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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	CEEBROS PROPERTY DEVELOPMENT PVT LTD
Project Name	:	PARAM NIVAS, MAHALINGAPURAM
Project Registration No.	:	TN/29/BUILDING/0289/2023
Project Registration Date	:	04-07-2023
Project Completion Date	:	TNRERA 31-12-2026
Quarter Ending	:	31.12.2024

RERA Separate Bank A/c Details

Bank Name	:	RBL BANK LIMITED
Bank Branch	:	RAJA ANNAMALAIPURAM BRANCH
Bank A/c No.	:	40984108 8475

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.19,95,94,009
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.19,95,94,009
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. 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	13	1415.47
	b) UDS Registered	13	657.01



For Ceebros Property Development Private Limited



[Signature]
Authorised Signatory

2. Furnish the details Flat-wise

Sl.No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	4A	YES	YES
2	5A	YES	YES
3	3A	YES	YES
4	3B	YES	YES
5	4C	YES	YES
6	5D	YES	YES
7	3D	YES	YES
8	2D	YES	YES
9	4B	YES	YES
10	4D	YES	YES
11	5C	YES	YES
12	5B	YES	YES
13	3C	YES	YES

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	ONE	100% COMPLETED
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NOT APPLICABLE	NOT APPLICABLE
3.	Status of other Common Amenities as indicated in the Construction Agreement	NOT APPLICABLE	NOT APPLICABLE

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100% COMPLETED
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.2025.57 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	Not applicable
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not applicable

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



For Ceebros Property Development Private Limited

[Signature]
Authorised Signatory

PROJECT : PARAM NIVAS

(15)

FRONT ELEVATION

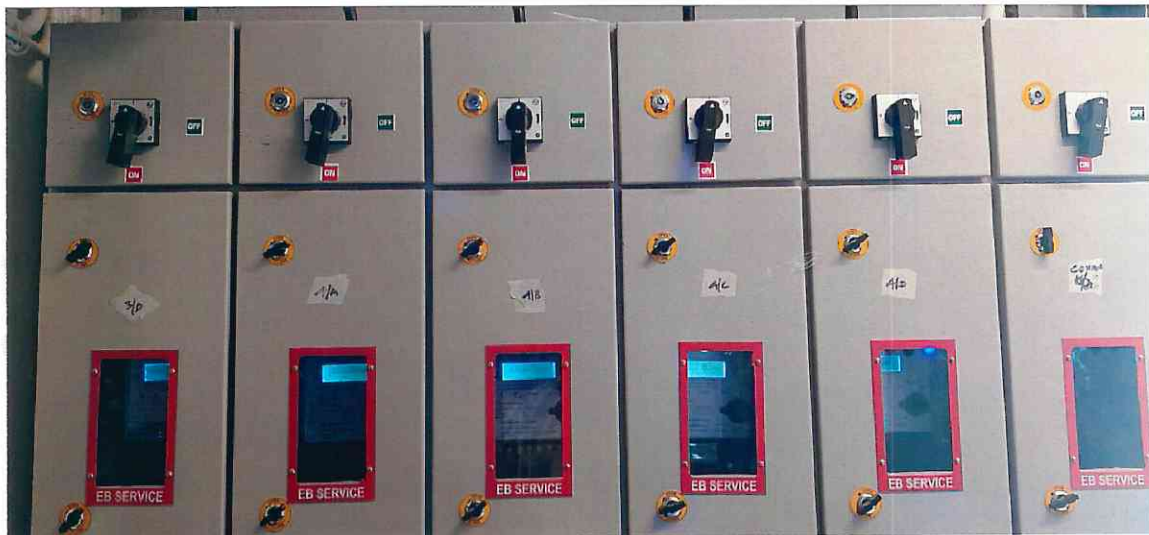


STILL



CAR PARK

SIDE
ELEVATION



EB METER BOXES



HOUSE INSIDE





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்
100
1924 - 2023

BY RPAD

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/NHRB/C/510/2023

Dated: 05.01.2024.

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central - I) – Completed construction of Stilt Floor + 5 Floors (Height – 18.30m) Residential building with 19 dwelling units availing Premium FSI at Plot No. 60 & 61, Old Door Nos. 26 & 26A, New Door Nos. 8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034 comprised in Old R.S.No. 622/1 (as per document) R.S.No. 622/155 (as per patta), Block No. 36 of Nungambakkam Village within the limits of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. OL-PP/NHRB/00102/2022 in Planning Permit No.OL-00104 in letter No. PP/NHRB/C/0662/2022 dated 28.12.2022.
 2. TNRERA Registration No. TN/29/Building/0289/2023 in letter No. TNRERA/5189/2023 dated 04.07.2023 valid till 31.12.2026.
 3. Completion Certificate Application received from Thiru.R.V.Sundar, on 07.12.2023.
 4. This office letter even no. dated 29.12.2023 addressed to the applicant.
 5. Applicant letter dated 03.01.2024 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0024664 dated 03.01.2024.
 6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru.R.V.Sundar, GPA for M/s. EXIND Corporation, have constructed Stilt Floor + 5 Floors (Height – 18.30m) Residential building with 19 dwelling units availing Premium FSI at Plot No. 60 & 61, Old Door Nos. 26 & 26A, New Door Nos. 8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034 comprised in Old R.S.No. 622/1 (as per document) R.S.No. 622/155 (as per patta), Block No. 36 of Nungambakkam Village within the limits of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st 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 approved by the Monitoring Committee and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central - I/ 005/2024, dated: 05 .01.2024.

