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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	SAS Hotels & Enterprises Ltd
Project Name	:	Parkhouse Mews
Project Registration No.	:	TN/29/Building/532/2022
Project Registration Date	:	28-12-2022
Project Completion Date	:	30-06-2025
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

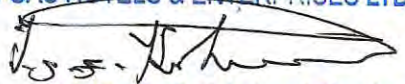
Bank Name	:	RBL BANK LIMITED
Bank Branch	:	T.NAGAR
Bank A/c No.	:	409010106334

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.1,44,88,82,698.05
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.1,44,20,25,632.00
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 upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	74	14852.00
	b) UDS Registered	41	1590.99

For SAS HOTELS & ENTERPRISES LTD


 Authorised Signatory / Director

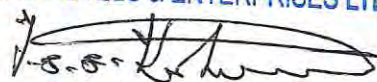
2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
DETAILS ATTACHED			

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		
	I. Structure work	Tower 1	Completed
	II. Block work; Inner and External Plastering work		Completed
	III. Services Work		Completed
	IV. Marble & Tile Flooring		Completed
	V. Window fixing work		Completed
	VI. Primer work		Completed
	VII. Wiring work and Switch sheet		Completed
	VIII. Door Frame & Shutter fixing work		Completed
2.	Status of common Amenities for each Block/Tower, Item wise		
	I. Clubhouse		Completed
	II. Swimming Pool		Completed
	III. Compound wall		Completed
	IV. Security Room		Completed

For SAS HOTELS & ENTERPRISES LTD

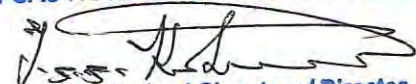


 Authorised Signatory / Director

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.8196 Lakhs
2.	Percentage of completion of Common Amenities – i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.150 Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

For SAS HOTELS & ENTERPRISES LTD


Authorised Signatory / Director

Signature of Promoter

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

furnish the details Flat-wise

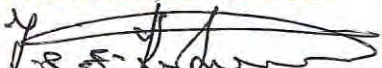
Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	B1	Yes	No
2	C1	Yes	No
3	E1	Yes	No
4	E2	Yes	Yes
5	C3	Yes	Yes
6	D3	Yes	Yes
7	E3	Yes	No
8	D4	Yes	No
9	E4	Yes	No
10	F4	Yes	No
11	G4	Yes	No
12	A5	Yes	No
13	D5	Yes	No
14	E5	Yes	Yes
15	F5	Yes	No
16	G5	Yes	Yes
17	A6	Yes	Yes
18	B6	Yes	No
19	C6	Yes	No
20	D6	Yes	No
21	E6	Yes	No
22	F6	Yes	Yes
23	G6	Yes	Yes
24	A7	Yes	Yes
25	B7	Yes	Yes
26	C7	Yes	No
27	D7	Yes	No
28	E7	Yes	No
29	F7	Yes	Yes
30	G7	Yes	Yes
31	A8	Yes	Yes
32	B8	Yes	Yes
33	C8	Yes	No
34	D8	Yes	No
35	E8	Yes	Yes
36	F8	Yes	Yes
37	G8	Yes	Yes
38	A9	Yes	Yes
39	B9	Yes	No

For SAS HOTELS & ENTERPRISES LTD


Authorised Signatory / Director

40	C9	Yes	No
41	D9	Yes	No
42	E9	Yes	No
43	F9	Yes	No
44	G9	Yes	Yes
45	A10	Yes	Yes
46	B10	Yes	Yes
47	C10	Yes	Yes
48	D10	Yes	No
49	E10	Yes	Yes
50	F10	Yes	Yes
51	G10	Yes	Yes
52	A11	Yes	No
53	B11	Yes	No
54	C11	Yes	Yes
55	E11	Yes	Yes
56	F11	Yes	Yes
57	G11	Yes	No
58	A12	Yes	Yes
59	B12	Yes	No
60	C12	Yes	Yes
61	E12	Yes	No
62	F12	Yes	Yes
63	G12	Yes	Yes
64	A13	Yes	Yes
65	B13	Yes	Yes
66	C24	Yes	Yes
67	D12A	Yes	No
68	E13	Yes	Yes
69	F13	Yes	No
70	G15	Yes	Yes
71	D14	Yes	Yes
72	E14	Yes	Yes
73	F14	Yes	Yes
74	G14	Yes	Yes

