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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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	RMS Infrastructure Private Limited/Alarmelvalli
Project Name	**:**	Lavanya... Residences by RMS Infra
Project Registration No	**:**	TN/29/Building/0503/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/12/2027
Quarter Ending	**:**	September 2026

Bank Name	**:**	Tamilnad Mercantile Bank
Bank Branch	**:**	Purasawalkam
E-Mail ID	**:**	chennai_purasawalkam@tmbank.in

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	165150410800002
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	165944087.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	116160860.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	49783226.00
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	6	6	1258.37
2	UDS Registered	1	1	77

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	NA	NA
3	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% 17.62
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

TAMILNAD MERCANTILE BANK LTD
GROUND FLOOR, D.NO.23 (11/1),,VELLALA STREET
CHENNAI PURASAWALKAM

IFSC CODE - TMBL0000165
Phone: 044-26616542
044-26616541
Branch e-mail Id : chennai_purasawalkam@tmbank.in Customer Care Phone No:+91-9842461461

Account Number: XXXXXXXXX800001
Account Name : COLLECTION ACCOUNT-RMS INFRASTRUCTURE PRIVATE LIMITED-LAVANYA RESIDENCE BY RMS I
Statement of Account for the Period from 01-06-2026 to 30-09-2026

Tran Date	Value Date	Particulars	Chq.No.	Withdrawals	Deposits	Balance(Rs.)
						0.00
05-06-2026	05-06-2026	RTGS/T RAKESH KUM/HDFCR52026060566995513			50,00,000.00	50,00,000.00Cr
05-06-2026	05-06-2026	AA1191784		35,00,000.00		15,00,000.00Cr
05-06-2026	05-06-2026	AA1191785		15,00,000.00		0.00
16-07-2026	16-07-2026	RTGS/RTGS INTERB/PUNBR52026071619921297			3,13,00,000.00	3,13,00,000.00Cr
17-07-2026	17-07-2026	AA1191784		2,19,10,000.00		93,90,000.00Cr
17-07-2026	17-07-2026	AA1191785		93,90,000.00		0.00
31-07-2026	31-07-2026	RTGS/RTGS INTERB/PUNBR52026073110551127			39,00,001.00	39,00,001.00Cr
31-07-2026	31-07-2026	AA1191784		27,30,000.70		11,70,000.30Cr
31-07-2026	31-07-2026	AA1191785		11,70,000.30		0.00
		Grand Total:		4,02,00,001.00	4,02,00,001.00	0.00

LIST OF ABBREVATION: TR -Transfer, CS -Cash, BNA -Bulk Note Acceptor, GST -Goods & Service Tax, STD -Standing Instruction, NEFT -National Electronic Funds Transfer, RTGS -Real Time Gross Settlement, CLG -Clearing, WUMT -Western union Money Transfer, ATM -Automated Teller Machine.

PAY YOUR INCOME TAX, CORPORATION TAX, TDS / TCS, WEALTH TAX ETC.,THROUGH E_PAYMENT AT ANY OF OUR BRANCHES.

PAY TAMILNADU ELECTRICITY BILL PAYMENT IN TMB BY CASH / TRANSFER / NETBANKING.

BANK NEVER ASK FOR DETAILS SUCH AS DEBIT CARD/CVV/EXPIRY DATE/PIN/OTP AND HENCE DON'T SHARE IT TO ANYONE.

TAMILNAD MERCANTILE BANK LTD
GROUND FLOOR, D.NO.23 (11/1),,VELLALA STREET
CHENNAI PURASAWALKAM

IFSC CODE - TMBL0000165
Phone: 044-26616542
044-26616541
Branch e-mail Id : chennai_purasawalkam@tmbank.in Customer Care Phone No:+91-9842461461

Account Number: XXXXXXXXX800002
Account Name : PROJECT ACCOUNT-RMS INFRASTRUCTURE PRIVATE LIMITED-LAVANYA RESIDENCE BY RMS INFR

Statement of Account for the Period from 01-06-2026 to 30-09-2026

Tran Date	Value Date	Particulars	Chq.No.	Withdrawals	Deposits	Balance(Rs.)
						860.90Cr
05-06-2026	05-06-2026	AA1191784			35,00,000.00	35,00,860.90Cr
09-06-2026	09-06-2026	TR/CHEPU/RMS INFRASTRUCTURE PVT LTD	1701418	35,00,000.00		860.90Cr
17-07-2026	17-07-2026	AA1191784			2,19,10,000.00	2,19,10,860.90Cr
20-07-2026	20-07-2026	TR/CHEPU/RMS INFRA-900303	1701419	2,19,00,000.00		10,860.90Cr
31-07-2026	31-07-2026	AA1191784			27,30,000.70	27,40,861.60Cr
04-08-2026	04-08-2026	TR/CHEPU/RMS INFRASTRUCTUREPVT LTD	1701420	27,30,000.00		10,861.60Cr
		Grand Total:		2,81,30,000.00	2,81,40,000.70	10,861.60Cr

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BANK NEVER ASK FOR DETAILS SUCH AS DEBIT CARD/CVV/EXPIRY DATE/PIN/OTP AND HENCE DON'T SHARE IT TO ANYONE.

Sl No	Flat no as in approved plan	Flat booked Y/N	UDS Registere d
1	1A Duplex	N	N
2	1B	N	N
3	1C	N	N
4	1D	N	N
5	2B	Y	N
6	2C	N	N
7	2D	N	N
8	4B	Y	N
9	4C	N	N
10	4D	N	N
Developer			
11	3A Duplex	N	N
12	3B	Y	N
13	3C	Y	N
14	3D	N	N
15	5B	Y	N
16	5C	N	N
17	5D	Y	Y


GPS Map Camera
Chennai, Tamil Nadu, India
226, Om Sakthi Tower, Mummy Dady Shop, Kilpauk Garden Road, Kilpauk, Chennai, Tamil Nadu 600010, India
Lat 13.083153° Long 80.240141°
Friday, 23/10/2026 01:55 PM GMT +05:30
Note : Captured by GPS Map Camera
Google


GPS Map Camera
Google
Chennai, Tamil Nadu, India 🇮🇳
35-236, Kilpauk, Chennai, Tamil Nadu 600010, India
Lat 13.083164° Long 80.239853°
Friday, 23/10/2026 04:46 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

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Chennai 600 097, India
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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.