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

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
Project Name	**:**	DAC MIDTOWN
Project Registration No	**:**	TN/35/Building/0383/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	30/04/2029
Quarter Ending	**:**	September 2026

Bank Name	**:**	ICICI Bank
Bank Branch	**:**	Chrompet
E-Mail ID	**:**	m.deepakkrishnan@icicibank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	777705041019
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	112371466.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	78290430.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	111843466.00
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	91	91	9927.63
2	UDS Registered	91	91	3642.12

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	100%
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)	 100% 2970.58
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

SBI

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, EKKADUTHANGAL,
N-5,JAWAHARLAL NEHRU ROAD,
EKKADUTHANGAL, CHENNAI, TAMILNADU
Pin Code : 600097

MID

DAC DEVELOPERS PRIVATE LIMITED
DAC DEVELOPERS PRIVATE LIMITED
NEW NO 27 OLD NO 19 K BLOCK FLAT A1
FIRST MAIN ROAD ANNA NAGAR EAST CHENNAI
Chennai
Pin Code : 600102

Branch Code : 4033
Branch Email : sbi.04033@sbi.co.in
Branch Phone : 9940694131

Date of Statement	: 05-10-2026
Time of Statement	: 16:51:16
Cleared Balance	: 0.00
Uncleared Amount	: 0.00
+MOD Bal	: 0.00
Limit	: 0.00
Monthly Avg Balance	: 0.00
Interest Rate	: 0.00 % p.a.
Drawing Power	: 0.00
Account Open Date	: 21-09-2024

CIF No	: 91005101280
Account No	: 43367678763
Product	: REALTORS CURRENT ACCOUNT ONE
IFSC Code	: SBIN0004033
MICR Code	: 600002099
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: XXXXXXXXXX7327
Email	: dacsathish@gmail.com

Statement From : 01-07-2026 To 30-09-2026

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.00
21-07-2026	21-07-2026	DEP TFR 0043255917823 OF Mr. VIGNESHWARAN N AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			7,41,640.00	7,41,640.00CR
21-07-2026	21-07-2026	WDL TFR 0043177185592 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		5,19,148.00		2,22,492.00CR
21-07-2026	21-07-2026	WDL TFR 0043367613182 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		2,22,492.00		0.00
31-07-2026	31-07-2026	DEP TFR 0043076745254 OF Ms. BHAVISHA SRINIVASA AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			6,80,000.00	6,80,000.00CR
31-07-2026	31-07-2026	WDL TFR 0043177185592 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		4,76,000.00		2,04,000.00CR
31-07-2026	31-07-2026	WDL TFR 0043367613182 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		2,04,000.00		0.00

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		CLOSING BALANCE				0.00

Statement Summary : 01-07-2026 To 30-09-2026

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.00	4	2	14,21,640.00	14,21,640.00	0.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder Please Check The Transaction With Extra Care.

Last transaction date and time appearing in this statement is 31-07-2026 & 17:56:58:92

---END OF STATEMENT---

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, EKKADUTHANGAL,
N-5,JAWAHARLAL NEHRU ROAD,
EKKADUTHANGAL, CHENNAI, TAMILNADU
Pin Code : 600097

DAC DEVELOPERS PRIVATE LIMITED MID
DAC DEVELOPERS PRIVATE LIMITED
NEW NO 27 OLD NO 19 K BLOCK FLAT A1
FIRST MAIN ROAD ANNA NAGAR EAST CHENNAI
Chennai
Pin Code : 600102

Branch Code : 4033
Branch Email : sbi.04033@sbi.co.in
Branch Phone : 9940694131

Date of Statement	: 05-10-2026
Time of Statement	: 16:50:56
Cleared Balance	: 0.00
Uncleared Amount	: 0.00
+MOD Bal	: 0.00
Limit	: 0.00
Monthly Avg Balance	: 0.00
Interest Rate	: 0.00 % p.a.
Drawing Power	: 0.00
Account Open Date	: 22-07-2024

CIF No	: 91005101280
Account No	: 43177185592
Product	: REALTORS CURRENT ACCOUNT TWO
IFSC Code	: SBIN0004033
MICR Code	: 600002099
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: XXXXXXXXXX7327
Email	: dacsathish@gmail.com

Statement From : 01-07-2026 To 30-09-2026

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.00
21-07-2026	21-07-2026	DEP TFR 0043367678763 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			5,19,148.00	5,19,148.00CR
24-07-2026	24-07-2026	WDL TFR FUNDS TRANSFER ON REQUEST 0043367613182 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		5,19,148.00		0.00
31-07-2026	31-07-2026	DEP TFR 0043367678763 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			4,76,000.00	4,76,000.00CR
03-08-2026	03-08-2026	WDL TFR rera withdrawal 0043367613182 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		4,76,000.00		0.00
		CLOSING BALANCE				0.00

Statement Summary : 01-07-2026 To 30-09-2026

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.00	2	2	9,95,148.00	9,95,148.00	0.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder Please Check The Transaction With Extra Care.

