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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Project - Quarterly Progress Report(QPR)

Promoter's Name	:	M/s.Access Homes
Project Name	:	Sai Empire Tower 1
Project Registration No.	:	TN/01/Building/0236/2018
Project Registration Date	:	13.07.2018
Project Completion Date	:	March 2023
Quarter Ending	:	(December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	UCO BANK
Bank Branch	:	MYPALORE
Bank A/c No.	:	01010210001912

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 2,87,53,297/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 2,87,42,199/-
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 up to the Quarter	Total Area (Sq.m.)
1.	a.) Flats Booked (As given in Carpet Area Statement while registration)Block/Tower Floor-wise	16 Units	670 Sq.m.
	b.) UDS Registered	16 Units	670 Sq.m.

2. Furnish details Flat – wise

SI NO	Flat No.as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A-1 first Floor	yes	yes
2.	A-2 first Floor	yes	yes
3.	A-3 first Floor	yes	yes
4.	A-4 first Floor	yes	yes
5	B-1 Second Floor	yes	yes
6.	B-2 Second Floor	yes	yes
7	B-3 Second Floor	yes	yes
8	B-4 Second Floor	yes	yes
9	C-1 Third Floor	yes	yes

For ACCESS HOMES


Proprietor

10	C-2 Third Floor	yes	yes
11	C-3 Third Floor	yes	yes
12	C-4 Third Floor	yes	yes
13	D-1 Fourth Floor	yes	yes
14	D-2 Fourth Floor	yes	yes
15	D-3 Fourth Floor	yes	yes
16	D-4 Fourth Floor	yes	yes

B. Construction

Sl.NO	Description	Block/Tower No.	status
1.	Stage of construction of each Block/Tower, Floor-wise	1	100% 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

Sl.No.	Description	Percentage
1.	Percentage of completion Block/Tower Floor-wise	100%
	i)Physical	
	ii)Financial (Enter Anticipated Project Cost in Lakhs)	Rs.396 Lakhs
2.	Percentage of completion of Common Amenities	NA
	i)Physical	
	ii)Financial (Enter Anticipated Project Cost in Lakhs)	NA

C. Latest Colour Photo of all Blocks/Tower elevation including Common

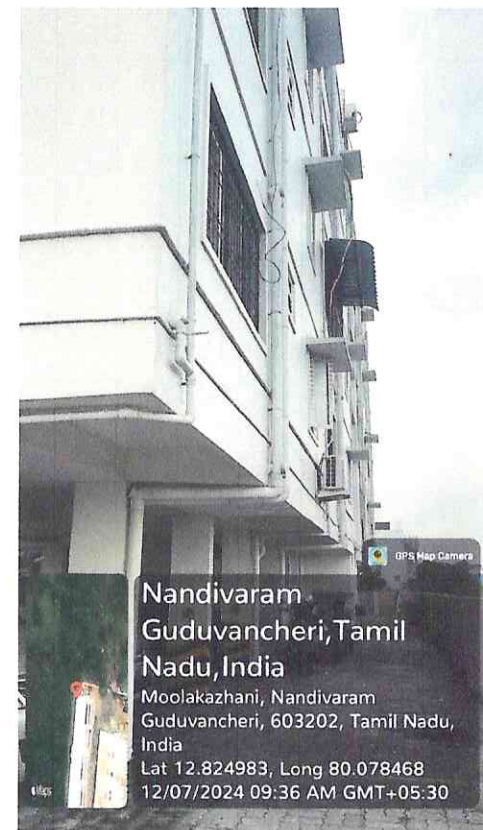
Amenities with Geotag and Date(Atleast from 2 angles).....(in PDF Format)

For ACCESS HOMES

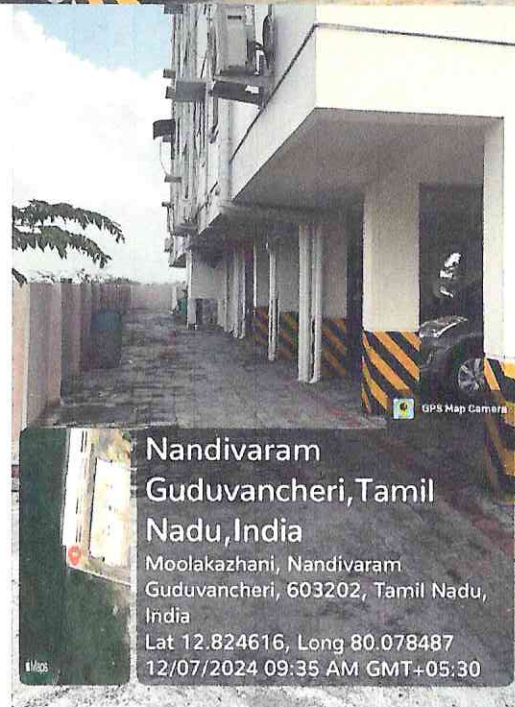

Proprietor



Nandivaram
Guduvancheri, Tamil
Nadu, India
Moolakazhani, Nandivaram
Guduvancheri, 603202, Tamil Nadu,
India
Lat 12.824606, Long 80.078614
12/07/2024 09:35 AM GMT+05:30



Nandivaram
Guduvancheri, Tamil
Nadu, India
Moolakazhani, Nandivaram
Guduvancheri, 603202, Tamil Nadu,
India
Lat 12.824983, Long 80.078468
12/07/2024 09:36 AM GMT+05:30



Nandivaram
Guduvancheri, Tamil
Nadu, India
Moolakazhani, Nandivaram
Guduvancheri, 603202, Tamil Nadu,
India
Lat 12.824616, Long 80.078487
12/07/2024 09:35 AM GMT+05:30



Nandivaram
Guduvancheri, Tamil
Nadu, India
Moolakazhani, Nandivaram
Guduvancheri, 603202, Tamil Nadu,
India
Lat 12.824948, Long 80.078661
12/07/2024 09:36 AM GMT+05:30





FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 30.11.2024

To

M/s. ACCESS HOMES
 No.37, Gandhi Nagar 2nd street,
 Guduvancheri - 603202
 (Name & Address of Promoter)

Subject:

Certificate of Completion of Construction Work of SAI EMPIRE TOWER 1 Building/ 1 Block of the Building of the Project (TN RERA Registration Number TN/01/Building/0236/2018 dated 13/07/2018) situated on the Land bearing Survey No.348/5A, demarcated by its boundaries (latitude and longitude of the end points) 12.825002, 80.078530 to the North 12.824990, 80.078647 to the South 12.824577, 80.078576 to the East 12.824596, 80.078461 to the west of Division of Karanaipuducheri Village of Chengalput District PIN 603202 measuring 6232Sq.Ft. (579 Sq.Mts) area being developed by (Promoter's Name) ACCESS HOMES.

Sir,

I/We GURUPRAKASH.S have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of SAI EMPIRE TOWER 1 Building/Block/Tower of the Building situated on the Survey No.348/5 of Division Karanaipuducheri Village, Vandalur Taluk, Chengalput District PIN-603202 measuring 579 sq.mts. area, being developed by (Promoter's Name) ACCESS HOMES.

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt... GURUPRAKASH.S as Architect/Engineer
- (ii) M/s/Thiru/Tmt... R.S.MURALITHARAN as Structural Consultant
- (iii) M/s/Thiru/Tmt..... N.LOGANATHAN as MEP Consultant
- (iv) M/s/Thiru/Tmt..... N.LOGANATHAN as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the Building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that SAI EMPIRE TOWER 1 Building /Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The SAI EMPIRE TOWER 1 Building/Block of the Building is granted completion Certificate bearing number.....NA.....datedby.....(Competent Authority).

Yours Faithfully,

Ar.GURU PRAKASH.S B.Arch
Reg.Architect CA / 2019 / 113733
CS 33/6, Pavendar Salai,
Maraimalai Nagar - 603209.
Contact No.: +91 - 9003240051

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No.....)

Dr. R.S.Muralitharan M.E., Ph.D., MICI., ISTE.,

Structural Engineer & Consultant

Chennai, Chengalpattu, Kancheepuram, Thiruvallur Collector Panel

Engineer-Class1A Registered Engineer & Structural Engineer Grade-1

Structural Engineer Grade-1 CMDA Reg. No. SE/GR-1/19/12/233

DTCP Reg. No. CGLRGTN/SE/Gr-1/2020-02/004

Corporation of Chennai Registered Engineer Grade-1 Reg. No. RE100842019

9489358800

rsmurali06@gmail.com

No 7A/25,
Muthusamy Street,
Perungalathur,
Chennai - 600063

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I Thiru.R.S.MURALITHARAN as Structural Consultant have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower "Sai Empire Tower 1" of the building comprising of Stilt +4 floors situated in the land bearing Survey Number.348/5A of Karanaipuducheri Village, Chengalput District.

It is certified that the building has been designed as a RCC structure to withstand the dead load, Imposed load and wind load/earthquake loads ensuring structural safety and serviceability as

Per the norms and guidelines prescribed in applicable relevant standards and codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,



Signature, Name and seal

of the Registered Structural Engineer

Dr. R.S.MURALITHARAN, B.E., M.E(Struct) Ph.D
Registered Structural Engineer Grade-1 (SE)
CMDA Reg. No. SE/GR-1/19/12/233
DTCP Reg. No. CGLRGN / SE / Gr-II 2020/02/004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/25, Muthusamy Street, Perungalathur, Chennai-63.
©: 9489358800, Email: rsmurali06@gmail.com



our services doesn't just end there



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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