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Project - Quarterly Progress Report(QPR)

Promoter's Name	:	M/s. Access Homes
Project Name	:	Sai Empire Tower 2
Project Registration No.	:	TN/01/Building/025/2019
Project Registration Date	:	22.02.2019
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.	:	01010210001929

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 10,15,37,797/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 10,13,97,385/-
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	32 Units	1550 Sq.m.
	b.) UDS Registered	32 units	934 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.	A-5 first Floor	yes	yes
6.	A-6 first Floor	yes	yes
7.	A-7 first Floor	yes	yes
8.	A-8 first Floor	yes	yes
9.	B-1 Second Floor	yes	yes
10.	B-2 Second Floor	yes	yes
11.	B-3 Second Floor	yes	yes
12.	B-4 Second Floor	yes	yes

For ACCESS HOMES


Proprietor

13	B-5 Second Floor	yes	yes
14	B-6 Second Floor	yes	yes
15	B-7 Second Floor	yes	yes
16	B-8 Second Floor	yes	yes
17	C-1 Third Floor	yes	yes
18	C-2 Third Floor	yes	yes
19	C-3 Third Floor	yes	yes
20	C-4 Third Floor	yes	yes
21	C-5 Third Floor	yes	yes
22	C-6 Third Floor	yes	yes
23	C-7 Third Floor	yes	yes
24	C-8 Third Floor	yes	yes
25	D-1 Fourth Floor	yes	yes
26	D-2 Fourth Floor	yes	yes
27	D-3 Fourth Floor	yes	yes
28	D-4 Fourth Floor	yes	yes
29	D-5 Fourth Floor	yes	yes
30	D-6 Fourth Floor	yes	yes
31	D-7 Fourth Floor	yes	yes
32	D-8 Fourth Floor	yes	yes

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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.646.74 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