Last transaction date and time appearing in this statement is 03-08-2026 & 15:31:29:77



---END OF STATEMENT---

SBI

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
SME BRANCH, EKKADUTHANGAL,
N-5,JAWAHARLAL NEHRU ROAD,
EKKADUTHANGAL, CHENNAI, TAMILNADU
Pin Code : 600097

DAC DEVELOPERS PRIVATE LIMITED

DAC DEVELOPERS PRIVATE LIMITED
NEW NO 27 OLD NO 19 K BLOCK FLAT A1
FIRST MAIN ROAD ANNA NAGAR EAST CHENNAI
Chennai
Pin Code : 600102

MD

Branch Code : 4033
Branch Email : sbi.04033@sbi.co.in
Branch Phone : 9940694131

Date of Statement	: 05-10-2026
Time of Statement	: 16:50:37
Cleared Balance	: 0.07CR
Uncleared Amount	: 0.00
+MOD Bal	: 0.00
Limit	: 0.00
Monthly Avg Balance	: 0.00
Interest Rate	: 0.00 % p.a.
Drawing Power	: 0.00
Account Open Date	: 21-09-2024

CIF No	: 91005101280
Account No	: 43367613182
Product	: REALTORS CURRENT A/C THREE
IFSC Code	: SBIN0004033
MICR Code	: 600002099
Currency	: INR
Account Status	: OPEN
Nominee Name	:
CKYC No	: XXXXXXXXXX7327
Email	: dacsathish@gmail.com

Statement From : 01-07-2026 To 30-09-2026

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
		BROUGHT FORWARD				0.07CR
21-07-2026	21-07-2026	DEP TFR 0043367678763 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			2,22,492.00	2,22,492.07CR
24-07-2026	24-07-2026	DEP TFR FUNDS TRANSFER ON REQUEST 0043177185592 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			5,19,148.00	7,41,640.07CR
24-07-2026	24-07-2026	WDL TFR FUNDS TRANSFER ON REQUEST 0041168090192 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		7,41,640.00		0.07CR
31-07-2026	31-07-2026	DEP TFR 0043367678763 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			2,04,000.00	2,04,000.07CR
03-08-2026	03-08-2026	DEP TFR rera withdrawal 0043177185592 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI			4,76,000.00	6,80,000.07CR

Post Date	Value Date	Description	Cheque No/Reference	Debit	Credit	Balance
03-08-2026	03-08-2026	WDL TFR AS PER CUST REQUEST 0041168090192 OF DAC DEVELOPERS PRIVATE AT 04033 SME BRANCH, EKKADUTHANGAL, CHENNAI		6,80,000.00		0.07CR
		CLOSING BALANCE				0.07CR

Statement Summary : 01-07-2026 To 30-09-2026

Brought Forward	Dr Count	Cr Count	Total Debits	Total Credits	Closing Balance
0.07CR	2	4	14,21,640.00	14,21,640.00	0.07CR

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder Please Check The Transaction With Extra Care.

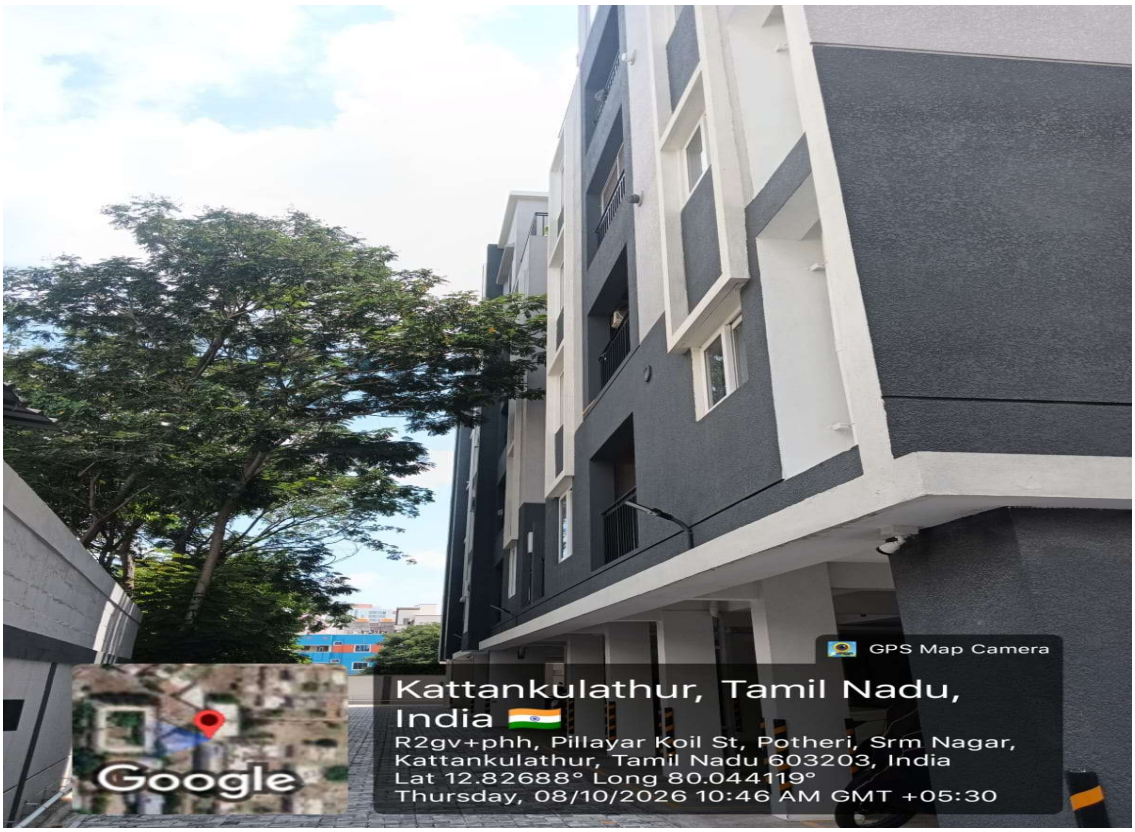
Last transaction date and time appearing in this statement is 03-08-2026 & 17:10:53:30