For SAS HOTELS & ENTERPRISES LTD


 Authorised Signatory / Director

For SAS HOTELS & ENTERPRISES LTD

V. S. S. S.
Authorised Signatory / Director



GPS Map Camera

Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil
Nadu 600032, India

Lat 12.997898, Long 80.215904

04/17/2025 04:23 PM GMT+05:30

Note : Captured by GPS Map Camera



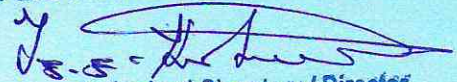
Chennai, Tamil Nadu, India
Velachery Main Road, Guindy, Chennai, Tamil
Nadu 600032, India
Lat 12.997888, Long 80.216357
04/17/2025 04:33 PM GMT+05:30
Note : Captured by GPS Map Camera

For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

15

For SAS HOTELS & ENTERPRISES LTD


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GPS Map Camera

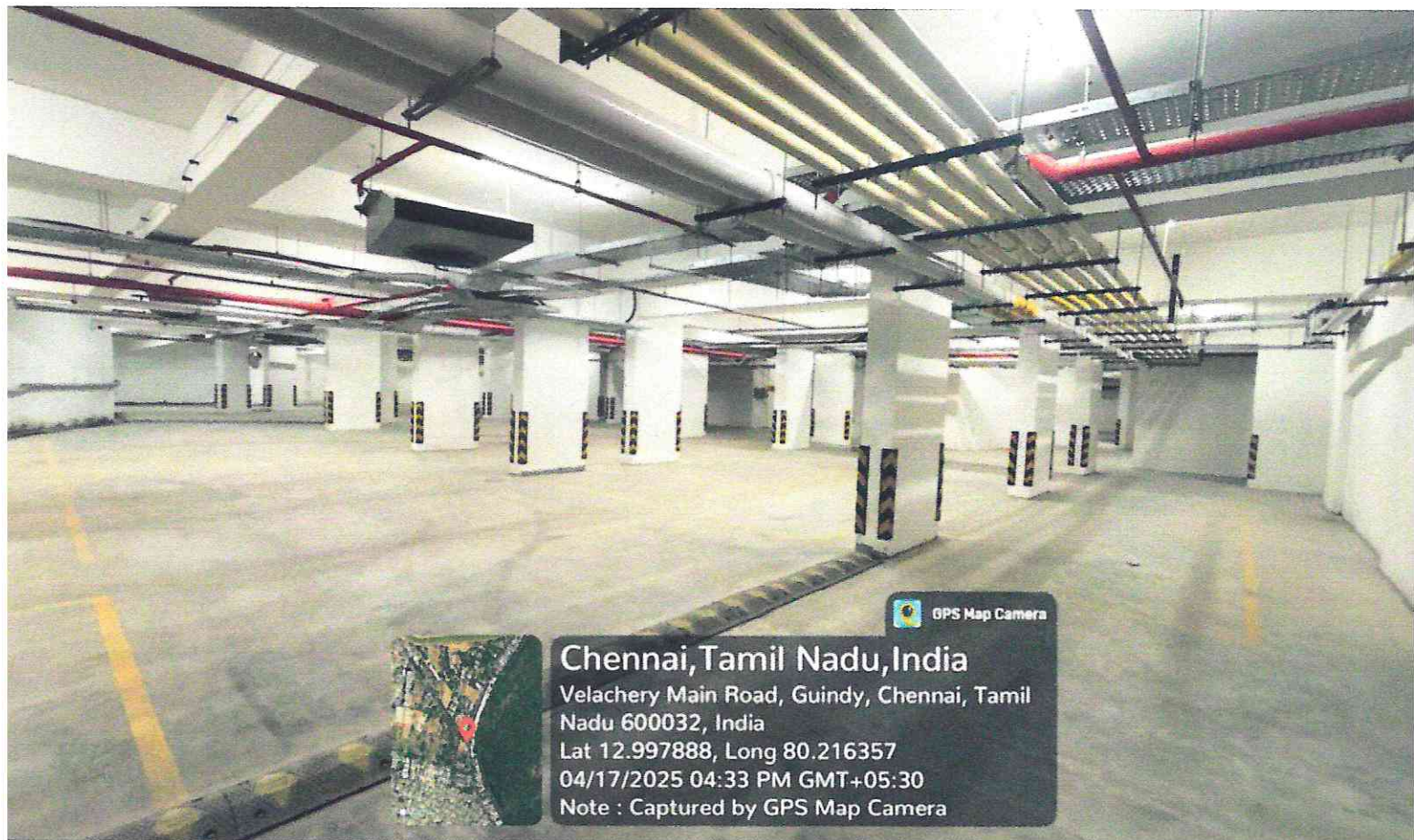
Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil
Nadu 600032, India

