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Chennai, India

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Promoter's Name	:	GT BHARATHI LIVING SPACES PVT. LTD.,
Project Name	:	ELEMENTS II
Project Registration No.	:	TN/29/BUILDING/0317/2023
Project Registration Date	:	27.07.2023
Project Completion Date	:	30.05.2030
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK LTD
Bank Branch	:	CENOTAPH ROAD
Bank A/c No.	:	777705023565
Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs 57,72,61,951
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 40,43,83,366
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	80 Dwelling units	2341.53 Sq.mts
	B) UDS Registered	80 Dwelling units	1987.01 Sq Mts

For GT & BHARATHI LIVING SPACES LLP

N. Lakshmi
Authorized Signatory

2. FURNISHED THE DETAILS FLAT WISE

S.No	Flat No. as in approved Plan	FLATS BOOKED (YES/NO)	UDS REGISTERED (YES/NO)
1	A 101	YES	YES
2	A 102	YES	YES
3	A 103	YES	YES
4	A 104	YES	YES
5	A 105	YES	YES
6	A 106	YES	YES
7	A 107	YES	NO
8	A 108	YES	YES
9	A 201	YES	YES
10	A 202	YES	YES
11	A 203	YES	YES
12	A 204	YES	YES
13	A 205	YES	YES
14	A 206	YES	YES
15	A 207	YES	YES
16	A 208	YES	YES
17	A 301	YES	YES
18	A 302	YES	YES

For GT & BHARATHI LIVING SPACES LLP


Authorized Signatory

Corporate office:
No .81, 83 (31&32), Dr. Alagappa Road, Puraisaiwakkam, Chennai-600 084
Ph : 044-43758595

GT & BHARATHI LIVING SPACES LLP

GST No.: 33AAQFJ6975R127

19	A 303	YES	YES
20	A 304	YES	YES
21	A 305	YES	YES
22	A 306	YES	YES
23	A 307	YES	YES
24	A 308	YES	YES
25	A 401	YES	YES
26	A 402	YES	YES
27	A 403	YES	YES
28	A 404	YES	YES
29	A 405	YES	YES
30	A 406	YES	NO
31	A 407	YES	YES
32	A 408	YES	NO
33	A 501	YES	YES
34	A 502	YES	YES
35	A 503	YES	YES
36	A 504	YES	YES
37	A 505	YES	YES

For GT & BHARATHI LIVING SPACES LLP

N. Lakshmi
Authorized Signatory

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No .81, 83 (31&32), Dr. Alagappa Road, Puraisaiwakkam, Chennai-600 084

Ph : 044-43758595

GT & BHARATHI LIVING SPACES LLP

GST No.: 33AAQFJ6975R1Z7

38	A 506	YES	YES
39	A 507	YES	YES
40	A 508	YES	NO
41	B 101	YES	YES
42	B 102	YES	NO
43	B 103	YES	YES
44	B 104	YES	NO
45	B 105	YES	YES
46	B 106	YES	YES
47	B 107	YES	YES
48	B 108	YES	YES
49	B 201	YES	NO
50	B 202	YES	YES
51	B 203	YES	YES
52	B 204	YES	YES
53	B 205	YES	YES
54	B 206	YES	YES
55	B 207	YES	YES
56	B 208	YES	YES
57	B 301	YES	YES
58	B 302	YES	YES
59	B 303	YES	YES

For GT & BHARATHI LIVING SPACES LLP

N. K. Kumar
Authorized Signatory

60	B 304	YES	YES Homes
61	B 305	YES	YES
62	B 306	YES	YES
63	B 307	YES	YES
64	B 308	YES	YES
65	B 401	YES	NO
66	B 402	YES	YES
67	B 403	YES	NO
68	B 404	YES	YES
69	B 405	YES	YES
70	B 406	YES	NO
71	B 407	YES	YES
72	B 408	YES	YES
73	B 501	YES	YES
74	B 502	YES	YES
75	B 503	YES	YES
76	B 504	YES	YES
77	B 505	YES	YES
78	B 506	YES	YES
79	B 507	YES	YES
80	B 508	YES	YES
81	STUDIO - A1	YES	YES

82

GT & BHARATHI LIVING SPACES LLP

STUDIO - B2 YES

YES

Bharathi Homes

83

STUDIO - A3

YES

YES

Homes

84

STUDIO - B4

YES

NO

85

STUDIO - A5

YES

YES

86

STUDIO - B6

YES

YES

87

STUDIO - A7

YES

YES

88

STUDIO - B8

YES

YES

89

STUDIO - A9

YES

YES

90

STUDIO - B10

YES

YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	BLOCK 1	100%
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	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 55.19 Cr
2.	Percentage of completion of Common Amenities	
	i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

For GT & BHARATHI LIVING SPACES LLP


Authorized Signatory

Corporate office:
No .81, 83 (31&32), Dr. Alagappa Road, Puraisaiwakkam, Chennai-600 084
Ph : 044-43758595

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

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

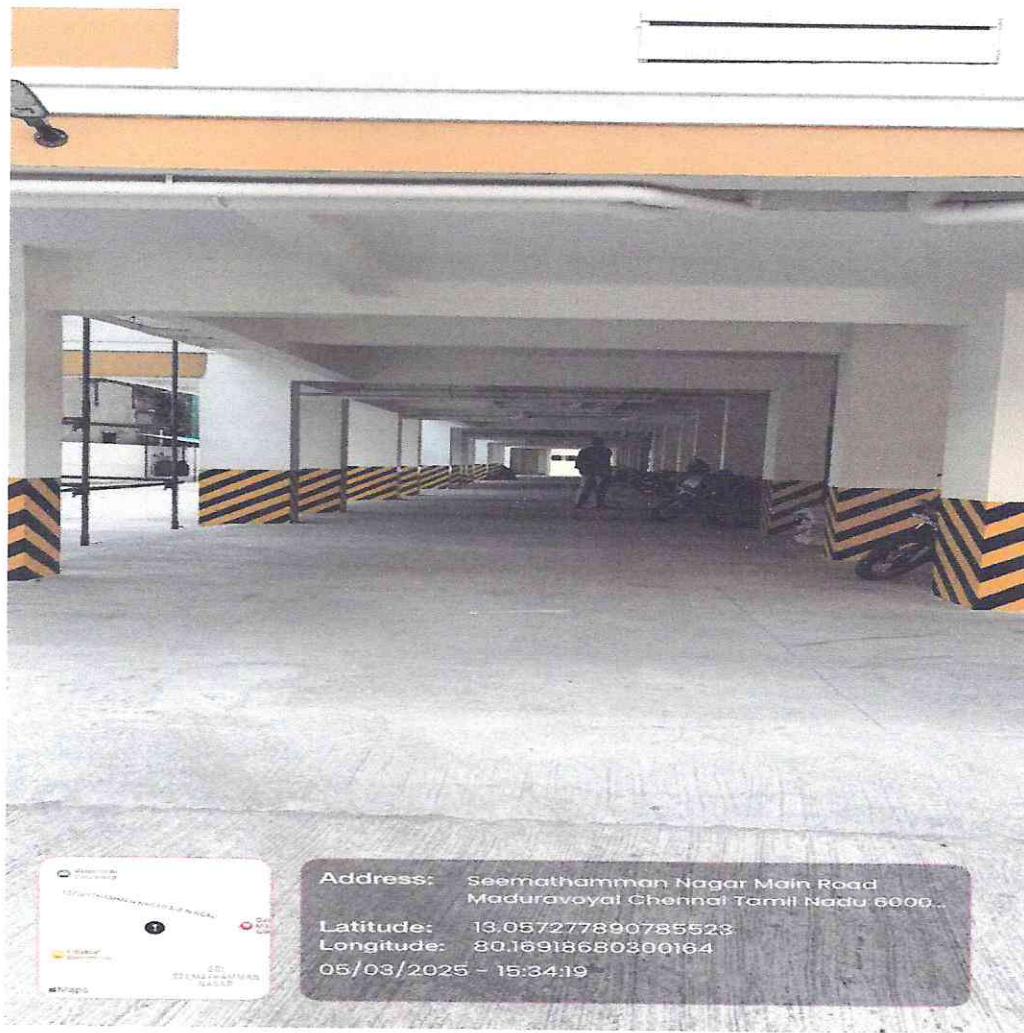
For GT & BHARATHI LIVING SPACES LLP


Authorized Signatory



For GT & BHARATHI LIVING SPACES LLP


Authorized Signatory



For GT & BHARATHI LIVING SPACES LLP


Authorized Signatory



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



COMPLETION CERTIFICATE

கமலகுடி
100
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,
Chindatharipet,
Chennai-600 002.

Letter No.CMDA/CC/NHRB/C/501/2024

Dated:07-02-2025

Sir/Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Non High Rise Building (NHRB) consists of Stilt Floor + 5 Floors Residential Building with 90 dwelling units (affordable housing) at Mettukuppam Main Road, Seemathamman Colony, Maduravoyal, Chennai comprised in S.Nos.261/1A1A,261/1A,261/1A1B,262/2B & 262/1A1B1A (As per Document) S.No.261/1A1A,261/1A1B,262/1A1B1B,262/2B2 & 262/9 (As per patta) of Maduravoyal Village within the limit of Greater Chennai Corporation.– 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 No.OL-PP/NHRB/0074/2023 in letter No. CMDA/PP/NHRB/C/0467/2022, Permit No.OL-00197 dated 28.02.2023.
 3. Your Completion Certificate application received through online dated 21.11.2024.
 4. TNRERA Registration of Project in Registration No: TN/29/Building/0468/2022 in Letter No.TNRERA/15403/2022 dated 14.11.2022 valid up to 30.05.2030.
 5. This office DC letter even No. dated 06.01.2025.
 6. Additional Development Charges and I&A charges remitted in CMDA's receipt no.CMDA/PP/ch/17064/2025 dated 06.01.2025.

This is to certify that, Thiru.S.Arunachalam has constructed the Non High Rise Building (NHRB) consists of Stilt Floor + 5 Floors Residential Building with 90 dwelling units (affordable housing) at Mettukuppam Main Road, Seemathamman Colony, Maduravoyal, Chennai comprised in S.Nos.261/1A1A,261/1A,261/1A1B,262/2B & 262/1A1B1A (As per Document) S.No.261/1A1A,261/1A1B,262/1A1B1B,262/2B2 & 262/9 (As per patta) of Maduravoyal Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 2nd cited and satisfies the Norms for issue of Completion Certificate prescribed in Annexure XXIII of TNCDBR-2019.

//pto//

//2//

2. Accordingly the Completion Certificate is issued for the above construction in C.C.No.EC/Central-I/ 052 /2025, dated :07-02-2025.

3. This Completion Certificate is issued 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. However, 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 Sl.No.11 of Planning Permission approval letter.)

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Thiru.S.Arunachalam,
✓ Door No.37/9, Plot No.37/9
Hariram Building 4th Floor,
College Road,
Nungambakkam- 600 034.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

(TNRERA Registration of Project in
Registration – No. TN/29/Building/
0468/2022 dated.14.11.2022 valid up
to 30.05.2030.)

3. The Deputy Financial Analyst for building &
Finance Division, CMDA, Chennai

(For Refund of Security Deposit,
for Building & Display Board charges)

4. The System Analyst,
Computer Cell, CMDA,

(to update Webpage)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate.

Date: 19.02.2025

FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

To,
M/S GT BHARATHI LIVING SPACES PVT LTD
No 81 & 83 Dr. Alagappa Road
Purasaiwakkam
Chennai- 600 084

Subject: Certificate of Completion of Construction Work of "Elements -II " Building/ Still +5 Floors Residential Buildings of 90 Dwelling Units the Building of the Project **TN/29/Building/0317/2023 dt: 27.07.2023** situated on the Land bearing survey no..261/1A1A, 261/1A, 262/1A1B, 262/2B, & 262/1A1B1A (As per Document) Survey No. 261/1A1A, 261/1A1B, 262/1A1B1B, 262/2B2 & 262/9 (As per Patta) demarcated by its boundaries latitude 13.057385 and longitude 80.169481 to the North latitude 13.056746 and longitude 80.16933 to the South latitude 13.057032 and longitude 80.169549 to the East latitude 13.057078 and longitude 80.169236 to the West of Division Maduravoyal Village Maduravoyal Taluk Chennai District PIN 600 095 measuring 2341.53 sq.mts. area being developed by **M/s. GT BHARATHI LIVING SPACES PVT LTD.**

