

RE

REGULATORY RECORD

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

Date: 16.05.2023

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 **"CEEBROS PARAM NIVAS"** the Proposed Construction of Stilt Floor + 5 Floors (Height 18.30M) Residential building with 19 Dwelling Units 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, to be set up at Egmore 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, 3rd 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. | : | CEEBROS PROPERTY DEVELOPMENT PRIVATE LTD
AAACC3052H |

[Handwritten signature]

For Ceebros Property Development (P) Ltd.

[Handwritten signature]
Managing Director

For Exind Corporation

[Handwritten signature]
Partner

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(a) Name : **R.V.Sundar** (GPA for Mrs. A.S. Kamakshi, Mrs.K.P. Lakshmi Devi & Mrs. K.P. Prema) & General Manager for Ceebros Property Development (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
Mail ID : sundar@ceebros.com
(e) Photograph : Enclosed

(a) Name : **Mr.K.Sathish** (GPA for Mrs. A.S. Kamakshi, Mrs.K.P. Lakshmi Devi & Mrs. K.P. Prema) & Legal/Liaison Officer for Ceebros Property Development (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
Mail ID : legal@ceebros.com

(a) Name : **EXIND CORPORATION**
Rep. by its Managing Partner Mrs.K.P.Lakshmi Devi,
(b) Husband's Name : Mr.V.Bragadeesh
(c) Occupation : Self Employed
(d) Permanent address : No.8/26, Lady Madhavan Road, Mahalingapuram
Nungambakkam, Chennai - 600034.
Mobile : 9841031747 / Mail id :

(e) Photograph : **Enclosed**
(iii) Company PAN No. : **EXIND CORPORATION**
AAAFE0220A
(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. RBL Bank Limited, Raja Annamalaipuram Branch, Chennai vide Account Number 409841088475, IFSC Code : RATN0000245

(v) Details of project land held by the applicant

Land is located at bearing Plot No.60 & 61, Old Door No.26 & 26A, New Door No.8/1 & 8/2, Lady Madhavan Road, Mahalingapuram, Nungambakkam, Chennai – 600 034, Old R.S. No.7, then R.S. No.622/1, as per patta R.S. No.622/155, Block No.36 of Nungambakkam Village, Egmore Taluk, Chennai District, in total extent of 4 ground 1280 sqft.

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

"CEEGBROS PARAM NIVAS". For Ceebros Property Development (P) Ltd.

For Exind Corporation

K. P. Lakshmi Devi
Partner

[Signature]
Managing Director

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Enclosed the following

- a. **Planning Permit** : OL-PP/NHRB/0102/2022, dated 28/12/2022
- b. **Building License** : CEBA/WDCN09/00011/2023
- c. **Plan Submission No.** : CMDA/PP/NHRB/C/0662/2022
- d. **Approved plan with local body seal** : 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.

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
Temple Tree Old No.190 & 191, New No.90 & 92, St Marys Road and C P Ramasamy road, Alwarpet, Chennai – 600 018	Residential Project, Basement Floor + Stilt Floor + 18 floors with 34 dwelling Units	Completed (No delay)	CMDA/CC/HRB/S/415/2022, dated : 02-12-2022	Nil	Nil
Vrindavan Plot No.96, Old No.45, New No.14, Sarangapani Street, T Nagar, Chennai – 600017	Residential Building Stilt + 5 floors, 15 dwelling units	Completed (No Delay)	CMDA/CC/NHRB/C/0372/2021, dated : 29-12-2021	Nil	Nil
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
Poes Garden Old No. 87, New No. 26, Poes Garden, Chennai – 600 086	Residential Building Stilt + 3 Floors, 3 Dwelling	Completed (No Delay)	EC/CCW/S/ 6029/2014 Dt: 04.06.2014	Nil	Nil

For Exind Corporation

For Ceebros Property Development (P) Ltd.

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
Temple Tree Old No.190 & 191, New No.90 & 92, St Marys Road and C P Ramasamy road, Alwarpet, Chennai – 600 018	Residential Project, Basement Floor + Stilt Floor + 18 floors with 34 dwelling Units	Completed (No delay)	CMDA/CC/HRB/S/415/2022, dated : 02-12-2022	Nil	Nil
	Units				
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
PRITHIVI 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 _____ has paid on _____ 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 PARAM NIVAS**"

(xi) Usage of the Building : Residential

(xii) Extent of the Land in Sq.Mtrs : 1010.78 Sq.Mtrs

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

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

For Ceebros Property Development (P) Ltd.

f.vh
Xdsv

For Exind Corporation

K. P. Kalathur
Partner

[Signature]
Managing Director

(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

Drinking Water Facilities

Sewage Disposal

Solid & Liquid Waste Management

Emergency Evacuation Services

Renewable Energy

- **Spl. Building Not applicable**
- **Bore well & Metro Water Connection**
- **Sewage connection will be obtained @ CMWSSB**
- **Waste Bins will be installed**
- **Spl. Building not applicable**
- **Rooftop Solar panels will be installed**

For Ceebros Property Development (P) Ltd.

