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™
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Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	SAARKAY DEVELOPERS PRIVATE LIMITED FIRSTFOCUS BUSINESS SOLUTIONS PRIVATE LIMITED
Project Name	**:**	HARMONY
Project Registration No	**:**	TNRERA/29/BLG/0249/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	06/05/2031
Quarter Ending	**:**	September 2026

Bank Name	**:**	Kotak Mahindra Bank
Bank Branch	**:**	EKKATUTHANGAL
E-Mail ID	**:**	maryanita.d@kotak.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	8950664808
2.	RERA Designated Separate Account (70%)	8950664815
3.	RERA Designated Transaction Account (30%)	8950664785

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	4301500.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	2661050.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	3840839.00
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	1	1	1174
2	UDS Registered	1	1	395

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	Foundation work	ongoing
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	Not Applicable
3	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	8.55% 46785000
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

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Account Statement

01 Jul 2026 - 30 Sep 2026

RERA DESIGNATED TRANSACTION ACCOUNT (30%) HARMONY SAARKAY DEVELOPERS PVT LTD

CRN xxxxxx643

1st Flr Flat 2 Plot No 89
Shiva Rajdhani Complex
Jawaharlal Nehru Rd Kasi
Chennai - 600083
Tamilnadu - India

MICR **600485052** IFSC Code **KKBK0008533**

Account No. **8950664785**
Account Type **Current**
Branch **Chennai - Ekkatuthangal**

Account Status **Active**
Nominee Registered **No**

Currency **INDIAN RUPEE**

Current Account Transactions

#	Date	Description	Chq/Ref. No.	Withdrawal (Dr.)	Deposit (Cr.)	Balance
1	29 Sep 2026	UPI/Indian Railways/627222866223/MB UPI	UPI-627201772771	3,924.95		41,863.81
2	28 Sep 2026	NEFT-JUPITER AND COMPANY-CMS2712635890507	FCM-260928PCAJZW	32,700.00		45,788.76
3	28 Sep 2026	NEFT-P SANKAR-CMS2712635890506	FCM-260928PCAJZV	7,500.00		78,488.76
4	27 Sep 2026	UPI/MAHAMMADALI A N/627011809667/labour	UPI-627021283035	20,000.00		85,988.76
5	26 Sep 2026	UPI/PANDIAN P/626919437025/labor	UPI-626985017367	12,350.00		1,05,988.76
6	17 Sep 2026	NEFT-KRISHNAN BOREWELLS-CMS2602634047003	FCM-260917P7BU1J	1,24,740.00		1,18,338.76
7	17 Sep 2026	IFT-BUILD AND FRAME INNOVATIO-FCM-260917P7BJHE	FCM-260917P7BJHE	58,560.00		2,43,078.76
8	17 Sep 2026	I-ESW61608794-FT FROM 8950664808 - RERA DESIGNAT	ED COLLECTION ACCOUN		3,00,000.00	3,01,638.76
9	04 Sep 2026	MB:SENT MONEY TO OWN 7358118311	KMBT04092618340014 69	7,50,000.00		1,638.76
10	03 Sep 2026	NEFT-SURESHKUMAR-CMS2462630237797	FCM-260903OXS06X	69,600.00		7,51,638.76
11	03 Sep 2026	NEFT-LOKENDRA MALLA-CMS2462630237795	FCM-260903OXS06V	15,000.00		8,21,238.76
12	03 Sep 2026	NEFT-GIRITHARAN B-CMS2462630237799	FCM-260903OXS06Z	28,400.00		8,36,238.76
13	03 Sep 2026	NEFT-B GEETHAPRIYA-CMS2462630237793	FCM-260903OXS06T	19,800.00		8,64,638.76
14	03 Sep 2026	NEFT-D JAYA-CMS2462630237798	FCM-260903OXS06Y	22,900.00		8,84,438.76
15	03 Sep 2026	NEFT-H SELVARAJ-CMS2462630237796	FCM-260903OXS06W	3,500.00		9,07,338.76
16	03 Sep 2026	NEFT-RAMAKRISHNA S-CMS2462630237794	FCM-260903OXS06U	30,000.00		9,10,838.76
17	03 Sep 2026	I-ESW61608780-FT FROM 8950664808 - RERA DESIGNAT	ED COLLECTION ACCOUN		8,40,450.00	9,40,838.76
18	02 Sep 2026	Ac xfr from gl 11200 to 11201			1,00,388.76	1,00,388.76
19	02 Sep 2026	Ac xfr from gl 11200 to 11201		1,00,388.76		0.00
20	13 Aug 2026	MB:RECEIVED FROM OWN 7358118311	KMBT13082609374343 30		1,00,000.00	1,00,388.76
21	06 Aug 2026	MB:SENT MONEY TO OWN 7358118311	KMBT06082612322214 00	25,00,000.00		388.76
22	31 Jul 2026	MB:RECEIVED FROM OWN 7358118311	KMBT31072608355274 37		25,00,000.00	25,00,388.76
-	-	Opening Balance	-	-	-	388.76

