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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	GKS PROPERTIES PVT LTD
Project Name	**:**	TULIVE ROSENDALE
Project Registration No	**:**	TNRERA/29/BLG/0027/2026
Project Completion Date in Form 'C' / Form 'F'	**:**	31/12/2029
Quarter Ending	**:**	September 2026

Bank Name	**:**	Union Bank of India
Bank Branch	**:**	NUNGAMBAKKAM
E-Mail ID	**:**	ngmbkm@unionbankofindia.com

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	412301010035687
2.	RERA Designated Separate Account (70%)	412301010035682
3.	RERA Designated Transaction Account (30%)	412301010035686

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	204397208.35
Amount transferred to the RERA Designated Separate Account (70%)	**:**	143078045.85
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	61319162.50
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	248429308.08
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	457.76
2	UDS Registered	1	1	76.57

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	Terrace Roof Slab completed, 3rd Floor, Block Work Completed	Terrace Roof Slab completed, 3rd Floor, Block Work 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)	 70% 45.22
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

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	GKS PROPERTIES PVT LTD
Project Name	:	TULIVE ROSENDALE
Project Registration No.	:	TNRERA/29/BLG/0027/2026
Project Registration Date	:	27.01.2026
Project Completion Date	:	30.06.2027
Quarter Ending	:	September 2026

RERA Separate Bank A/c Details

Bank Name	:	UNION BANK OF INDIA
Bank Branch	:	NUNGAMBAKKAM
Bank A/c No.	:	A/C NO.412301010035687

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	39,13,96,638.94
Amount withdrawn from the RERA A/c from the date of opening	:	39,13,96,638.94
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	2 Nos	457.76 Sq.m
	b) UDS Registered	1No	76.57 sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	B201	YES	No
2.	B401	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Nil	Terrace Roof Slab completed, 3rd Floor, Block Work Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	-
3.	Status of other Common Amenities as indicated in the Construction Agreement	Nil	-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 70% Rs.45.22 in Crores
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 00% Rs.00 in Lakhs

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	GKS PROPERTIES PVT LTD
Project Name	:	TULIVE ROSENDALE
Project Registration No.	:	TNRERA/29/BLG/0027/2026
Project Registration Date	:	27.01.2026
Project Completion Date	:	30.06.2027
Quarter Ending	:	September 2026

RERA Separate Bank A/c Details

Bank Name	:	UNION BANK OF INDIA
Bank Branch	:	NUNGAMBAKKAM
Bank A/c No.	:	A/C NO.412301010035687

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	39,13,96,638.94
Amount withdrawn from the RERA A/c from the date of opening	:	39,13,96,638.94
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	2 Nos	457.76 Sq.m
	b) UDS Registered	1No	76.57 sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	B201	YES	No
2.	B401	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Nil	Terrace Roof Slab completed, 3rd Floor, Block Work Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	-
3.	Status of other Common Amenities as indicated in the Construction Agreement	Nil	-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 70% Rs.45.22 in Crores
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 00% Rs.00 in Lakhs

Project - Quarterly Progress Report (QPR)

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Project Registration No.	:	TNRERA/29/BLG/0027/2026
Project Registration Date	:	27.01.2026
Project Completion Date	:	30.06.2027
Quarter Ending	:	September 2026

RERA Separate Bank A/c Details

Bank Name	:	UNION BANK OF INDIA
Bank Branch	:	NUNGAMBAKKAM
Bank A/c No.	:	A/C NO.412301010035687

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	39,13,96,638.94
Amount withdrawn from the RERA A/c from the date of opening	:	39,13,96,638.94
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	2 Nos	457.76 Sq.m
	b) UDS Registered	1No	76.57 sq.m

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	B201	YES	No
2.	B401	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Nil	Terrace Roof Slab completed, 3rd Floor, Block Work Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	-
3.	Status of other Common Amenities as indicated in the Construction Agreement	Nil	-

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 70% Rs.45.22 in Crores
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 00% Rs.00 in Lakhs


GPS Map Camera
Chennai, Tamil Nadu, India
Harsha Apartments, 156/157, Beach Rd,
Kalakshetra Colony, Besant Nagar, Chennai,
Tamil Nadu 600090, India
Lat 12.993417° Long 80.264331°
Monday, 05/10/2026 11:55 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
No 42, New, Beach Rd, Kalakshetra Colony,
Besant Nagar, Chennai, Tamil Nadu 600090,
India
Lat 12.993403° Long 80.264334°
Monday, 05/10/2026 11:55 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

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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.