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Project – Quarterly Progress Report (QPR)

Promoter's Name	:	P. R. CONSTRUCTION
Project Name	:	ACASA
Project Registration No.	:	TN/29/BUILDING/0003/2021
Project Registration Date	:	04/01/2021
Project Completion Date	:	05/07/2021
Quarter Ending	:	SEPTEMBER 2024.

RERA Separate Bank A/C Details

Bank Name	:	ICICI BANK
Bank Branch	:	K.K. NAGAR
Bank A/C No.	:	RERA Collection – 007705020031

Amount collected from the allottees and deposited in the RERA A/c	:	8,90,69,000
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	:	5,89,63,378
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosure – Bank Statements

A. Sales

Sl. No.	Description	Cumulative No. of Units upto to the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	14 Nos.	1190.93
	b) UDS Registered	14 Nos.	446.5



For P.R. CONSTRUCTION

P. S. i
Partner

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2. Furnish the details Flat-wise

Sl.No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	F1	Yes	Yes
2	F2	Yes	Yes
3	F3	Yes	Yes
4	F4	Yes	Yes
5	F5	Yes	Yes
6	S1	Yes	Yes
7	S2	Yes	Yes
8	S3	Yes	Yes
9	S4	Yes	Yes
10	S5	Yes	Yes
11	T1	Yes	Yes
12	T2	Yes	Yes
13	T4	Yes	Yes
14	T5	Yes	Yes

B. Construction

Sl.No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/ Tower, Floor-wise	Block 1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	N/A	N/A
3.	Status of other Common Amenities as indicated in the Construction Agreement	N/A	N/A



For P.R. CONSTRUCTION

P. S. J.
Partner

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Sl.No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 8,90,69,000
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

For Yezdi & Co.
Chartered Accountants



(S.SATHISHKUMAR)
Proprietor
M.No: 020280



Signed by Promoter

For P.R. CONSTRUCTION


Partner

UDIN : 24020280BKEJES9228

Place: Chennai
Dated: 28.11.2024

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Valasaravakkam
Completion Certificate

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From	To	
The Zonal Officer, Greater Chennai Corporation,null	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN11/00246/2021

Dated: 13/03/2021

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Valasaravakkam Completed the Construction of Residential/Commercial Building at Block No:-,Plot No:57,58, Survey No:347/5,6, 9th street, ANBU NAGAR 10TH STREET,ANBU NAGAR,NERKUNDRAM,Nerkunram, Chennai, 600107 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:null and BA/WDCN11/01257/2020 dated : null
- 2.Completion Certificate Application online registration :CC/WDCN11/00088/2021 dated :13/03/2021
- 3.This office letter vide No:CC/WDCN11/00088/2021 dated 13/03/2021
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N11/2021-22/04525

(1) This is to certify that Thiru. Mr. P Subburaj GPA has completed the construction of Residential / Commercial building at Block No:-,Plot No:57,58, Survey No:347/5,6, 9th street, ANBU NAGAR 10TH STREET,ANBU NAGAR,NERKUNDRAM,Nerkunram, Chennai, 600107 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:null and Building Permit No:BA/WDCN11/01257/2020 dated: null. The building was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of completion certificate approved by the Monitoring Committee.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN11/00246/2021
Dated:05/07/2021

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stability aspect of the building. As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by D Rajasekar
Date: 06-Jul-2021 (16:26:11)

Zonal Officer-Valasaravakkam
Greater Chennai Corporation



FORM – 4A

ARCHITECT'S CERTIFICATE

To:
PR CONSTRUCTION rep.by its Managing Partner P.SUBBURAJ
No.2, Sengarajulu Street, Arunachalam Road,
Saligramam, Chennai — 600 093.

Subject:

Certificate of Completion of Construction Work of ACASA Project (TNRERA Registration Number — TN/29/Building/0003/2021 Dated 04.01.2021) situated on the Land bearing Plot No.57 & 58, Anbu Nagar, 9th Street & 10th Street, Nerkundram, Chennai — 600107, in Survey No.347/5, & 347/6, of Nerkundram, Village, Chennai, demarcated by its boundaries (latitude and longitude of the end points) 13.05375, 8.17850 to the North, 13.05360, 80.17849 to the South, 13.05367, 80.17861 to the East, 13.0536, 80.17840 to the West of Division Nerkundram Village, Chennai 600107, measuring 1190.93 sq.mts. area being developed by PR CONSTRUCTION.

Sir,

I, S.Subramanian, have undertaken the assignment as Architect/Engineer of certifying completion of Construction Work of ACASA Project Building situated on the Plot No.57 & 58, Anbu Nagar, 9th Street, & 10th Street, Nerkundram, Chennai 600 107, measuring 1190.93 sq.mts. area, being developed by PR CONSTRUCTION.

1. Following technical professionals are appointed by Owner/Promoter (as applicable):
 - (i) Mr.Subramanian.S, as Architect/Engineer
 - (ii) Mr.Subramanian, as Structural Consultant
 - (iii) Mr.Murugan (Dolphin Consultants), Associated as MEP Consultant
 - (iv) Mr.Karthik, as Site Supervisor/Clerk of Works
2. 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, we hereby certify that ACASA Project 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 building is granted Completion Certificate bearing number — CC/WDCN11/000246/2021 Dated 05.07.2021 by Greater Chennai Corporation.

Yours Faithfully,


S. SUBRAMANIAN, B.Arch, F.I.V
CA Reg No: CA/93/15630
CMDA Reg No: RA / Gr.I/ 19 / 05 / 216
AK. 2/32, 11th Main Road, Anna Nagar,
Chennai - 40. Ph : 26288548, 9444079169
ar_interiorplus@yahoo.com



Kannimar Consultants

Industrial Building Consultants
Structural Design

New No. 14, Old No. 17A, Kannimar Villa, Ganga Nagar, Jafferkanpet,
Ashok Nagar, Chennai - 83. Ph. : 24749439, 94441 83538, 9500074947

S. Subramaniam, M.S. (Struc). PDQS. DRTM.
Chartered Engineer
Registered Structural Engineer Grade - I
E-mail : kannimarconsultants@gmail.com

FORM-4B

Structural Stability Certificate by Registered Structural Engineer

I/We S. SUBRAMANIAM have undertaken the assignment as Structural Engineer for the detailed design and construction of the ACASA project comprising of Stilt+3 floors situated in the land bearing Survey Number/s347/5, & 347/6, at Plot No.57 & 58, Anbu Nagar, 9th Street & 10th Street, Nerkundram, Chennai — 600107.

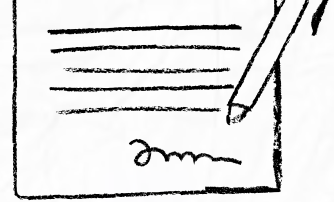
It is certified that the building has been designed as an RCC structure to withstand the dead load, imposed load, and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,

27/11/24.

S. Subramaniam, M.S.(Struc). PDQS, DRTM.
Registered Structural Engineer Grade-I.
(SE / GR-I / 2024 / 02 / 008).
New No: 14, Old No: 17A, Kannimar Villa,
Ganga Nagar, Jafferkanpet, Ashok Nagar,
Chennai - 83, Ph : 24749439, 9500074947
kannimarconsultants@gmail.com



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Legal & Documentation Services

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Property Development & Approvals

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



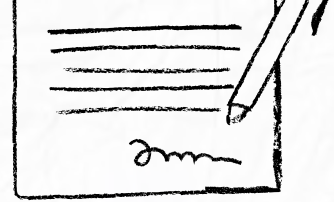
NRI & Investment Services

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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

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Chennai, India

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