Account Summary

Particulars	Opening Balance	Closing Balance
Current Account (CA):	388.76	41,863.81

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- Starting December 2025, you will receive 30 free SMS alerts per month for transaction updates. To avoid charges beyond this limit, please maintain a combined balance of ₹10,000 across your Savings and Term Deposits, or ensure regular salary credits in your salary account. If these conditions are not met, a nominal fee of ₹0.15 per SMS will apply for transaction alerts such as UPI, NEFT, ATM withdrawals, Debit Card usage, and similar activities. Messages related to KYC and promotional offers will continue to be free of charge. For more details, please visit https://www.kotak.bank.in/en/gsfc.html.
- Deposits of up to ₹5,00,000 per depositor are fully insured by the Deposit Insurance and Credit Guarantee Corporation, under the Deposit Insurance Scheme.
- Keep your account active for uninterrupted access to your funds: Inoperative accounts can be easily reactivated by submitting a signed request along with valid KYC documents. For details, please click https://www.kotak.bank.in/en/reach-us.html
- Registering a nominee is strongly recommended: A nominee can help your family access funds lying in your inoperative account smoothly. In the event of the account holder's demise, the nominee may visit our nearest branch with the required documents for verification and settlement of claims.
- Goods and Services Tax (GST), at the applicable rate of 18%, is levied on relevant service charges.
- Dear Customer, any inaccurate, incomplete or false disclosure of statement of financial transaction or reportable account by you would lead to penal consequence on the Bank under applicable law. The Bank shall be entitled to recover from you such amount levied due to such inaccuracy, incompleteness or false disclosure. You will indemnify the Bank in respect of all or any liabilities incurred by Bank, by reason of any of the information or particulars given by you, being incorrect or false or being suppressed or omitted.
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IMT - Instant Money Transfer	VMT - VISA Money Transfer
KB - Billpay transaction via Keya Chatbot	WB - Billpay transaction via WhatsApp Banking
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NACH - National Automated Clearing House	Sweep transfer to - Booking new Term Deposit
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Account Statement

01 Jul 2026 - 30 Sep 2026

RERA DESIGNATED SEPARATE ACCOUNT (70%) HARMONY SAARKAY DEVELOPERS PVT LTD

CRN xxxxxx643

1st Flr Flat 2 Plot No 89
Shiva Rajdhani Complex
Jawaharlal Nehru Rd Kasi
Chennai - 600083
Tamilnadu - India

MICR **600485052** IFSC Code **KKBK0008533**

Account No. **8950664815**
Account Type **Current**
Branch **Chennai - Ekkatuthangal**

Account Status **Active**
Nominee Registered **No**

Currency **INDIAN RUPEE**

Current Account Transactions

#	Date	Description	Chq/Ref. No.	Withdrawal (Dr.)	Deposit (Cr.)	Balance
1	17 Sep 2026	I-ESW61608794-FT FROM 8950664808 - RERA DESIGNAT	ED COLLECTION ACCOUN		7,00,000.00	26,61,050.00
2	03 Sep 2026	I-ESW61608780-FT FROM 8950664808 - RERA DESIGNAT	ED COLLECTION ACCOUN		19,61,050.00	19,61,050.00
-	-	Opening Balance	-	-	-	0.00

Account Summary

Particulars	Opening Balance	Closing Balance
Current Account (CA):	0.00	26,61,050.00

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Chennai - 600083
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Account No. **8950664808**
Account Type **Current**
Branch **Chennai - Ekkatuthangal**

Account Status **Active**
Nominee Registered **No**

Currency **INDIAN RUPEE**

Current Account Transactions

#	Date	Description	Chq/Ref. No.	Withdrawal (Dr.)	Deposit (Cr.)	Balance
1	30 Sep 2026	BY CLG INST 000078/26-09-26/EQUI/CHENNAI	NCROUT_2_30092026185		5,00,000.00	5,00,000.00
2	17 Sep 2026	FT TO 8950664815 8950664785		10,00,000.00		0.00
3	16 Sep 2026	RTGS IDIBR52026091604490059 EAGAI STORE IDIB000	RTGSINW-0112856655		10,00,000.00	10,00,000.00
4	03 Sep 2026	FT TO 8950664815 8950664785		28,01,500.00		0.00
5	27 Jul 2026	RTGS PUNBR52026072710295213 ESWARI V AND VEL MU	RTGSINW-0110057132		28,01,500.00	28,01,500.00
-	-	Opening Balance	-	-	-	0.00

Account Summary

Particulars	Opening Balance	Closing Balance
Current Account (CA):	0.00	5,00,000.00

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IMPS - Immediate Payment Service	VISACCPAY - Visa Credit Card Payment
IMT - Instant Money Transfer	VMT - VISA Money Transfer
KB - Billpay transaction via Keya Chatbot	WB - Billpay transaction via WhatsApp Banking
MB - Transaction done on Mobile banking	Int. Pd. - Interest credited on your savings account balance
NACH - National Automated Clearing House	Sweep transfer to - Booking new Term Deposit
NEFT - National Electronic Funds Transfer	Sweep transfer from - Broken existing Term Deposit

NOT APPLICABLE

Sl No	Flat No .as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	1A	No	No
2	1B	No	No
3	1C	No	No
4	2A	No	No
5	2B	No	No
6	2C	No	No
7	3A	No	No
8	3B	Yes	No
9	3C	No	No
10	4A	No	No
11	4B	No	No
12	4C	No	No
13	5A	No	No
14	5B	No	No


GPS Map Camera
Chennai, Tamil Nadu, India
7-142, 7-142, Jothy Nagar Main Road, Defence Colony,
Ekkatuthangal, Chennai, Tamil Nadu 600032, India
Lat 13.024546° Long 80.201131°
Saturday, 31/10/2026 04:29 PM GMT +05:30
Note : Captured by GPS Map Camera
Google


GPS Map Camera
Nandambakkam, Tamil Nadu, India
141, Defence Colony 11th Cross St, Defence Colony,
Ekkatuthangal, Nandambakkam, Tamil Nadu 600032, India
Lat 13.024675° Long 80.201067°
Saturday, 31/10/2026 04:29 PM GMT +05:30
Note : Captured by GPS Map Camera
Google


GPS Map Camera
Nandambakkam, Tamil Nadu, India
141, Defence Colony 11th Cross St, Defence Colony,
Ekkatuthangal, Nandambakkam, Tamil Nadu 600032, India
Lat 13.024674° Long 80.201075°
Saturday, 31/10/2026 04:30 PM GMT +05:30
Note : Captured by GPS Map Camera
Google


GPS Map Camera
Nandambakkam, Tamil Nadu, India
141, Defence Colony 11th Cross St, Defence Colony,
Ekkatuthangal, Nandambakkam, Tamil Nadu 600032, India
Lat 13.024672° Long 80.201084°
Saturday, 31/10/2026 04:31 PM GMT +05:30
Note : Captured by GPS Map Camera
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
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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.