



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report (QPR)

Promoter's Name	:	CEEBROS PROPERTY DEVELOPMENT PVT LTD
Project Name	:	PRIMROSE, HABIBULLAH ROAD, T. NAGAR
Project Registration No.	:	TN/29/BUILDING/0369/2023
Project Registration Date	:	04-09-2023
Project Completion Date	:	31-12-2027
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.	:	409841088477

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.13,33,91,982
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.13,33,91,982
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	5	604.31
	b) UDS Registered	5	303.09

For Ceebros Property Development Private Limited

Authorised Signatory



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	3B	YES	YES
2	2A	YES	YES
3	2B	YES	YES
4	3A	YES	YES
5	1B	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.2427.43 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 : PRIM ROSE



FRONT ELEVATION



BACK SIDE ELEVATION



SIDE ELEVATION

PROJECT: PRIMROSE

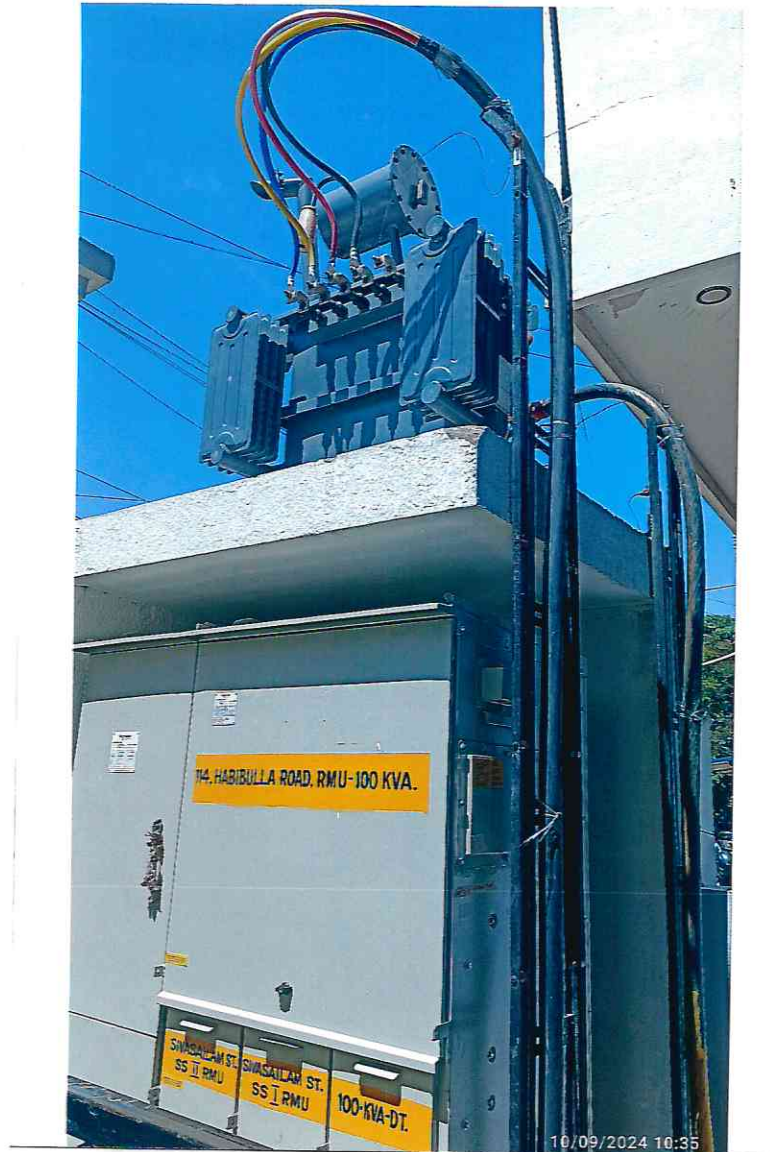
21



CLOSEUP
ELEVATION

PROJECT: PRIM ROSE

23



EB TRANSFORMER



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



31



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,
Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/NHRB/C/069/2024

