**Cumulative**	**During the Quarter**	**Cumulative**
NIL		--	--	--	--

X. Construction

Sl. No.	Description	Block / Tower No.	Floor-wise Status
1.	**Stage of construction of each Block / Tower, Floor-wise**	**Tower -1**	**All Floors**
i.	Structure Work	Tower -1	75% Completed
ii.	Block work : Inner & External Plastering work	Tower -1	5% Completed

XI

Sl.No	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 **29%** **Rs. 145 Lakhs**
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 **NIL** **Rs.0.00**

XII. **Latest Colour Photo of all Blocks / Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 Angles)---------- (in PDF Format)**

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.

For APPASWAMY REAL ESTATES LTD

Authorised Signatry

AVALON Project



For APPASWAMY REAL ESTATES

Authorised Signatry

AVALON Project



For APPASWAMY REAL ESTATES LTD

Authorised Signatry

AVALON Project



For APPASWAMY REAL ESTATES LTD

Authorised Signatory

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.