

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

C. KIRUPASHANKARAN

MOBILE: 9884355635

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority

5814

The Real Estate Regulatory Authority (TNRERA)
3RD Floor (East Wing), CMDA, 'Thalamuthu - Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore,
Chennai - 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Plot No .30 Perungudi, Sholinganallur Taluk, Kanchipuram District,
Tamil Nadu.

1. The requisite particulars are as under:-

- (i) Status of the applicant - **Partnership Firm**
- (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
 - (a) Name - **Geeyam Constructions**
 - (b) Address - **No.22 Devanathan street, Mandaveli, Chennai- 600028**
 - (c) Copy of registration certificate - **Attached**
 - (d) Main objects - Geeyam Constructions, incorporated in the year 2002, is one of the emerging property developers in Chennai, specializing in the areas of construction and property development. We deliver quality homes and luxury apartments with contemporary design and aesthetics, perfection, timeliness, strict adherence to CMDA, Corporation of Chennai, DTCP regulations and other laws, giving you the value for your money with total peace of mind. The combination of prime location, aesthetic appeal, functional design, and optimum use of space and excellence of construction is the hallmark of Geeyam's "VALUE FOR MONEY" proposition. Our diligent team includes highly qualified and experienced Structural engineers,

For Geeyam Constructions
Geeyam Maaligai

For Geeyam Constructions

[Signature]
Managing Partner



architects, civil engineers, and well- supported by excellent technical personnel.

(e) Name, **C.Kirupa shankaran**, Managing Partner, Geeyam Constructions, No.22, Devanathan Street, Mandaveli, Chennai 600028.

(iii) PAN No. **Geeyam Constructions: AALFG8647C (Copy Attached) ;**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained Account No. 510909010072529, City Union Bank, Mylapore Branch, Old No. 18-19, New No. 29, East Mada Street, Mylapore, Chennai, Tamil Nadu 600004 (Letter Attached);

(v) Details of project land held by the applicant **Attached ;**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **Attached;**

(vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. :- **Attached in Company Letter Head ;**

(viii) Agency to take up external development works **Self Development;**

(ix) Registration fee by the way of **RTGS dated 27/09/2019 at 4.45pm** drawn on City union Bank, Mylapore Branch **UTR No- CIUBH19270025991** for an amount **Rs. 169800/-**(Rupees One Lakh Sixty Nine Thousand Eight Hundred Only).

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter; - **Geeyam Constructions PAN attached**

(ii) Audited balance sheet of the promoter for the preceding financial year; - **Attached.**

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally

Copy of the title deed

Geeyam Constructions

For Geeyam Constructions



valid documents with authentication of such title, if such land is owned by another person; - **Attached**

(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details; - **Encumbrance Certificate Attached**

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; - **Copy of Joint Development Agreement Attached**

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases; - **Building Permit, Planning Permit Attached**

(vi) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

Sanctioned Plan Attached.

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; - **Sanctioned Plan Attached.**

(viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; - **Attached.**

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Sale Deed, Construction Agreement Draft Attached.**

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Geetha Mani

For Geeyam Constructions



(x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; - **Attached**

(xi) The number and areas of covered parking available in the project; -
-55 No's

(xii) The number of open parking areas available in the project; **NIL**

(xiii) Details of Undivided Shares pertaining to the project; - **Attached**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **N.A**

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; - **Attached In Letter Head**

(xvi) A Declaration in FORM 'B'. - **Attached**

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 26/09/2019

Place: Mandaveli

Yours faithfully,

For Geeyam constructions
Geetha Muthuram

For Geeyam Constructions

[Signature]
Managing Partner

Signature and seal of the applicant(s)



Name Of the Firm : "Geeyam Constructions"
Address of Partner's : "Geeyam KShema"
New No 25&27, Flat no 3A,
RA Puram 2nd Cross Street,
Chennai-600028

