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	**:**	R Balasubramaniam
Project Name	**:**	Vaishnavi Palace Apartments
Project Registration No	**:**	TNRERA/7/BLG/0106/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	01-01-1970
Quarter Ending	**:**	June 2026

Bank Name	**:**	Canara Bank
Bank Branch	**:**	Alagapuram
E-Mail ID	**:**	ccbi225@canarabank.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	120039160901
2.	RERA Designated Separate Account (70%)	120039260917
3.	RERA Designated Transaction Account (30%)	120039132894

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	5200000.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	3640000.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	1560000.00
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	2	2	251.78
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	Foundation Completed
2	Stage of construction of each Block/Tower, Floor-wise	1	Stilt RCC Completed
3	Stage of construction of each Block/Tower, Floor-wise	1	First Floor RCC completed
4	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	0	0
5	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)	 15% 200
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

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

Statement for A/c 120039160901 for the period 04-Mar-2026 to 03-Sep-2026

Customer Id	337587200
Name	VIJAYA SREE BUILDERS
Phone	+919487560657
Address	139 VIJAYA SREE TOWERS CHERRY ROAD VINCENT BUS STOP SALEM TAMIL NADU IN 636007

Branch Code	1225
Branch Name	SALEM ALAGAPURAM
Product Code	216
Product Name	RERA ACCOUNT
IFSC Code	CNRB0001225
Address	Sri Sarada Vidalaya Girls High School Campus, Fairlands, Alagapuram, SALEM

Joint Holder's/ Authorized Signatory:VIJAYA SREE BUILDERS | BALASUBRAMANIAMRAJEN

Date	Particulars	Deposits	Withdrawals	Balance
	Opening Balance			0.00
06-06-2026	VEERABADRAN160004313359HL PROCEEDINGS RAH SALEM Chq:	19,20,000.00		19,20,000.00
09-06-2026	VEERABADRAN160004313359HL RAH SALEM Chq: 0		19,20,000.00	0.00
16-06-2026	MOB-IMPS-CR/API BANKIN/SLICE /601174661370578961 72/PAYOUT/9923702336/16/06/2026 09:48:22/616795775786 Chq: 0	1.00		1.00
16-06-2026	RERA DEBIT SPLIT-70-120039260917 Chq:		0.00	1.00
16-06-2026	RERA DEBIT SPLIT-30-120039132894 Chq:		1.00	0.00

Date	Particulars	Deposits	Withdrawals	Balance
22-06-2026	BY CLG:CHN ACCT SEC- SALEM DIST CENTRAL CO-P BANK LTD, SDCCB Chq: 000000056926	10,00,000.00		10,00,000.00
22-06-2026	RERA DEBIT SPLIT-70- 120039260917 Chq:		7,00,000.00	3,00,000.00
22-06-2026	RERA DEBIT SPLIT-30- 120039132894 Chq:		3,00,000.00	0.00
03-09-2026	160004536725 DISBURSEMENT TO CASA.:160004536725 Chq: 0	22,80,000.00		22,80,000.00
03-09-2026	RERA DEBIT SPLIT-70- 120039260917 Chq:		15,96,000.00	6,84,000.00
03-09-2026	RERA DEBIT SPLIT-30- 120039132894 Chq:		6,84,000.00	0.00
		Closing Balance		0.00

DISCLAIMER

UNLESS THE CONSTITUENT BRINGS TO THE NOTICE OF THE BANK ANY DISCREPANCY/ERRORS /OMMISSION /UNAUTHORISED DEBITS IMMEDIATELY, THE ENTRIES IN SUCHPASS SHEET SHALL BE DEEMED AS CORRECT AND SHALL BIND THE CONSTITUENT FORALL PURPOSES AND INTENTS

BEWARE OF PHISHING ATTACKS THROUGH EMAILS OR FAKE WEBSITE

IMB USERS ARE REQUESTED TO NOTE THAT CANARA BANK DOES NOT SEEK ANYINFORMATION THROUGH EMAIL.DO NOT CLICK ON ANY LINK WHICH HAS COMETHROUGH EMAIL FROM UNEXPECTED SOURCES.IT MAY CONTAIN MALICIOUS CODE OR COULD BE AN ATTEMPT TO "PHISH".ALWAYSLOGIN THROUGH www.canarabank.com PLEASEBEWARE OF PHISHING

CHANGE IN THE ADDRESS OF ACCOUNT HOLDER/PA HOLDER, IF ANY,MAY PLEASE BE

INFORMED TO THE BRANCH ALONG WITH ADDRESS

DO NOT SHARE ATM PIN NUMBER, ACCOUNT DETAILS, OTP TO OUTSIDERS, EMAILS ETC

Details of Ombudsman:

The Banking Ombudsman C/o. RBI,
10/3/8 Nrupatunga Road
Bangalore-560001
E-mail: bobangalore@rbi.org.in

ARE YOU A MERCHANT / TRADER / RETAILER / SMALL VENDOR. USE DIGITAL PAYMENT CHANNEL TO RECEIVE PAYMENT FROM YOUR CUSTOMERS.CONTACT BRANCH

COMPUTER OUTPUT- DOES NOT REQUIRE SIGNATURE

---------- END OF STATEMENT ----------

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

Statement for A/c 120039260917 for the period 04-Mar-2026 to 03-Sep-2026

Customer Id	337587200
Name	VIJAYA SREE BUILDERS
Phone	+919487560657
Address	139 VIJAYA SREE TOWERS CHERRY ROAD VINCENT BUS STOP SALEM TAMIL NADU IN 636007

Branch Code	1225
Branch Name	SALEM ALAGAPURAM
Product Code	216
Product Name	RERA ACCOUNT
IFSC Code	CNRB0001225
Address	Sri Sarada Vidalaya Girls High School Campus, Fairlands, Alagapuram, SALEM

Joint Holder's/ Authorized Signatory:VIJAYA SREE BUILDERS | BALASUBRAMANIAMRAJEN

Date	Particulars	Deposits	Withdrawals	Balance
	Opening Balance			0.00
09-06-2026	VEERABADRAN160004313359HL 70% DESIG ACC RERA Chq:	13,44,000.00		13,44,000.00
11-06-2026	RERA AMT TRAF DESG TO CURR LTR DT 100626 - VIJAYA SREE BUILDERS Chq:		13,44,000.00	0.00
16-06-2026	RERA CREDIT SPLIT-70-120039160901 Chq:	0.00		0.00
22-06-2026	RERA CREDIT SPLIT-70-120039160901 Chq:	7,00,000.00		7,00,000.00
23-06-2026	FUNDS TRANSFER DEBIT - VIJAYA SREE BUILDERS Chq:		7,00,000.00	0.00
03-09-2026	RERA CREDIT SPLIT-70-120039160901 Chq:	15,96,000.00		15,96,000.00

Date	Particulars	Deposits	Withdrawals	Balance
		Closing Balance		15,96,000.00

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COMPUTER OUTPUT- DOES NOT REQUIRE SIGNATURE

---------- END OF STATEMENT ----------

Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101	NO	NO
2	102	NO	NO
3	103	YES	NO
4	104	NO	NO
5	105	NO	NO
6	106	NO	NO
7	107	NO	NO
8	201	NO	NO
9	202	NO	NO
10	203	NO	NO
11	204	NO	NO
12	205	NO	NO
13	206	NO	NO
14	207	NO	NO
15	301	YES	NO
16	302	NO	NO
17	303	NO	NO
18	304	NO	NO
19	305	NO	NO
20	306	NO	NO
21	307	NO	NO
22	401	NO	NO
23	402	NO	NO
24	403	NO	NO
25	404	NO	NO

26	405	NO	NO
27	406	NO	NO
28	407	NO	NO
29	501	NO	NO
30	502	NO	NO
31	503	NO	NO
32	504	NO	NO
33	505	NO	NO
34	506	NO	NO
35	507	NO	NO


GPS Map Camera
Google
Salem (m.corp.), Tamil Nadu, India 🇮🇳
2/2, 8th Cross St, Krishnanagar, Ammapettai, Shivaji Nagar, Salem (m.corp.), Tamil Nadu 636003, India
Lat 11.654744° Long 78.17663°
Friday, 11/09/2026 01:03 PM GMT +05:30


GPS Map Camera
Salem (m.corp.), Tamil Nadu, India
26/74, 26/74, 1st Cross St, Krishnanagar, Shivaji Nagar, Ammapet, Salem (m.corp.), Tamil Nadu 636003, India
Lat 11.654812° Long 78.176414°
Friday, 11/09/2026 01:04 PM GMT +05:30
Google


GPS Map Camera
Salem (m.corp.), Tamil Nadu, India
26/74, 26/74, 1st Cross St, Krishnanagar, Shivaji Nagar, Ammapet, Salem (m.corp.), Tamil Nadu 636003, India
Lat 11.654795° Long 78.176429°
Friday, 11/09/2026 01:04 PM 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.