

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

Date: 8.06.2021

To
The Real Estate Regulatory Authority
1st Floor, CMDA Building,
Thallamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore
Chennai – 600008, TAMIL NADU

Dear Sir,

(REF: Online Application No. _____)



I hereby apply for the grant of registration of my project "CEEGBROS – SARANGAPANI STREET" to be set up at Guindy Taluk Chennai District Tamil Nadu State.

1. The requisite particulars are as under:-

- | | | |
|------------------------------|---|---|
| (i) Status of the applicant | : | Private Limited |
| (ii) In case of individual – | | |
| (a) Name | : | Ceebros Property Development Pvt Ltd
Rep. by its MD Mr.C.Subba Reddy, |
| (b) Father's Name | : | Mr.C.P.Rami Reddy |
| (c) Occupation | : | Self Employed |
| (d) Permanent address | : | SUKRITI, 19/1, 3 rd Cross Street, R.A.Puram, Chennai - 600028. Phone : 044 – 24321818 / 24321919
Mobile : 9841011474 / Mail id : mail@ceebros.com |
| (e) Photograph | : | Enclosed |
| (iii) Company PAN No. | : | AAACC3052H |
| (a) Name | : | R.V.Sundar (GPA for Kandula Rajamohan Reddy)
& General Manager for Ceebros Property (P) Ltd., |
| (b) Father's Name | : | Late Mr P. Ramalingam |
| (c) Occupation | : | Employed |
| (d) Permanent address | : | 2J, Primrose, Ceebros Gardens, No.1, Vembuli
Amman Kovil Street, Virugambakkam,
Chennai – 600 092 – Mobile : 9841088474 |
| (e) Photograph | : | Enclosed |

- (a) Name : Mr.K.Sathish (GPA for Kandula Rajamohan Reddy)
& Legal/Liaison Officer for Ceebros Property (P) Ltd.,
- (b) Father's Name : Late Mr S. Kapali
- (c) Occupation : Employed
- (d) Permanent address : Door No.41/39, Anna Nedunchalai, Perungudi
Chennai – 600 096 Mobile : 9841292747
- (e) Photograph : Enclosed

(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

M/s. Karnataka Bank Limited, Mount Road Branch, Chennai vide Account No. 4632000101756701, IFSC Code – KARB0000463

(v) Details of project land held by the applicant

Land is located at bearing Plot No.96, New Door No.14, Old Door No.45, Sarangapani Street, T.Nagar, Chennai – 600 014, comprised in Old Survey No.82/1, Block No.21 (as per Document) T.S.No.6884, Block No.108-B, of T.Nagar Village, Guindy Taluk, Chennai District, in total extent of 4 Grounds or thereabouts

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project “CEEBROS – SARANGAPANI STREET”.

Enclosed the following

- a. Planning Permit : No.13929 - PP/NHRB /21/2021 dated: 22.01.2021
- b. Building License : CEBA/WDCN09/00059/2021
- c. Plan Submission No. : B/NHRB/21/PP/NHRB/C/668/2020
- d. Approved plan with local body seal

(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.

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
GURUKRIPA Old No.2, New No.1, Jeth Nagar 1 st Main Rd, Chennai – 600028	Residential Building Stilt + 5 Floors, 5 Dwelling Units	Completed (No Delay)	CC/NHRB/C/S/081/2020 Dt: 16.09.2020	Nil	Nil
VARNA New No.6, Old No.11, Janaki Avenue, Chennai-18.	Residential Building Stilt + 3 Floors, 3 Dwelling Units	Completed (No Delay)	EC/S-1/11211/ 2017 Dt: 08.09.2017	Nil	Nil

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
Old No. 87, New No. 26, Poes Garden, Chennai – 600 086	Residential Building Stilt + 3 Floors, 3 Dwelling Units	Completed (No Delay)	EC/CCW/S/ 6029/2014 Dt: 04.06.2014	Nil	Nil
ARCADIA Door No. 811, Poonamalle High Road, Kilpauk, Chennai – 600010	Residential Building Stilt + 6 Floors, 12 Dwelling Units	Completed (No Delay)	EC/CCW/N&C/ 4212/2013 Dt: 02.06.2014	Nil	Nil
Plot No.17A, No. 8/34, Prithvi Avenue, Abiramapuram, Chennai – 600 018	Residential Building Stilt + 3 Floors, 3 Dwelling Units	Completed (No Delay)	EC/CCW/S/ 6030/2014 Dt: 29.05.2014	Nil	Nil
KAMATCHI No.14, New No.29, Venkatraman Street, T.Nagar, Chennai – 600017	Residential Building Stilt + 3 Floors, 6 Dwelling Units	Completed (No Delay)	EC/CCW/N&C/22123/2013 Dt: 22.04.2014	Nil	Nil

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

(ix) Registration fee **Rs.47,750/- (Rupees Forty Seven Thousand Seven Hundred and Fifty Only)** has paid on 09-06-2021 by way of Online payment and the acknowledgement is attached for your kind perusal. The payment has calculated as per sub-rule (3) of rule 3;

(x) Registration Applied for : Project title **“CEEBROS – SARANGAPANI STREET”**

(xi) Usage of the Building : Residential

(xii) Extent of the Land in Sq.Mtrs : 892.00 Sq.Mtrs

(xiii) Any other information the applicant may like to furnish.