Details and Photograph of the Partner's

1. Mr.C.R.Chandrasekaran

Email- geeyambuilders@gmail.com

Phone- 9840641657



2. Mrs.Gowri Chandrasekaran

Email- geeyambuilders@gmail.com

Phone- 9840641657



3. Mr.C.Kirupa shankaran

Email- cks@geeyam.com

Phone : 9884355635



4. Mrs.K.Janani Kirupashankaran

Email- cks@geeyam.com

Phone : 9884355635



For Geeyam Constructions

Managing Partner

Old no.22 New No.20, Devanathan Street, Mandaveli, Chennai - 600 028.
Ph : 044-2461 3840 E-mail : info@geeyam.com Website : www.geeyam.com

3A) LAND OWNER DETAILS

- a) Name - Mrs. Geetha Muthumani &
Mr.C.B.Muthumani
- b) Father's Name - E.S. Christa Doss
- c) Occupation - Self Occupation
- d) Permanent Address - No.37, Bamaby Road
Kilpauk, Chennai-600010
- e) Mobile No- 9381053298
- f) Email - geetha.muthumani@gmail.com



or Geeyam Constructions


Managing Partner

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Geetha Muthumani

26/09/2019

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TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)



http://www.tnrera.in)



Home /Project Details

TNRERA/5814/2019



Project Registration Detail

Promoter Detail Project Detail Uploaded Documents Payment

Promoter Detail

Rs. 169,800/-
Amount Credited in TNRERA
A/c on 27-9-2019.

30/9/19.

Promoter Type : Partnership Firm
Name : Geeyam Constructions
PAN Number : AALFG8647C
Mobile No : 9884355635
Phone Number : 04424613840
Fax Number :
E-mail : cks@geeyam.com
Address : No.22, Devanathan Street, Mandavelil
District : Chennai
State/UT : Tamil Nadu
PIN Code : 600028
Company Registration No. : 1261
Registration Certificate : Form C - Geeyam.pdf (/reg/download?DOC_ID=8122)

Project Chairman Detail

Chairman Name : C.Kirupa shankaran
Mobile Number : 9884355635
Email Address : geeyambuilders@gmail.com
Address : No.22, Devanathan Street, Mandavelil
State/UT : Tamil Nadu
District : Chennai
PIN Code : 600028
Photograph : CKS@photo.jpg (/reg/download?DOC_ID=8121)

Project Member Detail

Member Name : Parameshwaran, P
Member Type : Board Member
Mobile Number : 9940298079
Email Address : geeyambuilders@gmail.com
Address : No.22, Devanathan Street, Mandavelil
State/UT : Tamil Nadu

District : Chennai
Pin Code : 600028
Photograph : Parameshwaran photo.jpg (/reg/download?DOC_ID=8123)

RERA Registration Details with any other State/UTs

Financial Indicators

Net Worth (Total Assets less Liabilities) : 1.02128989E8
Total Construction Cost : 5.0E7
Total Sales : 0.0
Net Profit / Loss : 1.1476822E7
Taxes Paid - IT (GST/ST) : 2096267.0

Previous Project Details (Last 5 years only)

RERA - Project Registration No :

Project Name : Geeyam Tech Square
Project Description : Basement + Stilt + 4 Floors, Industrial Estate, Perungudi
Current Status : Completed
Type of Land : Commercial
Project Completion Certificate : Completion certificate- Tech square.pdf (/reg/download?DOC_ID=8127)
No of Months delayed :
Expected Completion Date :
Case Details :

Pending Amount :

Address : Plot No. 57, Elcot Industrial Estate, Old Mahabalipuram Road, Perungudi, Chennai-600096
State/UT : Tamil Nadu
District : Chennai
Pin Code : 600096

RERA - Project Registration No :

Project Name : Geeyam Dixit Griha
Project Description : Slit+ 4 Floors, Nainiyappa Street, Mandaveli
Current Status : Completed
Type of Land : Residential
Project Completion Certificate : COMPLETION CERTIFICATE CMDA.jpg (/reg/download?DOC_ID=8126)
No of Months delayed :
Expected Completion Date :
Case Details :

Pending Amount :

Address : No. 8, 10, 11 & 11/1, Nainiyappa Mudhali Street, & Ammaiamman Street, Mandaveli, Chennai-600028
State/UT : Tamil Nadu
District : Chennai
Pin Code : 600028

RERA - Project Registration No :

