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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

SBI

பாரத ஸ்டேட் வங்கி
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date: 04.02.2026

To

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chennai.

Sir,

Sub: TNRERA – Application for registration of real estate project – Construction of Stilt plus 5 Floors of 2 Commercial + 18 Residential building with 20 Units at S13 & S14, Door No. 102/1 to 102/12, Ponnambalam Salai, 11th Sector 66th street and 11th Sector 7tth street, KK Nagar, Comprised in S.No. 249/4 (pt), 249/5 (pt) & 250/1A and T,So. 324/3 & 324/5, Block No.49 of Virugambakkam Village, Chennai 600078 Tamilnadu - Opening a separate account for the project – Reg.

Ref: Project details:

i.Name of the project - SARASWATI

ii.Layout / Building - BUILDING

iii.No. of floors and usage (in case of building) - Construction of Stilt plus 5 Floors of 2 Commercial + 18 Residential building with 20 Units.

iv.Site address - S13 & S14, Door No. 102/1 to 102/12, Ponnambalam Salai, 11th Sector 66th street and 11th Sector 7tth street, KK Nagar, Comprised in S.No. 249/4 (pt), 249/5 (pt) & 250/1A and T,So. 324/3 & 324/5, Block No.49 of Virugambakkam Village, Chennai 600078 Tamilnadu.

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கோடம்பாக்கம் கிளை
புதிய எண்.7, முதல் பிரதான சாலை,
யுனைடெட் இந்தியா காலனி,
கோடம்பாக்கம்,
சென்னை - 600 006.

कोडम्बाक्कम शाखा
नया नं 7, फर्स्ट मेईन रोड,
युनैटेड इंडिया कॉलनि,
कोडम्बाक्कम,
चेन्नै - 600 024.

Kodambakkam Branch
New No.7, First Main Road,
United India Colony,
Kodambakkam,
Chennai - 600 024.

SBI

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भारतीय स्टेट बैंक
STATE BANK OF INDIA

It is certify that M/s. ANANAYAKRISHNAA CONSTRUCTIONS PVT LTD at 110, Lakshmanasamy salai, KK Nagar, Chennai 600078, Tamilnadu has opened three accounts in our bank as given below.

a) RERA Designated Collection Account (100%) - Account No. **44886672749**

b) RERA Designated Separate Account (70%) - Account No. **44449833491**

c) RERA Designated Transaction Account (30%) - Account No. **44886709861**

The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The Balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

2. In compliance of the section 4(2)(l)(D) of the RERA Act, the amount deposited in the 'RERA Designated Separate Account(70%)' shall be withdrawn by the promoter after it is certify by the

(i) Engineer

(ii) Architect, and

(iii) Chartered Accountant in Practice

stating that the withdrawal of the amount from the 'RERA Designated Separate Account' is in proportion to the percentage of completion of the project.

3.The balance amount available will be released and the said three accounts will be closed only on production of Completion Report of the aforesaid real estate project issued by the Tamilnadu Real Estate Regulatory Authority.

பாரத ஸ்டேட் வங்கிக்காக
कृते भारतीय स्टेट बैंक For STATE BANK OF INDIA

முதன்மை மேலாளர்/ मुख्य प्रबंधक / Chief Manager
CHIEF MANAGER/ KODAMBAKKAM BR-01444

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P.CHANDRAKANTH MAHARAJ
S.S.No: C5128

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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.