Lat 12.997898, Long 80.215904

04/17/2025 04:22 PM GMT+05:30

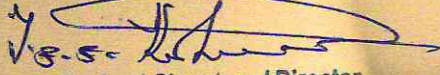
Note : Captured by GPS Map Camera



For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

For SAS HOTELS & ENTERPRISES LTD



Authorised Signatory / Director

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GPS Map Camera



Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil Nadu 600032, India

Lat 12.997898, Long 80.215904

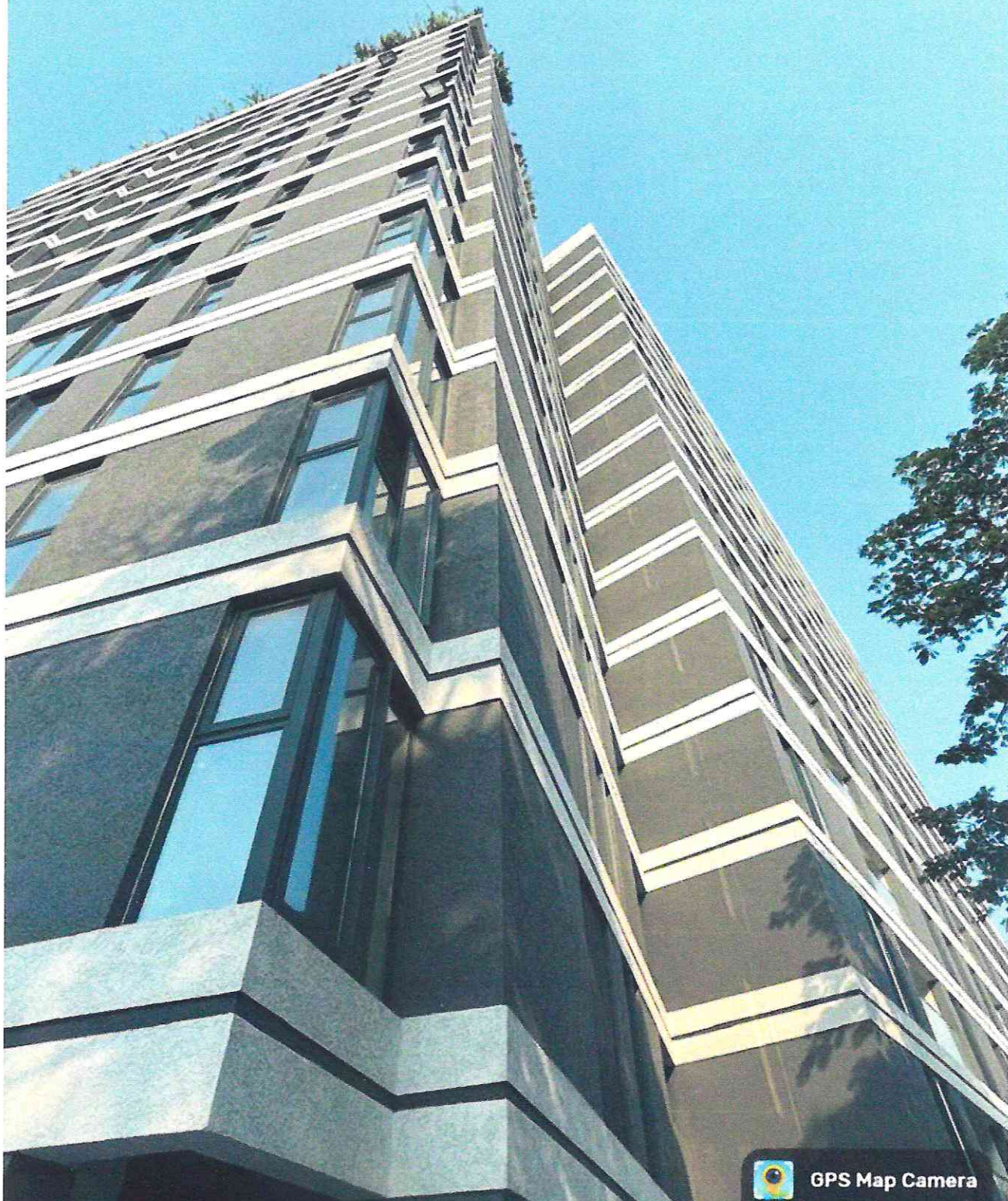
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V. S. S. S. S.