Sir,

1. I **Mr. Vijay baskar** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of " Elements -II " Building/Block/Tower Still +5 Floors Residential Buildings of 90 Dwelling Units_ of the Building situated on the Survey no.261/1A1A, 261/1A, 262/1A1B, 262/2B, & 262/1A1B1A (As per Document) Survey No. 261/1A1A, 261/1A1B, 262/1A1B1B, 262/2B2 & 262/9 (As per Patta) of Division Maduravoyal Village Maduravoyal Taluk Chennai District PIN_600 095 measuring 2341.53 sq.mts. area, being developed by **M/s. GT BHARATHI LIVING SPACES PVT LTD**
2. The following technical professionals have been appointed by the Owner/Promoter
 - (i) **Mr. M. Vijay Baskar as Architect**
 - (ii) **Mr. R.RAKESH as Structural Consultant**
 - (iii) **Mr. KAUSHIK as MEPZ Consultant**
 - (iv) **Mr. T.SHENBARAJ as Site Supervisor**
3. 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, I/We hereby certify that " Elements -II " Building/ Block of the 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 " Elements -II Building/ Block of the Building is granted a Completion Certificate bearing a number CMDA/CC/NHRB/C/501/2024 date by 07.02.2025 C.M.D.A

Thank you.


M. Vijay Baskar, ARCHITECT
Contact No.: 9941118314
Email: mvijaybaskar@gmail.com

M. VIJAY BASKAR, M.Arch,
CMDA Regn. No.RA/ GR- I/ 19/ 04/ 197
No.214, Kuppuswamy, Street,
Golden George Nagar, Nerkundram
Chennai -600 107. Mob: 99411 18314
Email: mvijaybaskar@gmail.com

No.01, Plot No. 214, Kuppuswamy Street, Golden George Nagar, Nerkundram, Chennai 600 107.
Email: mvijaybaskar@gmail.com

(2)

Er. R.Rakesh M.E(Structural), M.B.A(Operation)
Registered Civil & Structural Engineer
CMDA & Greater Chennai Corporation
Structural Specialist / Gold Medalist

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED
STRUCTURAL ENGINEER**

I/We **Mr.R. Rakesh** have undertaken the assignment as Structural Engineer for the detailed design and construction of the building/block/Tower "**Elements -II**" of the building comprising of 5 floors situated in the land bearing Survey Number/s 261/1A1A, 261/1A, 262/1A1B, 262/2B, & 262/1A1B1A (As per Document) Survey No. 261/1A1A, 261/1A1B, 262/1A1B1B, 262/2B2 & 262/9 (As per Patta) of Division Maduravoyal Village Maduravoyal Taluk Chennai District PIN 600 095

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 the Bureau of Indian Standards.

Further after a 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,

R. Rakesh

R.RAKESH M.E(Structure),M.B.A(Operations)

REGISTERED STRUCTURAL ENGINEER

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

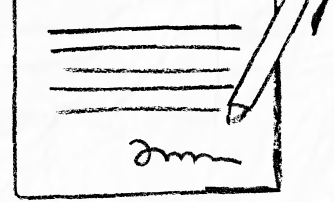
REGISTRATION No SE/GR-II/2020/07/221

Govind Apartment, Er. R. Rakesh M.E(Structural), M.B.A(Operation)

Pozhichalur, Registered Civil & Structural Engineer

Email: rrasocmda@gmail.com CMDA & Greater Chennai Corporation

Mobile: 9940027694 Structural Specialist / Gold Medalist



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

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



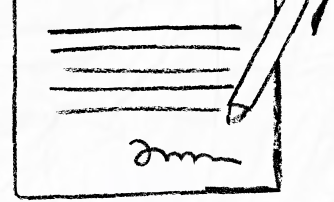
NRI & Investment Services

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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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