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Bharathi HOMES
Bharathi Homes & Realtors Pvt Ltd.
CIN NO: U70109TN2016PTC112806

info@bharathihomes.com
+91-44-43528941
#37/9, Hariram Building, 4th floor, College Road, Nungambakkam, Chennai - 600006

Project - Quarterly Progress Report

Promoter's Name	:	**Bharathi Homes & Realtors Pvt Ltd**
Project Name	:	**Elements**
Project Registration No	:	**TN/01/Building/0012/2021**
Quarter Ending	:	**01/ April/2023 to 30/June/2023**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	96	6268.72 Sq.m
2.	Parking Lots	NA	Na
3.	UDS Registered in Sq.m.	90	5759.98 Sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A & B Block	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	NA	NA

Sl.No.	Description	Percentage
1.	Percentage of Completion	98 %
	i) Physical	98 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3124 lakhs

C. Details of Clearances

1. Completion Certificate No. EC/south-II/204/2023 dated: 22.06.2023
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

Bharathi Homes & Realtors Pvt. Ltd. Chennai 600 006

D. Latest Photo with Date (Atleast from 2 angles) ---------- (in PDF Format)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioner , St.Thomas Mount Panchayat Union Chitlapakkam, Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0169/2023 **Dated:22.06.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 99 Dwelling Units, Affordable Housing with incidental usage Gym, Association Room and Care taker Room at Plot No.MSB-5, New Vision Township Layout, Vengambakkam, Chennai comprised in S.No.73/7 Part, 73/9 Part, 103/1A Part, 103/1B1 Part, 103/2A Part, 106/7A Part, 106/7B Part, 106/8A Part & 106/8B2 Part of Vengambakkam Village, within the Limits of St.Thomas Mount Panchayat Union – Applied for Completion Certificate – 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 Planning Permission vide No.B/NHRB/363 A to D/2020 dated 04.11.2020 in Planning Permit No.13732 in letter No.PP/NHRB/S(B2) /0449/2020 dated 04.11.2020.
3. Completion Certificate Application received from M/s.Sameera Foundations Private Limited Rep. by its Director Tmt.M.Sumitha, &Tmt.M.Sumitha on 24.04.2023.
4. This office D.C.Letter even No. dated 13.06.2023.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023631 dated 15.06.2023.

*****

This is to certify that M/s.Sameera Foundations Private Limited Rep. by its Director Tmt.M.Sumitha, &Tmt.M Sumitha has completed the Construction of Stilt Floor – 5 Floors Residential Building with 99 Dwelling Units, Affordable Housing with incidental usage Gym, Association Room and Care taker Room at Plot No.MSB-5, New Vision Township Layout, Vengambakkam, Chennai comprised in S.No.73/7 Part, 73/9 Part, 103/1A Part, 103/1B1 Part, 103/2A Part, 106/7A Part, 106/7B Part, 106/8A Part & 106/8B2 Part of Vengambakkam Village, within the Limits of St.Thomas Mount Panchayat Union for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 204 /2023 dated 22.06.2023.**

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 Development Regulations 4(5) 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 has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

22/06/2023

for MEMBER-SECRETARY

22/6/2023

Copy to:

1. M/s.Sameera Foundations Private Limited Rep. by its Director Tmt.M.Sumitha &Tmt.M.Sumitha, 37/9, South Hariram Building 4th Floor, College Road, Nungambakkam, Chennai-600 006

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Project Registration certificate of No. TN/01/Building/0012/2021 dt.11.01.2021 valid period till 31.01.2023 in file No. TNRERA-7060/2020 with the valid period till 13.12.2023, Extension of Project Registration Certificate in file No.TNRERA/00709/2023 with the valid period from February 2023 to July 2023)

3. The Deputy Financial Analyst Finance Division, CMDA. (For Refund of Security Deposit Building, Septic Tank and Display Board)

4. The System Analyst, Computer Cell, CMDA (to update Webpage). For Web-Hosting

Note:

(i) The Original Cash Receipt No.B0017619, dt.20.10.2020 for the payment of Security Deposit has been surrendered for refund by the applicant

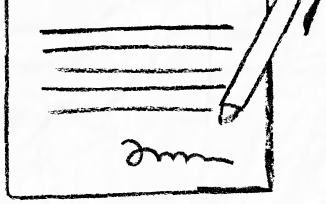
(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.




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Legal & Documentation Services

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Property Development & Approvals

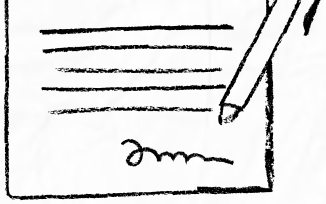
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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

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