

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

Date: 11.08.2023

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 SWARAS**" the Proposed Construction of Stilt Floor + 5 Floors (Height 18.30M) Residential building with 8 Dwelling Units at Plot No.8, New No.130, Old Door No.114, Habibullah Road, T Nagar, Chennai – 600 017 comprised in Old S No.8124/1, as per Patta T.S.No.8124/6 Block 107 of T Nagar Village, 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 Managing Director 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: 9841088474/Mail id : legal@ceebros.com |
| (e) Photograph | : | Enclosed |
| (iii) Company PAN No. | : | CEEBROS PROPERTY DEVELOPMENT PRIVATE LTD
AAACC3052H |

For Ceebros Property Development (P) Ltd.


Managing Director

(a) Name : **R.V.Sundar** (GPA for Mr. Thiagarajan Sivasailam, Mrs. Valli Kandaswami alis Mrs K Valli, Mr. D. Sivasailam alis Mr Sivasailam Daivamani, Mrs. Lakshmi Shanmugam & Mrs Uma Mani) & General Manager (Finance) in Ceebros Property Development Private Limited

(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 Mr. Thiagarajan Sivasailam, Mrs. Valli Kandaswami alis Mrs K Valli, Mr. D. Sivasailam alis Mr Sivasailam Daivamani, Mrs. Lakshmi Shanmugam & Mrs. Uma Mani) & Legal/Liaison Officer in Ceebros Property Development Private 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

(iv) Company PAN No. : CEEBROS PROPERTY DEVELOPMENT PRIVATE LTD
AAACC3052H

(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 409841088477, IFSC Code : RATN0000245.


(v) Details of project land held by the applicant

Land is located at bearing Plot No.8, Old Door No.114, New Door No.130, Habibullah Road, T.Nagar, Chennai – 600 017, Old T.S. No.8124/1 Part, as per Patta T.S. No.8124/6, Block No.107 of T.Nagar Village, Guindy Taluk, Chennai District, in total extent of 2 ground 1680 sqft.

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

"CEEBROS SWARA"

For Ceebros Property Development (P) Ltd.


Managing Director
'SUKRITI' 19/1, III Cross Street,
R.A.Puram, Chennai 600 028

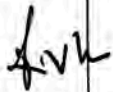
T : 2432 1818 / 2432 1919
www.ceebros.com
CIN : U70101TN1995PTC032019

Enclosed the following

- a. Planning Permit : OL-PP/NHRB/0283/2023, dated 27/07/2023
 b. Building License : CEBA/WDCN09/00293/2023
 c. Plan Submission No. : CMDA/PP/NHRB/C/0353/2022
 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 Units	Completed (No Delay)	EC/CCW/S/ 6029/2014 Dt: 04.06.2014	Nil	Nil

For Ceebros Property Development (P) Ltd. 

Managing Director 

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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 of Rs.31,000/- (Rupees Thirty One Thousand Only) has paid on 11-08-2023 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 SWARA**"

(xi) Usage of the Building : Residential

(xii) Extent of the Land in Sq.Mtrs : 592.72 Sq.Mtrs

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

For Ceebros Property Development (P) Ltd.


Managing Director

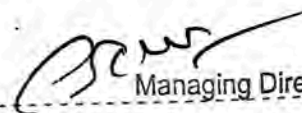
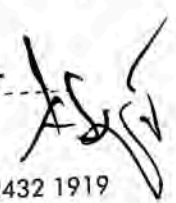
2. I/we enclose the following documents in triplicate, namely:-

- (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;

For Ceebros Property Development (P) Ltd. 


Managing Director 

Project – CEEBROS SWARA

Lat Long

(13.050458, 80.236779)

GPS Coordinates

13° 3' 1.6488" N

80° 14' 12.4044" E

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

Google Maps



Lat Long

13.050458, 80.236779

GPS Coordinates

13° 3' 1.6488" N 80° 14' 12.4044" E

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

(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.


Managing Director

'SUKRITI' 19/1, III Cross Street,
R.A.Puram, Chennai 600 028

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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	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
2	1	1 st Floor	1B	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
Sub-Total					241.74	10.44	7.44	68.88	328.50	121.23		
3	1	2 nd Floor	2A	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
4	1	2 nd Floor	2B	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
Sub-Total					241.74	10.44	7.44	68.88	328.50	121.23		
5	1	3 rd Floor	3A	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
6	1	3 rd Floor	3B	3 BHK	120.87	5.22	3.72	34.44	164.25	60.62	1	
Sub-Total					241.74	10.44	7.44	68.88	328.50	121.23		
7	1	4 th & 5 th Floors	4A	3 BHK	212.55	26.80	4.03	66.91	310.29	114.51	3	
8	1	4 th & 5 th Floors	4B	3 BHK	212.55	26.80	4.03	66.91	310.29	114.51	2	1
					425.10	53.60	8.06	133.82	620.58	229.02		
10% VISITORS PARKING												1
											11	2
GRAND TOTAL					1150.32	84.92	30.38	340.46	1606.08	592.72		13

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

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

For Ceebros Property Development (P) Ltd.


Managing Director



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

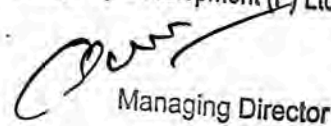
FLAT SHARING DETAILS OF LAND OWNER AND BUILDER						
Sl. No.	Block	Floor	Flat No.	Type	Salable Area (in Sqm)	UDS Land (area in Sqm)
1	1	I	1A	3 BHK	164.25	60.62
2	1	I	1B	3 BHK	164.25	60.62
Sub-Total					328.5	121.24
3	1	II	2A	3 BHK	164.25	60.62
4	1	II	2B	3 BHK	164.25	60.62
Sub-Total					328.5	121.24
5	1	III	3A	3 BHK	164.25	60.62
6	1	III	3B	3 BHK	164.25	60.62
Sub-Total					328.5	121.24
7	1	IV & V	4A	3 BHK	310.29	114.51
8	1	IV & V	4B	3 BHK	310.29	114.51
Sub-Total					620.58	229.02
GRAND TOTAL					1606.08	592.74

(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;

For Ceebros Property Development (P) Ltd.


Managing Director



- 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 : 26.07.2031

(xviii) Project Completion Date : 31.12.2027

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

Dated : 11.08.2023

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





R V Sundar
General Manager



Residential Address:

Flat- 2 J. Prime Rose Ceebros Garden,
No. 1, Vembuli Amman Koil Street,
Virugambakkam, Chennai 600 092

Blood Group: A-ve

In case of emergency, please notify
Contact Number 98416 75474

If found, please return to:

CEEBROS
Sukruti, 19/1, 3rd Cross Street,
R.A Puram, Chennai 600 028
Ph: 044 2432 1818 | 1919

Instructions

Each employee is expected to carry the
card while on duty • This card remains the
property of the company and must be
surrendered upon demand / resignation to HRD

Authorized Signatory



Sathish Kapali
Liasion officer



Residential Address:

No. 41/39, Anna Nedunchalai,
Perungudi, Chennai 600 096

Blood Group: O+ve

In case of emergency, please notify
Contact Number: 97890 88791

If found, please return to:

CEEBROS
Sukruti, 19/1, 3rd Cross Street,
R.A Puram, Chennai 600 028
Ph: 044 2432 1818 | 1919

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