For Exind Corporation

K. P. Kateshwar

Partner

[Signature]
Managing Director

[Signature]

[Signature]

(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 PARAM NIVAS

Lat Long

(13.056510, 80.232330)

GPS Coordinates

13° 3' 23.436" N 80° 13' 56.388" E

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

1/18/23, 11:28 AM

Google Maps

Google Maps



Lat Long

(13.056510, 80.232330)

GPS Coordinates

13° 3' 23.436" N 80° 13' 56.388" 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;

For Ceebros Property Development (P) Ltd

For Exind Corporation

K. P. Valsarini Devi

Partner

[Signature]
Managing Director

CARPET AREA STATEMENT

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	1 st Floor	1A	4 BHK	206.23	25.97	5.47	46.61	284.28	100.30	1	2
2	1	1 st Floor	1C	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
3	1	1 st Floor	1D	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
Sub-Total					424.03	34.61	11.04	98.87	568.56	200.60	3	2
1	1	2 nd Floor	2A	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
2	1	2 nd Floor	2B	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
3	1	2 nd Floor	2C	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
4	1	2 nd Floor	2D	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
Sub-Total					435.60	17.28	11.15	104.52	568.55	200.60	4	
1	1	3 rd Floor	3A	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
2	1	3 rd Floor	3B	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
3	1	3 rd Floor	3C	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
4	1	3 rd Floor	3D	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
Sub-Total					435.60	17.28	11.15	104.52	568.55	200.60	4	
1	1	4 th Floor	4A	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
2	1	4 th Floor	4B	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
3	1	4 th Floor	4C	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
4	1	4 th Floor	4D	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
Sub-Total					435.60	17.28	11.15	104.52	568.55	200.60	4	
1	1	5 th Floor	5A	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
2	1	5 th Floor	5B	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
3	1	5 th Floor	5C	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
4	1	5 th Floor	5D	3 BHK	108.90	4.32	2.79	26.13	142.14	50.15	1	
Sub-Total					435.60	17.28	11.15	104.52	568.55	200.60	4	
								Visitors Parking				2
GRAND TOTAL					2166.43	103.74	55.64	516.95	2842.76	1003.00	23.00	

(xi) The number and areas of covered parking available in the project;
19 Nos of covered car parks

(xii) The number of open parking areas available in the project;
4 Nos of open car par parks

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

for Ceebros Property Development (P) Ltd.

[Handwritten signature]

For Exind Corporation

K. P. Lakshmi Devi
 Partner

[Handwritten signature]
 Managing Director

FLAT SHARING DETAILS OF LAND OWNER AND BUILDER

Sl. No.	Block	Floor	Flat No.	Type	Salable Area (in Sqm)	UDS Land (area in Sqm)	Land Owner		Builder	
							Salable	UDS	Salable	UDS
1	1	I	1A	4 BHK	284.28	101.06	284.28	100.30		
2	1	I	1C	3 BHK	142.14	50.54	142.14	50.15		
3	1	I	1D	3 BHK	142.14	50.54	142.14	50.15		
Sub-Total					568.56	202.14				
1	1	II	2A	3 BHK	142.14	50.54			142.14	50.15
2	1	II	2B	3 BHK	142.14	50.54	142.14	50.15		
3	1	II	2C	3 BHK	142.14	50.54	142.14	50.15		
4	1	II	2D	3 BHK	142.14	50.54	142.14	50.15		
Sub-Total					568.56	202.16				
1	1	III	3A	3 BHK	142.14	50.54			142.14	50.15
2	1	III	3B	3 BHK	142.14	50.54			142.14	50.15
3	1	III	3C	3 BHK	142.14	50.54			142.14	50.15
4	1	III	3D	3 BHK	142.14	50.54			142.14	50.15
Sub-Total					568.56	202.16				
1	1	IV	4A	3 BHK	142.14	50.54			142.14	50.15
2	1	IV	4B	3 BHK	142.14	50.54			142.14	50.15
3	1	IV	4C	3 BHK	142.14	50.54			142.14	50.15
4	1	IV	4D	3 BHK	142.14	50.54			142.14	50.15
Sub-Total					568.56	202.16				
1	1	V	5A	3 BHK	142.14	50.54			142.14	50.15
2	1	V	5B	3 BHK	142.14	50.54			142.14	50.15
3	1	V	5C	3 BHK	142.14	50.54			142.14	50.15
4	1	V	5D	3 BHK	142.14	50.54			142.14	50.15
Sub-Total					568.56	202.16				
GRAND TOTAL					2842.80	1010.78	994.98	351.05	1847.82	651.95

For Ceebros Property Development (P) Ltd.

For Exind Corporation

K. P. Lakshminarayanan
Partner

Managing Director

(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

(xviii) Project Completion Date

: 27.12.2030

: 31.12.2026

For Ceebros Property Development (P) Ltd.

For Exind Corporation

K. P. Lakshminidhi
Partner

Managing Director

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

Dated : 05.06.2023

Place : Chennai

Yours faithfully,

For CEEBROS PROPERTY DEVELOPMENT PRIVATE LIMITED



For Ceebros Property Development (P) Ltd.

Managing Director

**C.SUBBA REDDY
MANAGING DIRECTOR**



**R V Sundar
Power Agent
Exind Corporation**



**K Sathish
Power Agent
Exind Corporation**



**K P Lakshmi Devi
Managing Partner
Exind Corporation**

Enclosures – As above

For Exind Corporation

**K. P. Lakshmi Devi
Partner**

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

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.