Authorised Signatory / Director



GPS Map Camera



Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil Nadu 600032, India

Lat 12.997898, Long 80.215904

04/17/2025 04:26 PM GMT+05:30

Note : Captured by GPS Map Camera

For SAS HOTELS & ENTERPRISES LTD
J. S. S. S.
Authorised Signatory / Director



GPS Map Camera

Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil
Nadu 600032, India

Lat 12.997886, Long 80.215761

04/17/2025 04:30 PM GMT+05:30

Note : Captured by GPS Map Camera

For SAS HOTELS & ENTERPRISES I

Authorised Signatory / Dire



Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil Nadu 600032, India

Lat 12.997886, Long 80.215761

04/17/2025 04:30 PM GMT+05:30

Note : Captured by GPS Map Camera

For SAS HOTELS & ENTERPRISES LTD



Authorised Signatory / Director



GPS Map Camera

Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil
Nadu 600032, India

Lat 12.997898, Long 80.215904

04/17/2025 04:25 PM GMT+05:30

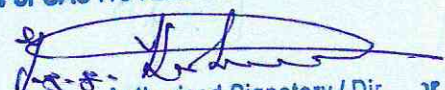
Note : Captured by GPS Map Camera



For SAS HOTELS & ENTERPRISES LTD

Authorised Signatory / Director

For SAS HOTELS & ENTERPRISES


Authorised Signatory / Dir



GPS Map Camera

Chennai, Tamil Nadu, India

Five Furlong Road, Guindy, Chennai, Tamil Nadu 600032, India

Lat 12.997898, Long 80.215904

04/17/2025 04:24 PM GMT+05:30

Note : Captured by GPS Map Camera



COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To
1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.1, Pumping Station Road
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/HRB/S/0342/2024

Dated:04.02.2025

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of High Rise Building (HRB) consisting of Extended Double Basement Floor + Stilt Floor + 14 Floors Residential Building with 95 Dwelling Units; Gym, Multi Purpose Hall & Indoor Games at 14th Floor level and open Swimming Pool at Terrace Level availing with Premium FSI at New No.34 (Part), Old No.71 (Part), Velachery Road and Five Furlong Road, Guindy, Chennai – 600 032 in Old Survey No.76 & 77 (Part), R.S.No.76/2(Part) & 77(Part), T.S.No.9/4, Block No.16 of Velachery Village within the Limits of Greater Chennai – Completion Certificate – Issued – Reg.