Project Name : Geeyam Kshema

Project Description : Slit + 3 Floors, 3rd Main Raod, RA Puram

Current Status : Completed

Type of Land : Residential

Project Completion Cretificate : COMPLETION CERTIFICATE- CMDA (RA PURAM 3RD MAIN ROAD) pdf (/reg/download?DOC_ID=8120)

No of Months delayed :

Expected Completion Date :

Case Details :

Pending Amount :

Address : Old No.13, New No. 27/1, 27/2, 2nd Cross Street, 3rd Main road, RA Puram, Chennai-600028

State/UT : Tamil Nadu

District : Chennai

Pin Code : 600028

RERA - Project Registration No :

Project Name : Geeyam Mangalam

Project Description : Slit+ 4 Floors, St Mary's Road, Abiramapuram

Current Status : Completed

Type of Land : Residential

Project Completion Cretificate : Completion Certificate- St marys Road.pdf (/reg/download?DOC_ID=8119)

No of Months delayed :

Expected Completion Date :

Case Details :

Pending Amount :

Address : New No. 24/13, C.P.Ramasamy Street, St Mary's Road, Abiramapuram, Chennai- 600018

State/UT : Tamil Nadu

District : Chennai

Pin Code : 600028

Forward To:

-Select-

Comments:*

Forward

Visitor No. 0027982

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TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)



http://www.tnrera.in

Home / Project Details

Project Registration Detail

Promoter Detail Project Detail Uploaded Documents Payment

Project Detail

Project Name : SOUTHERN ELECTRICALS
 Project Description : Proposed IT and IT Enabled Industrial Activities
 Project Type : Commercial
 Project Status : New Project Launch
 Project Start Date : 01/09/2019

Project End D

31/12/2020

Total Area Of Land (Sq Mtr) : 1700.0

Total Open Area (Sq Mtr) :

Total Covered Area (Sq M

Project Address Line 1 : Plot No.30

Project Address Line 2 : Developed Plots Estate, Old Mahaballipuram Road, Perungudi

District : Kanchipuram

Tehsil/Sub District : Thambaram

No of Open Parking : 0.0

Total Area Of Open Parking (Sq Mtr) : 0.0

No of Covered Parking : 55.0

Total Area Of Covered Parking (Sq Mtr) : 0.0

Other Project Details

Surveyor No. Type : Survey No.

Surveyor No : 2/1B

Plot Extent in Sq.Mtr : 1700.00

Development Details

Sl.No.	Block*	Floor*	Flat No*	Type*	RERA carpet area (see 2(k) of Act) (Sq.m)*	Exclusive balcony (Sq.m)*	Exclusive Verandah/Utility/Service/Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS land area(Sq.m)*	Covered Car Parking*	Open Car Parkin
1	3	4	4	Commercial	849.	0.0	0.0	0.0	0.0	1700.0	55	
Total					849.	0.00	0.00	0.00	0.0	1700.00	55	

External Development Work

Road System : Tar Road
Water Supply : No
Sewage and Drainage System : Sewerage treatment Plant

Project Bank

Bank Name : CITY UNION BANK LIMITED
Branch : Mylapore
Account No. : 510909010072529
ifscCode : CIUB0000279
State : Tamil Nadu
District : Chennai

Project Agent

Project Architects

Name : Cheralathan
EmailID : cheral.ca@gmail.com
Address line : 13, Shanthi Enclave, No.25, Venkatakrishna Road, RA Puram, Chennai- 600028
Year Of Establishment : 2001
Key Projects completed :
MCA No : CA/95/18331

Structural Engineers

Name : R.Deenagopalan
EmailID : structural@carch.in
Address line : 13, Shanthi Enclave, No.25, Venkatakrishna Road, RA Puram, Chennai- 600028
Year Of Establishment : 2001
Key Project :

Project License Surveyors

Name : Cheralathan
EmailID : cheral.ca@gmail.com
Address line : 13, Shanthi Enclave, No.25, Venkatakrishna Road, RA Puram, Chennai- 600028
Year Of Establishment : 2001
Key Project :

Project Contractors

Name : C.Kirupa shankaran
EmailID : cks@geeyam.com
Address line : No.22 Devanathan Street, Mandaveli, Chennai-600028
Year Of Establishment : 2002
Key Project :

Forward To:

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

