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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	AKSHAYA ESTATES REALTY LLP
Project Name	:	RHYTHM
Project Registration No.	:	TN/29/Building/0281/2023
Project Registration Date	:	28/06/2023
Project Completion Date	:	31 st August 2025
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	FEDERAL BANK
Bank Branch	:	Perungudi, Chennai – 600 096
Bank A/c No.	:	16120200005328

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 26,84,36,407.70
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 26,24,02,431.88
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Attached as separate sheet

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.ft.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	20	26,220
	b) UDS Registered	19	8,694

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Details given in separate sheet		
2.			
3.			
4.			
5.			

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	See attached sheet	See attached sheet
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 i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	92.30 % 76.10% Rs. 801 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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



AKSHAYA ESTATES REALTY LLP

Project: "RHYTHM" at No. 38, Ramappa Nagar Main Road, Perungudi, Chennai 600 096.

TN RERA Registration Number: TN/29/ Building/ 0281/ 2023

Progress of Work as on 31st March 2025

BLOCK	PROGRESS UPDATE
STRUCTURE	• Piling works – 100% Completed • Pile cap works – 100% Completed • 1st floor Roof slab -100% completed • 2nd floor Roof slab -100% completed • 3rd floor Roof slab -100% completed • 4th floor Roof slab -100% completed • 5th floor Roof slab – 100% Completed • Headroom – 100% Completed • OHT – 100% Completed
UG SUMP	• UG Sump – 100% Completed.
FINISHING	• 1st floor Block work - 100% Completed • 2nd floor Block work – 100% Completed • 3rd floor Block work - 100% Completed • 4th floor Block work - 100% Completed • 5th floor Block work – 100% Completed • 1st floor Internal Plastering work – 100% Completed • 2nd floor Internal Plastering work – 100% Completed • 3rd floor Internal Plastering work – 100% Completed • 4th floor Internal Plastering work – 100% Completed • 5th floor Internal Plastering work – 100% Completed • Waterproofing – OHT -100% Completed • Waterproofing – UG Sump -100% Completed • Waterproofing – Terrace –In progress. • 1st Floor Internal Painting work In progress • 2nd Floor Internal Painting work In progress • 3rd floor Internal Painting Work In progress. • 4th Floor Internal Painting Work In progress.

	● External Plastering Work In progress ● External Painting Work In progress ● 1st floor Door Frame Work -100% Completed ● 2nd floor Door Frame Work -100% Completed ● 3rd floor Door Frame Work -100% Completed ● 4th floor Door Frame Work -100% Completed ● 5th floor Door Frame Work – 100% Completed ● 1st floor Tiling Work – 100% Completed ● 2nd floor Tiling work - 100% Completed ● 3rd floor Tiling Work - 100% Completed ● 4th Floor Tiling work – 100% Completed ● 5th Floor Tilling work in progress ● UPVC Window Erection Work In Progress ● Lobby and Staircase Flooring work In Progress. ● Common area Painting work In Progress.
MEP	● 1st floor Electrical work – 100% completed ● 2nd floor Electrical work – 100% Completed ● 3rd floor Electrical work – 100% Completed ● 4th floor Electrical work – 100% Completed ● 5th floor Electrical work – 100% Completed ● 1st floor AC Copper Piping Work – 100% Completed ● 2nd floor AC Copper Piping Work – 100% Completed ● 3rd floor AC Copper Piping Work – 100% Completed ● 4th floor AC Copper Piping Work – 100% Completed ● 5th Floor AC Copper piping work In Progress ● Lift Erection work – 100% Completed ● 1st, 2nd, 3rd & 4th floor concealed Plumbing line -100% Completed ● 5th floor concealed Plumbing line In progress

PROGRESS PHOTOS – March 2025

PROJECT: RHYTHM



ELEVATION



Lobby Flooring & Lift Work



Terrace Flooring Work

Details of Flats Booked

S.No	Flat No	Flats Booked (YES / No)	UDS Registered (Yes / No)
1	101	Yes	Yes
2	102	Yes	Yes
3	103	Yes	Yes
4	104	Yes	Yes
5	201	Yes	Yes
6	202	Yes	Yes
7	203	Yes	No
8	204	Yes	Yes
9	301	Yes	Yes
10	302	Yes	Yes
11	303	Yes	Yes
12	304	Yes	Yes
13	401	Yes	Yes
14	402	Yes	Yes
15	403	Yes	Yes
16	404	Yes	Yes
17	501	Yes	Yes
18	502	Yes	Yes
19	503	Yes	Yes
20	504	Yes	Yes



our services doesn't just end there



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

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