

STATE BANK OF INDIA OFFICERS' ASSOCIATION [Chennai Circle]

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Circular to All Unit Secretaries / Members:

No. 56 /14 / 2016
30th March, 2016

Dear Comrade,

UNITY ENCLAVE

You might be aware of the progress of the construction work of our housing project, which is uploaded on weekly basis in our website sbioacc.com. The skeleton work at four of the blocks has been completed and flooring and other final phase of the works are in progress. A detailed status report of the project is also enclosed herewith. Our purchase committee is in a position to finalise Doors, UPVC windows, Lifts and STP in the next few days. The committee has been able to reduce the cost on many items with hard bargaining.

Meanwhile, we have started UDS registration from 21.03.2016. Those who have paid all the instalments due (i.e land cost plus three construction instalments) are called for UDS registration. Every Monday, Wednesday and Friday registration are being done at Guduvancherry Sub Registrar office.

As per our housing committee decision, the Registration Committee will call the members for UDS Registration in batches on the basis of the construction instalments payment seniority. **We enclose herewith a form which may be filled in and be submitted to the Registration Committee along with a Xerox copy of your PAN card. Please note to pay all the instalments due with interest before submitting the duly filled in form.**

Our Housing Committee has decided to bear the UDS registration cost to all members. However, the Tamil Nadu Government has amended the Registration Act as per which, after 1.10.2013, construction agreement also need to be registered **at a cost of 1% stamp duty and 1% registration fee on the cost of construction. Thus, those who have joined the project on or after 01/10/2013 need to register the construction agreement at the above cost from their own source.** Those who have joined the project up to 30.09.2013 need not register the construction agreement.

Our Comrades K.Manoharan former DGS (Ph- 9003472356), V.Pandiarajan former Virudhunagar Zonal Secretary (Ph- 8012143833) activists, Com R.S.Raju, Rtd AGM (Ph- 9840422767), Com L T Santharam and Com D.Kumaresan (Ph- 9952992368) are assisting us in UDS registration.

As per the schedule of payment, the fourth construction instalment is due on Dec 2015. There was a slight delay in the project work due to heavy rain in Chennai during November and December 2015 due to which the fourth instalment payment date got postponed. Now, our project is coming to the stage we have mentioned in the schedule of payment. **Hence we raise the demand for the fourth construction instalment and request all our members to pay it on or before 15 th April 2016. In this regard we have submitted our claim to the Bank also.**

Most of our members have paid the instalments promptly from their own source and through their loan accounts. You are aware of the cost of the funds they deposit as instalments. It would therefore be unfair, when most of the members have paid their instalments, few others remain non committed and have not paid their instalments despite our demand and repeated reminders. We have already informed you through our circulars that our Housing Committee has decided to collect interest for the delayed instalments for the period of delay. We reiterate that the interest on such delayed instalments are promptly collected.

Our housing committee met on 28/03/2016 took a serious view on few members who have not paid their construction instalments in time. The committee appointed Com. R.Balaji our Vice President and Com. K. Rajaram our Deputy General Secretary to follow up. **It has also decided to cancel the allotment made to those members who have not yet made the first construction instalment, in case they do not pay it on or before 15th April 2016** and re-allot those flats to the needy members.

The committee also has decided to return their deposit made towards land cost without any interest only after all the allotments are made.

Comrades, we wish to place on record our sincere thanks to all the Unity Enclave members for your support.

With Greetings

Yours Comradely,

(D Thomas Franco Rajendra Dev)
General Secretary

(M Mohan)
Chairman,
SBIOA(CC) Housing Project

SITE STATUS REPORT AS ON 30.03.2016

Builder Name	M/s.Simplex Infrastructure Developers Pvt Ltd
Project Name	SBIOA Unity Enclave.
Present Stage of construction (up to date 30/03/2016)	<p>No Of Units : Basement 01 + Stilt + 15 floors – 12 Blocks Basement 02+Basement 01 + Stilt + 15 floors – 9 Blocks</p> <p>‘A’ Block : Basement 01 + Stilt + 15 floors</p> <ol style="list-style-type: none"> 1) Basement 1 to 15th Floor Roof slab, Parapet wall completed 2) Staircase Head room Reinforcement work in Progress 3) Internal Finishing work Started <p>‘B’ Block : Basement 01 + Stilt + 15 floors</p> <ol style="list-style-type: none"> 1) Basement 1 to 15th Floor Roof slab, Parapet wall completed 2) Staircase Head room Reinforcement work in Progress 3) Internal Finishing work Started

'C' Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 to 15th Floor Roof slab, Parapet wall completed
- 2) Staircase Head room Reinforcement work in Progress
- 3) Internal Finishing work Started