- Ref: 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA issued Planning Permission vide No.PP/HRB/50/2022/A to E in Planning Permit No.14570 in letter No. CMDA/PP/HRB/S/0175/2022 dt.24.11.2022.
3. Online Completion Certificate Application received from M/s.SAS Realtors Private Ltd., Rep. by its Authorized Signatory Thiru.T.V.Sathia Narayana dated 29.08.2024.
4. DF&RS Compliance certificate No.39/2024 issued in letter No.D.Dis.No.5834/C1/2024, dated 14.05.2024.
5. This office D.C.Letter even No.dated 06.12.2024.
6. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026350 dated 11.12.2024 along with enclosures.

This is to certify that M/s.SAS Realtors Private Ltd., Rep. by its Authorized Signatory Thiru.T.V.Sathia Narayana, has Completed the Construction of High Rise Building (HRB) consisting of Extended Double Basement Floor + Stilt Floor + 14 Floors Residential Building with 95 Dwelling Units; Gym, Multi-Purpose Hall & Indoor Games at 14th Floor level and open Swimming Pool at Terrace Level availing with Premium FSI at New No.34 (Part), Old No.71 (Part), Velachery Road and Five Furlong Road, Guindy, Chennai – 600 032 in Old Survey No.76 & 77 (Part), R.S.No.76/2(Part) & 77(Part), T.S.No.9/4, Block No.16 of Velachery Village within the Limits of Greater Chennai for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Cont/.....

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 044 / 2025, dated 04.02.2025.

3. In accordance with the provisions of the Town & Country Planning Act, 1971, and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under rule 20 (6) Annexure XXIII of TNCDBR, 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed in the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.16).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s.SAS Realtors Private Ltd., Rep. by its Authorized Signatory
Thiru.T.V.Sathia Narayana,
No.3, Mangesh Street,
T.Nagar, Chennai - 600 017.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
(TNRERA Project Registration No. TN/29/Building/532/2022 with the Project name of "PARKHOUSE MEWS" in Form 'C' vide file No.TNRERA/7016/2022 dt.28.12.2022 in favour of M/s.SAS Hotels & Enterprises Limited, valid till 30.06.2025).
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for Building and Display Board)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).
For Web-hosting

Note:

- (i) The copy of CMDA's Cash Receipt No.B0022432, dt.16.11.2022 & copy of RBL Bank Guarantee No.PDGI00912200116, dt.29.09.2022 for the payment of the Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.
- (iii) The swimming pool shall be operated only after the grant of permission from the Executive Authority as per TNCDBR 2019

ARCHITECT'S CERTIFICATE

Date: 17-04-2025

To
M/s. SAS Hotels and Enterprises Limited,
No.3, Mangesh Street,
T Nagar, Chennai-600 017.

Subject: Certificate of Completion of Construction Work of Building of the "PARKHOUSE MEWS" Project (TNRERA Registration Number TN/29/Building/532/2022, dated 28.12.2022) situated at the Land bearing Old S.No.76, 77 part, R.S.No.76/2 part and 77 part, T.S.No.9/4, Velachery Village, Block No.16, New Door No.34 part, Old Door No.71 part, Velachery Road & Five Furlong Road, Guindy, Chennai-600 032, Chennai District demarcated by its boundaries (latitude and longitude of the end points) Latitude 12.997658°N North to South and Longitude-80.216216°E East to West of Velachery Village, within the limits of Greater Chennai Corporation measuring 3762 Sq. mt. area, being developed by M/s. SAS Hotels and Enterprises Limited.