- Nil-

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

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding financial year;

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

(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;

(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;

(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;

(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;

(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;

Fire fighting Facilities	-	Spl. Building Not applicable
Drinking Water Facilities	-	Bore well & Metro Water Connection
Sewage Disposal	-	Sewage connection will be obtained @ CMWSSB
Solid & Liquid Waste Management	-	Waste Bins will be installed
Emergency Evacuation Services	-	Spl. Building not applicable
Renewable Energy	-	Rooftop Solar panels will be installed



(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;

Project – CEEBROS

Lat Long

(13.051026, 80.267187)

GPS Coordinates

13° 03' 03.7" N 80° 16' 01.9" E

(Source - <https://www.latlong.net/>)



Lat Long

(13.051026 80.267187)

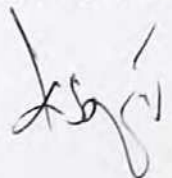
Gps Coordinates

(13°03'03.7"N 80°16'01.9"E)

Source - <https://www.google.com/maps>

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;





(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;

Sl. No	Block	Floor	Flat No	Type	RERA Carpet Area (see 2(K)) Sq.Mt.	Exclusive Balcony (Sq.Mt.)	Exclusive Verandah / Utility / Service / Open Terrace Sq.Mt.	Proportionate Common Area (Sq.Mt.)	Total Area (Sq.Mt.)	UDS Land area in (Sq.Mt.)	Car Parking (Nos.)	
											Covered	Open
1	1	1st Floor	1A	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
2	1	1st Floor	1B	3 BHK	97.71	4.77	-	15.79	120.49	43.48	1	
3	1	1 st Floor	1C	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
Sub-Total					404.53	17.31	7.16	65.03	494.71	178.40	5	
1	1	2nd Floor	2A	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
2	1	2nd Floor	2B	3 BHK	97.71	4.77	-	15.79	120.49	43.48	1	
3	1	2 nd Floor	2C	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
Sub-Total					404.53	17.31	7.16	65.03	494.71	178.40	5	
1	1	3rd Floor	3A	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
2	1	3rd Floor	3B	3 BHK	97.71	4.77	-	15.79	120.49	43.48	1	
3	1	3 rd Floor	3C	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
Sub-Total					404.53	17.31	7.16	65.03	494.71	178.40	5	
1	1	4th Floor	4A	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
2	1	4th Floor	4B	3 BHK	97.71	4.77	-	15.79	120.49	43.48	1	
3	1	4 th Floor	4C	4BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
Sub-Total					404.53	17.31	7.16	65.03	494.71	178.40	5	
1	1	5 th Floor	5A	4 BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
2	1	5 th Floor	5B	3 BHK	97.71	4.77	-	15.79	120.49	43.48		1
3	1	5 th Floor	5C	4BHK	153.41	6.27	3.58	24.62	187.11	67.46	2	
Sub-Total					404.53	17.31	7.16	65.03	494.71	178.40	4	
								Visitors Parking				3
GRAND TOTAL					2027.65	86.55	35.8	325.15	2473.55	892.00	28	

(xi) the number and areas of covered parking available in the project;

- 24 Nos - Area - 487.96 Sq.Mtrs

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

- 4 Nos -

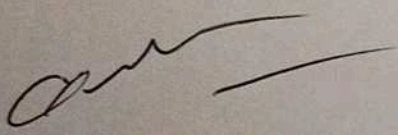
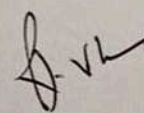
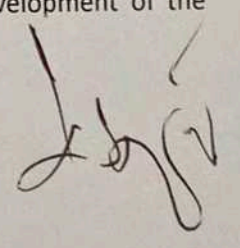
(xiii) Details of Undivided Shares pertaining to the project;

Sl. No.	Block	Floor	Flat No.	UDS Land area in Sq.mts.
1	1	First	1A	67.46
2	1	First	1B	43.48
3	1	First	1C	67.46
Total				
1	1	Second	2A	67.46
2	1	Second	2B	43.48
3	1	Second	2C	67.46
Total				
1	1	Third	3A	67.46
2	1	Third	3B	43.48
3	1	Third	3C	67.46
Total				
1	1	Fourth	4A	67.46
2	1	Fourth	4B	43.48
3	1	Fourth	4C	67.46
Total				
1	1	Fifth	5A	67.46
2	1	Fifth	5B	43.48
3	1	Fifth	5C	67.46
Total				892.00

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

NIL

(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;

Architects & Licensed Surveyor : C.Subbarao Associates (Regn No. CA/82/6834)
Kences Enclave, Block 2, Ground Floor B,
No. 1, Ramakrishna street, T,Nagar, Chennai-17
Contact No. 044-28142725
Email Id – subbaraoassociates@gmail.com

Structural Engineers : Dr.Alex Jacob, B.E. M.Tech., (Structure), Ph.D
41/A, Beach Road, Kalashetra Colony,
Beasant Nagar, Chennai – 600090.
Contact No. 9840159550
Email Id – alexjacobuc@gmail.com

Contractors : Self Development

(xvi) a declaration in FORM 'B'.

(xvii) Validity of PP : 22.01.2026

(xviii) Project Completion Date : 31.12.2022

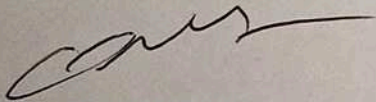
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: __.06.2021

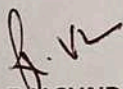
Place: Chennai

Yours faithfully,

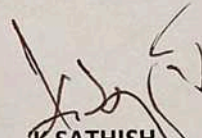
For CEEBROS PROPERTY DEVELOPMENT PRIVATE LIMITED



C.SUBBA REDDY
MANAGING DIRECTOR



R V SUNDAR
POWER AGENT



K SATHISH
POWER AGENT

Enclosures – As above

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

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

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

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

Verified RealEstate
3/350/2 Mettukuppam,
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.