'D' Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 to 4th floor Roof slab completed
- 2) 5th Floor Mivan Wall & Roof slab 50% completed and balance work in progress

'E' Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 to 5th Roof slab completed
- 2) 6th Floor Mivan Wall & Roof slab 50% completed and balance work in progress

'F' Block : Basement 01 + Stilt + 15 floors

- 1) Stilt floor slab Completed
- 2) First floor slab shuttering and reinforcement work in progress

'G' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 and Basement 1 roof slab completed
- 2) Stilt floor slab 75% completed and balance work in progress
- 3) 1ST Floor Mivan Wall & Roof slab work in progress

'H' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 to 6th floor roof slab completed
- 2) 7th Floor Mivan Wall & Roof slab work in progress

'I' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 to 15th Floor roof slab completed
- 2) Staircase Head room Reinforcement work in Progress
- 3) Internal Finishing work Started

'J' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 to 14th Floor roof slab completed
- 3) 15th floor Mivan wall and Roof slab work in progress

'K' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 and 1 roof slab completed
- 2) Stilt floor roof slab completed

'L' Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 Roof slab completed
- 2) Stilt floor Roof slab completed

'M' Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 Roof slab completed
- 2) Stilt floor Roof slab completed
- 3) 1st floor Mivan wall and Roof slab 50% completed and balance work in progress

'N' Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Foundation completed, balance work in progress
- 2) Basement-2 Roof slab 50% completed, balance work in progress
- 3) Basement-1 column work in progress

‘O’ Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 to 14th Floor roof slab completed
- 2) 15th floor Mivan wall and Roof slab 35% completed, balance work in progress

‘P’ Block : Basement 02+Basement 01 + Stilt + 15 floors

- 1) Basement 2 and 1 roof slab completed
- 2) Stilt floor roof slab completed
- 3) 1st Floor Mivan Wall reinforcement work in progress

‘Q’ Block : Basement 02+Basement 01 + Stilt +15 floors

- 1) Basement 2 and 1 roof slab completed
- 2) Stilt floor roof slab completed.

‘R’ Block : Basement 01 + Stilt +15 floors

- 1) Foundation completed
- 2) Basement 1 floor roof completed.
- 3) Stilt floor Column work in progress

‘S’ Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 to 15th Floor Roof slab completed
- 2) Staircase Head room Reinforcement work in Progress
- 3) Internal Finishing work Started

‘T’ Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 to 3rd floor roof slab completed.
- 2) 4th Floor Mivan wall & Slab reinforcement work in progress

‘U’ Block : Basement 01 + Stilt + 15 floors

- 1) Basement 1 Roof slab completed
- 2) Stilt floor Roof slab completed

Commercial Block : Basement 01 + Stilt + 6 +Mezzanine floors

1. Foundation Completed
2. Basement-1 Column & wall & Ramp work in progress
3. Basement-1 Roof slab 25% completed, balance work in progress

Club House : Basement 01 + Stilt + 4 floors

1. Excavation 70% completed & Balance work in Progress
2. Foundation 40% Completed & Balance work in progress

Podium – B1 : Basement 01

1. In front of Block AB – DE podium foundation and Roof slab 50% completed and balance work in progress
2. In Podium D-T Basement 1 roof slab completed

Podium – B2 : Basement 02 + Basement 01

1. In front of Block-GHIJK Podium Basement 2 roof slab completed
2. In front of Block-GHIJK Podium Basement 1 roof slab completed
3. East side of G Block and connectivity of S Block excavation work in

progress and foundation work in progress

4. In front of Block-OP Podium Basement 2 Roof slab completed
5. In front of Block-OP Podium Basement 1 Roof slab completed
6. In front of Block-NQ Podium Basement 2 excavation and foundation work in completed
7. In front of Block-NQ Podium Basement 2 Ramp and slab work in progress

Finishing work : All Blocks Internal

Block A

- 1) Upto 3rd Floor tiling completed and 4th & 5th Floor work in progress
- 2) Putty 1st coat completed in progress up to 11th floor.
- 3) Plumbing & Fire Fighting pipes work in progress up to 8th floor work in progress.

Block B

- 1) Upto 6th Floor tiling completed and 7th & 8th Floor work in progress
- 2) Putty work 1st coat completed up to 9th floor, 10th work in progress
- 3) Plumbing & Fire Fighting pipes work in progress up to 9th floor.

Block C

- 1) Upto 6th Floor tiling completed and 7th & 8th Floor work in progress.
- 2) Putty work 1st coat up to 7th floor completed, 8th floor work in progress
- 3) Plumbing & Fire Fighting pipes work in progress up to 9th floor

Block S

1. 1st Floor tiling work in progress.
2. Putty work 1st coat up to 4th floor completed, 5th floor work in progress