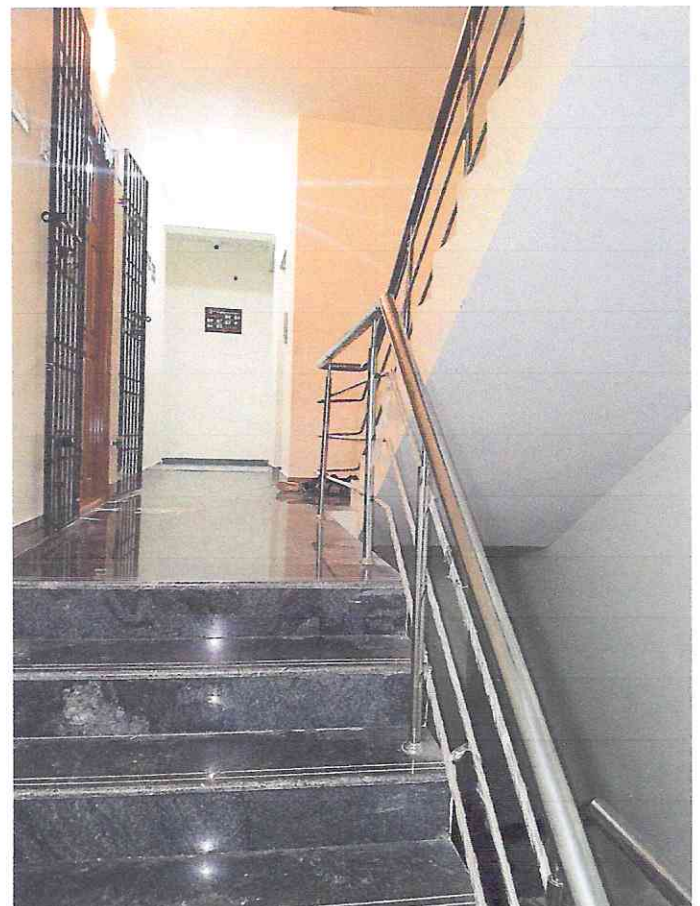
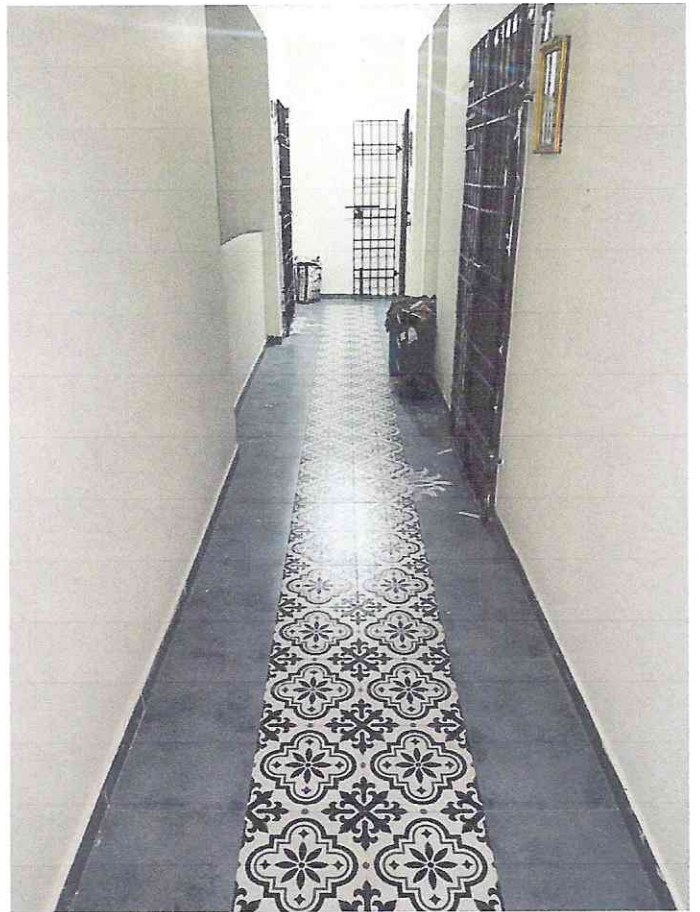
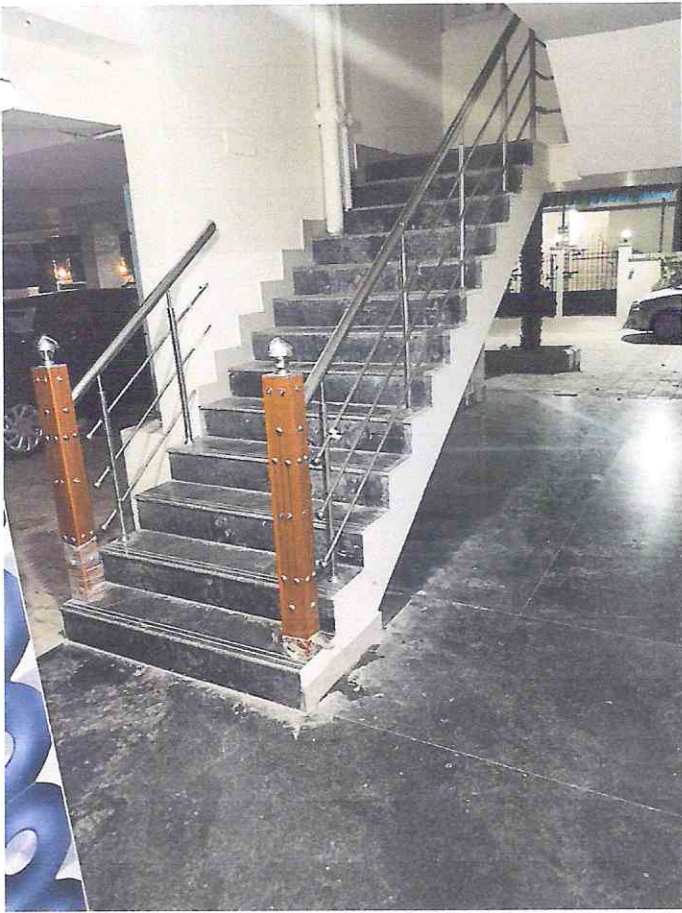
Amenities with Geotag and Date(Atleast from 2 angles).....(in PDF

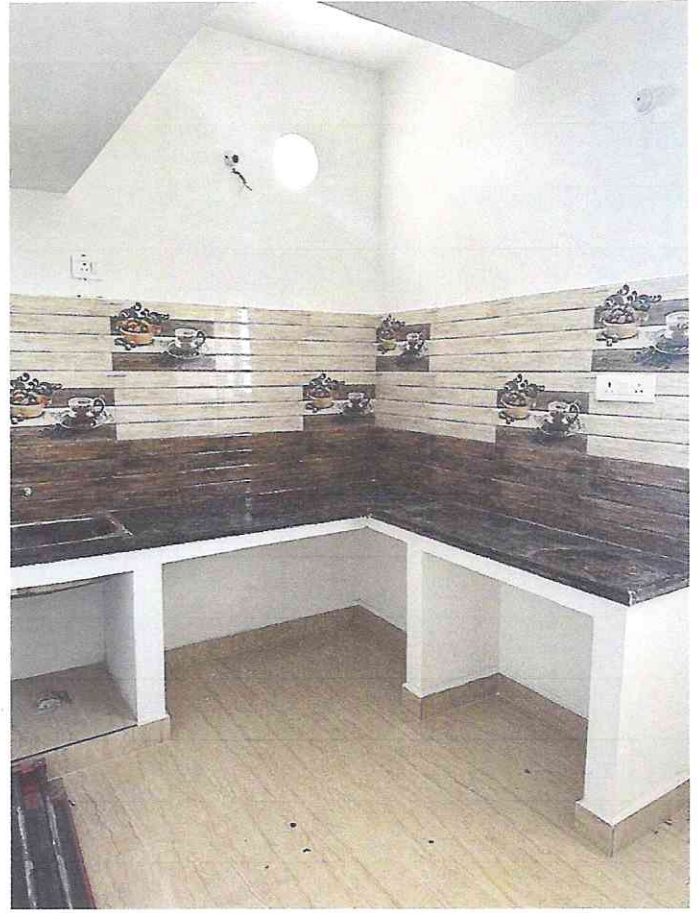
Format)

For ACCESS HOMES


Proprietor







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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 2 Building/ 1 Block of the Building of the Project (TN RERA Registration Number TN/01/Building/025/2019 dated 22/02/2019) situated on the land bearing Survey Nos. 348/5C1, 350/10A1A & 350/10B1 demarcated by its boundaries (latitude and longitude of the endpoints) 12.824537, 80.078874 to the North 12.824579, 80.078605 to the South 12.824699, 80.078922 to the East 12.824865, 80.078916 to the west of Division of Karanaipuducheri Village of Chengalput District PIN 603202 measuring 934 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 2 Building/Block/Tower of the Building situated on the Survey No. 348/5C1, 350/10A1A & 350/10B1 of Division Karanaipuducheri Village, Vandalur Taluk, Chengalput District PIN-603202 measuring 934 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 2 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 2 Building/Block of the Building is granted completion Certificate bearing number.....NA.....dated by.....(Competent Authority).

Yours Faithfully,

Ar. GURUPRAKASH.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-Class 1A 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

① 9489358800

✉ rsmurali06@gmail.com

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

DATE: 02-12-2024

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 2" of the building comprising of Stilt +4 floors situated in the land bearing Survey Number. No.348/5C1, 350/10A1A & 350/10B1 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(Struc) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg. No. SE/GR-1/19/12/233
DTCP Reg. No. CGLRGN / SE / Gr-I / 2020/02/004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/25, Muthusamy Street, Perungalathur, Chennai-63.
© : 9489358800, ✉ : rsmurali06@gmail.com



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Legal & Documentation Services

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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

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