---END OF STATEMENT---

-NIL-

DAC MIDTOWN- TN/35/BUILDING/0383/2024 SEPTEMBER 2026			
SL.NO	**FLAT NO. AS IN APPROVED PLAN**	**FLATS BOOKED YES/NO**	**UDS REGISTERED YES/NO**
1	A 101	YES	YES
2	A 102	YES	YES
3	A 103	YES	YES
4	A 104	YES	YES
5	A 105	YES	YES
6	A 106	YES	YES
7	A 107	YES	YES
8	A201	YES	YES
9	A202	YES	YES
10	A203	YES	YES
11	A204	YES	YES
12	A205	YES	YES
13	A206	YES	YES
14	A207	YES	YES
15	A301	YES	YES
16	A302	YES	YES
17	A303	YES	YES
18	A304	YES	YES
19	A305	YES	YES
20	A306	YES	YES
21	A307	YES	YES
22	A401	YES	YES
23	A402	YES	YES
24	A403	YES	YES
25	A404	YES	YES
26	A405	YES	YES
27	A501	YES	YES
28	A502	YES	YES
29	A503	YES	YES
30	A504	YES	YES
31	A505	YES	YES
32	B 101	YES	YES
33	B 102	YES	YES
34	B 103	YES	YES
35	B 104	YES	YES
36	B 105	YES	YES
37	B 106	YES	YES
38	B 201	YES	YES
39	B 202	YES	YES
40	B 203	YES	YES
41	B 204	YES	YES
42	B 205	YES	YES
43	B 206	YES	YES
44	B 301	YES	YES
45	B 302	YES	YES
46	B 303	YES	YES
47	B 304	YES	YES
48	B 305	YES	YES
49	B 306	YES	YES
50	B 401	YES	YES
51	B 402	YES	YES

52	B 403	YES	YES
53	B 404	YES	YES
54	B 405	YES	YES
55	B 406	YES	YES
56	B 501	YES	YES
57	B 502	YES	YES
58	B 503	YES	YES
59	B 504	YES	YES
60	B 505	YES	YES
61	B 506	YES	YES
62	C 101	YES	YES
63	C 102	YES	YES
64	C 103	YES	YES
65	C 104	YES	YES
66	C 105	YES	YES
67	C 106	YES	YES
68	C 201	YES	YES
69	C 202	YES	YES
70	C 203	YES	YES
71	C 204	YES	YES
72	C 205	YES	YES
73	C 206	YES	YES
74	C 301	YES	YES
75	C 302	YES	YES
76	C 303	YES	YES
77	C 304	YES	YES
78	C 305	YES	YES
79	C 306	YES	YES
80	C 401	YES	YES
81	C 402	YES	YES
82	C 403	YES	YES
83	C 404	YES	YES
84	C 405	YES	YES
85	C 406	YES	YES
86	C 501	YES	YES
87	C 502	YES	YES
88	C 503	YES	YES
89	C 504	YES	YES
90	C 505	YES	YES
91	C 506	YES	YES


GPS Map Camera
Kattankulathur, Tamil Nadu, India
R2gv+phh, Pillayar Koil St, Potheri, Srm Nagar, Kattankulathur, Tamil Nadu 603203, India
Lat 12.82688° Long 80.044119°
Thursday, 08/10/2026 10:46 AM GMT +05:30
Google


GPS Map Camera
Thailavaram, Tamil Nadu, India
31a, Potheri, Srm Nagar, Thailavaram, Tamil Nadu 603203, India
Lat 12.826478° Long 80.044588°
Thursday, 08/10/2026 10:43 AM GMT +05:30
Google


GPS Map Camera
Thailavaram, Tamil Nadu, India
31a, Potheri, Srm Nagar, Thailavaram, Tamil Nadu 603203, India
Lat 12.82645° Long 80.044544°
Thursday, 08/10/2026 10:43 AM GMT +05:30
Google


GPS Map Camera
Thailavaram, Tamil Nadu, India
31a, Potheri, Srm Nagar, Thailavaram, Tamil Nadu 603203, India
Lat 12.826349° Long 80.044428°
Thursday, 08/10/2026 10:44 AM GMT +05:30
Google

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.