Respected Sir,

1. I have undertaken assignment as Architect certifying completion of Construction Work of "PARKHOUSE MEWS" Project Block No.16 of the Building (Total 95 flats) in Double Extended Basement Floor + Stilt Floor + 14 Floors (Gym, Multi purpose Hall & Indoor Games at 14th floor open Swimming Pool at terrace level) with 95 dwelling Units situated on the Old S.No.76, 77 part, R.S.No.76/2 part and 77 part, T.S.No.9/4, Block No.16, New Door No.34 part, Old Door No.71 part, Velachery Road & Five Furlong Road, Guindy, Chennai-600 032, Chennai District, within the limits of Greater Chennai Corporation, Chennai measuring 3762 sq. m. area, being developed by M/s. SAS Hotels and Enterprises Limited.
2. Following technical professionals are appointed by Promoter:
 - (i) Thiru. A Venkatakrishnan as Architect
 - (ii) Thiru. N. Chandru as Structural Engineer
 - (iii) Thiru. P. Balamurugan as MEP Consultant
 - (iv) Thiru. R. Raju as Site Supervisor
3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my knowledge, I hereby certify that Block No.16 of the Building (Total 95 flats) in Double Extended Basement Floor + Stilt Floor + 14 Floors (Gym, Multipurpose Hall & Indoor Games at 14th floor level) and open Swimming Pool at terrace level with 95 dwelling Units situated on the Old S.No.76, 77 part, R.S.No.76/2 part and 77 part, T.S.No.9/4, Block No.16, New Door No.34 part, Old Door No.71 part, Velachery Road & Five Furlong Road, Guindy, Chennai-600 032, Chennai District, within the limits of Greater Chennai Corporation, Chennai 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 Block No.16, of the Building (Total 95 flats) in Double Extended Basement Floor + Stilt Floor + 14 Floors (Gym, Multipurpose Hall & Indoor Games at 14th floor level) and open Swimming Pool at terrace level with 95 dwelling Units situated on the Old S.No.76, 77 part, R.S.No.76/2 part and 77 part, T.S.No.9/4, Block No.16, New Door No.34 part, Old Door No.71 part, Velachery Road & Five Furlong Road, Guindy, Chennai-600 032 Chennai District within the limits of Greater Chennai Corporation, Chennai is granted Completion Certificate bearing number CMDA/CC/HRB/S/03342/2024, dated 04-02-2025 by Member Secretary, Chennai Metropolitan Development Authority, "Thalamuthu Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.

Yours faithfully,



A. VENKATAKRISHNAN

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041 Ph. 044 - 2457 2457

FORM-4B

Date: 17-04-2025

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, N. Chandru, have undertaken assignment as Structural Engineer for the detailed design and construction of the building Block No.16 of the Building (Total 95 flats) in Double Extended Basement Floor + Stilt Floor + 14 Floors (Gym, Multipurpose Hall & Indoor Games at 14th floor level) and open Swimming Pool at terrace level with 95 dwelling Units situated on the Old S.No.76, 77 part, R.S.No.76/2 part and 77 part, T.S.No.9/4, Block No.16, New Door No.34 part, Old Door No.71 part, Velachery Road & Five Furlong Road, Guindy, Chennai-600 032, Chennai District, within the limits of Greater Chennai Corporation, Chennai

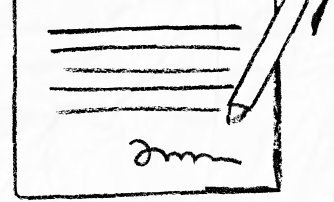
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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

Yours faithfully,



N. CHANDRU
N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. NO: SE/GR-I/19/04/090
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail: c.stengr@gmail.com
Mobile: 9840767580



our services doesn't just end there



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



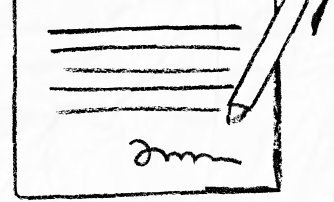
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Ownership, Compliance & Legal Verification

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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[+91 9996 12 9996](tel:+919996129996)
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