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 Development Regulations 4(5) 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 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 6th cited (Already indicated in the Planning permission approval letter 10th cited).

Yours faithfully,

S. Prithvi
05/01/2024
for MEMBER-SECRETARY
S
5/01/2024

Copy to:

1 Thiru.R.V.Sundar,
GPA for M/s. EXIND Corporation,
Door No. 19/1, 3rd Cross street,
Raja Annamalaipuram,
Chennai – 600 028.

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

TNRERA Registration No.
TN/29/Building/0289/2023 in letter No.
TNRERA/5189/2023 dated 04.07.2023
valid till 31.12.2026.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building &
Display Board)

4. The System Analyst, Computer Cell, CMDA, (to
update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

FORM-4A
ARCHITECT'S CERTIFICATE
(To be issued on Completion of the Building)

February 07, 2025

Date :

To
Ceebros Property Development Private Limited
No.19/1, Third Cross Road
R.A.Puram, Chennai – 600 008.

Sub : Certificate of Completion of Construction Work of "Param Nivas" Residential Building of the project TNRERA Registration Certificate Number : TN/29/0289/2023, dated 04.07.2023, situated on the Plot No.60 & 61, Old Door Nos.26 & 26A, New Door No.8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034, comprised in R.S.No.622/155 (as per Patta) Block No.36, demarcated by the boundaries (latitude and longitude of the end points) **13.056510, 80.232330 and 13° 03' 23.436" N 80° 13'56.388"E** of Division Nungambakkam Village, Egmore Taluk, Chennai District, measuring 1010.78 Sq.Mtrs, area being developed by M/s.Ceebros Property Development Private Limited, Chennai – 600 028.

Sir,

I have undertaken assignment as Architect certifying completion of construction work of "Param Nivas" Residential Building of the situated on the Plot No.60 & 61, Old Door Nos.26 & 26A, New Door No.8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034, comprised in R.S.No.622/155 (as per Patta) Block No.36, of Nungambakkam Village, Egmore Taluk, Chennai District, PIN: 600 034, measuring 1010.78 Sq.Mtrs, area being developed by M/s.Ceebros Property Development Private Limited, Chennai – 600 028.

- Following technical professionals are appointed by Promoter
(i) Thiru.C.Subba Rao, as Architect
(ii) Dr.Alex Jacob, as Structural Engineer,
(iii) Thiru.R.Gnanasekaran, as Site Engineer.
- Based on Completion Certificate received from Structural Engineer and Site Engineer and to best of my knowledge. I hereby certify that "Param Nivas" Residential Building has been completed in all aspects. The "Param Nivas" Residential Building is granted Completion Certificate bearing Number:C.C.No.EC/Central-1/005/2024 dated 05.01.2024 issued by CMDA.

Thanking You

Yours Faithfully



C.Subba Rao, B.Arch.,
Architect

C. SUBBA RAO B.Arch., A.I.I.A.
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
CMDA REG. No. RA/Gr. II/19/03/049
GCC REG. No. RA100222019



C. SUBBA RAO ASSOCIATES
ARCHITECTS

Email : subbaraoassociates@gmail.com Web : www.subbaraoassociates.com

Dr ALEX JACOB

B.E., M.Tech (Str), Ph.D (Hon), Dip. Bdg.Sc(Aust), M.I.E.(Aust), M.I.E.(Ind)

CONSULTING ENGINEER

Old No.41/A, New No. 70, Beach Road, Kalakshetra Colony,
Besant Nagar, Chennai - 600 090.

Phone { Off : 044 - 24910945
044 - 24464478
Mob : +91-98401-59550

E-mail: alexjacobuc@gmail.com
alexjacob@unitedconsultants.in

Web : www.unitedconsultants.in

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07-10-2024

FORM – 4B

STRUCTURAL STABILITY CERTIFICATE

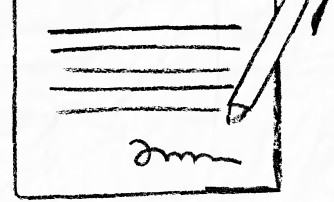
I, Dr Alex Jacob have undertaken assignment as Structural Engineer for the detailed design and construction of the Residential Building naming “PARAM NIVAS” with 19 Dwelling with availing premium FSI at Plot No.60, Old Door No.26 & 26A, New Door No 8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034, comprising of 5 floors situated in the land bearing Survey Nos.Old R S No 622 (as per document), R S No 622/155 (as per patta), Block No 36 of Nungambakkam Village, Chennai District, within the limits of Greater Chennai Corporation, Division No 110, Zone No XI.

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 Cods 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.

(Dr. ALEX JACOB)

DR. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E. (Aust), M.I.E. (Ind)
STRUCTURAL ENGINEER,
41/A, BEACH ROAD, KALAKSHETRA COLONY,
CHENNAI - 600 090.
REG No. SE/GR-1/19/02/001
REG No. RSE100392019



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.



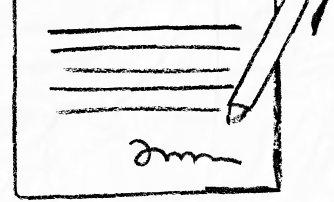
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Property Documentation & Workflow Tools

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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