Dated: 18.04.2024

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 Floors (Height – 18.30m) Residential Building with 8 Dwelling Units availing Premium FSI at Plot No.8, New Door No.130, Old Door No.114, Habibullah Road, T. Nagar, Chennai – 600017. Comprised in Old S.No.8124/1 (part), T.S.No.8124/6, Block No.107 of T. Nagar 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 Planning Permission No. P.P.No. OL - PP/NHRB/0283/2023, dated 27.07.2023 in Letter No. CMDA/PP/NHRB/C/0353/2023, dated 27.07.2023 in Planning Permit No. OL – 00418, valid up to 26.07.2031.
 3. TNRERA Registration for project in Registration No.TN/29/Building/0369/2023, in file No.TNRERA/07641/2023 dated 04.09.2023.
 4. Your Completion Certificate application through online dated 22.02.2024.
 5. This office D.C. advice letter even No. dated 05.04.2024 addressed to Thiru.R.V.Sundar GPA for TVL. 1.Thiagarajan Sivasailam, 2.Valli Kandaswamy, 3. Lakshmi Shanmugam, 4. D.Sivasailam and 5. Uma Mani.
 6. The applicant letter dated 08.04.2024, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0025340, dated 08.04.2024 along with particulars.

This is to certify that **Thiru.R.V.Sundar GPA for T TVL. 1.Thiagarajan Sivasailam, 2.Valli Kandaswamy, 3. Lakshmi Shanmugam, 4. D.Sivasailam and 5. Uma Mani** has Completed construction of Stilt Floor + 5 Floors (Height – 18.30m) Residential Building with 8 Dwelling Units availing Premium FSI at Plot No.8, New Door No.130, Old Door No.114, Habibullah Road, T. Nagar, Chennai – 600017 Comprised in Old S.No.8124/1 (part), T.S.No.8124/6, Block No.107 of T. Nagar Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. The building

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 Rule 20(6) Annexure XXIII of TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 123/2024, dated: 18-04-2024.

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 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 Planning Permission approval letter in Serial No.11).

Yours faithfully,

M. Nimbh
18/4/2024
for MEMBER-SECRETARY

Copy to:

- ✓ 1. Thiru.R.V.Sundar GPA for
TVL. 1.Thiagarajan Sivasailam, 2.Valli Kandaswamy,
3. Lakshmi Shanmugam, 4. D.Sivasailam and 5. Uma Mani.
Door No.19/1, 3rd Cross Street,
Raja Annamalaipuram, Chennai – 600028.

2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
- TNRERA Registration for project in
Registration No.TN/29/Building/0369/2023, in
file No.TNRERA/07641/2023 dated
04.09.2023.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board. SD for Building & SD for
Display Board remitted in Receipt No. CMDA/PP/Ch/10263/2023, dated 17.03.2023
and CMDA/PP/Ch/11435/2023, dated 25.07.2023).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- The Original Cash Receipt for the Security Deposit has been surrendered for refund by the applicant.
- 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.

ociates@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

39

07-10-2024

FORM – 4B

STRUCTURAL STABILITY CERTIFICATE

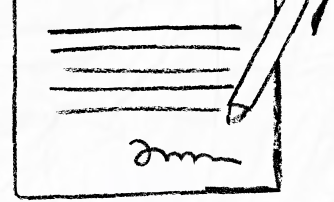
I, Dr Alex Jacob have undertaken assignment as Structural Engineer for the detailed design and construction of the Residential Building naming “PRIMROSE” with 10 Dwelling with availing premium FSI at Plot No.8, Old Door No.114, New Door No 130, Habibullah Road, Thiyagaraya Nagar, Chennai – 600 017, comprising of 5 floors situated in the land bearing Survey Nos.Old T S No 8124/1 part, new T S No 8124/6, Block No 107 of T Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation, Division No 113, Zone No IX.

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



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.



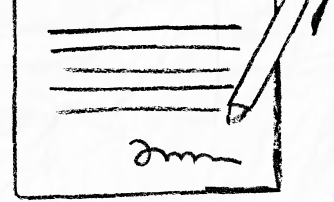
NRI & Investment Services

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



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate