

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We hereby apply for the grant of registration of our project to be set up at
Block- No.22, P.T.Rajan Salai, K.K.Nagar, Chennai-600078 Comprised in Old S.No.55
Part & T.S.No. 4/7, Block No. 96 of Kodambakkam village (part 2) Mambalam Taluk,
Kodambakkam, Chennai-600024

The requisite particulars are as under:-

Joint Venture –

- 1 Name : Mohamed Mohideen N.M.A
Father Name : Mohamed Ali
Address : No. 22, Flat –A, P.T.Rajan Salai,
K.K.Nagar, Chennai-600078
E-mail : srbuilderschennai@yahoo.com
Contact Number : 9150020164
Pan Card : ACCPR4461N
- 2 Name : S.Ramesh
Father Name : Shunmugasundaram
Address : No.22. Flat –B, P.T.Rajan Salai,
K.K.Nagar, Chennai-600078
E-mail : srbuilderschennai@yahoo.com
Contact Number : 9840126555
Pan Card : ACCPR4461N
- 3 Name : K.Lakshmi
Husband Name : C.P.Krishnamurthy
Address : No.802/1, Door No.26, 64th Street,
10th Sector , K.K.Nagar, Chennai -600078
E-mail :
Contact Number : 9884654447
Pan Card : AFPPL5368A



4 Name : V.Mohan kumar
Husband Name : A.Venugopalan
Address : 7/11, kambar street, Ezhil Nagar, periya Allapuram,
Thorpadi, Vellore-632002.
E-mail :
Contact Number : 9597605855
Pan Card : ATBPM9435D



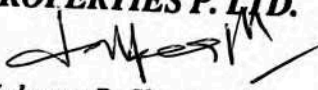
V. Mohan Kumar

5. Promoters Details

Name of the Company : KCee Properties Pvt Ltd,
Address : No.17, Third Cross Street, West Cit Nagra,
Chennai – 600035
Telephone Number : 044- 24350413,243501401, 9150020167
E-Mail : kceepropertiespvtltd@gmail.com
Name Of the Directors : Mr.L.Chandrasekaran (Managing Director)
: Mrs. Kalpana R Shanmugam (Director)
Main Object : Building Construction of Promotion
PAN : AAFCK4910P - KCEE PROPERTIES PVT LTD



For KCEE PROPERTIES P. LTD.


Kalpana R. Shanmugam
Director



For KCEE PROPERTIES P. LTD.,


L. Chandrasekaran
Managing Director

- (i) Original certificate from the bank as per the Format to be Enclosed(sec.4(2)(1)(D) of the Act)
Format Available in TNRERA website) - Details Enclosed

Bank Details

Name of the Bank : Union Bank of India
Branch : Ashok Nagar
Current Account No : 001911100001495
Address of the Bank : 47, first Avenue, 100feet road, Ashok Nagar, ch-83

- (ii) Project Address:

Old Survey No : 55/A part
Town survey No : 4/6
Plot No : Block-22 (A B C D)
Ward : 131- Block No:96, Kodambakkam Village, Block -22, P.T.Rajan Salai,
K.K.Nagar, Chennai -600078

- (iii) Registration Applied for (Specify the Blocks) - Clearly to be mentioned in the site plan
:(Details Enclosed)

- (iv) Usage of the Building : Residential
: (Details Enclosed)

- (v) Extent of the Land is 663 Sq.m (FSI Area 1287.41 Sq.m)

- (vi) The total floor area of the building is 1287.41 for which payment the payment to the made is
Rs. 20./ Sq.m. Which work out to RS. 25749 /-

- (vii) Registration Fees by way Demand Draft No: 913549 Dated: 29.07.2022 DD Amount Rs .
25749 /- at Union Bank of India , Ashok Nagar, Chennai-600083

- (viii) Briefly details of the projects launched by the promoter in the last five years, whether already
completed or being developed, as they case may be, including the current status of the said,
projects, any delay in its Completion, details case pending, details of types of land and payment
pending etc. (Details Enclosed)

- (ix) Plan Development of Works : (Details Enclosed)

- (x) Locations details of the project, which demarcation of land dedicated for the project along with
is boundaries including the Latitude and Longitude of the endpoints of the Projects

: (Details Enclosed)

1. J. Indirani

2. S. S. S.

3. K. Lakshmi

4. V. Maheshwari

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

- (xi) Performa of the allotment letter, Prescribed by the promoter, if any , Sale Agreement and Construction Agreement : (Details Enclosed)
- (xii) Number, type and carpet area of apartments for sale in the project along with the area of the exclusively balcony/ verandah/ open terrace area for sale, UDS and No. of. Car Parking in the following format.
1.Area Statement signed by Architect of project Engineer
2.P- Line drawing of Flats in CADD format to be given in CD. : (Details Enclosed)
- (xiii) Structural stability certificate with design calculations with words : (Details Enclosed)
- (xiv) The names, address, phone numbers, email ids and registration details of the architect, structural engineer, site engineer, if any associated with the development of the proposed project : (Details Enclosed)
- (xv) Audited Balance sheet of the promoter for the proceeding financial year :(Details Enclosed)
- (xvi) Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA : (Details Enclosed)
- (xvii) Copy of Patta/ PLR/Sale Deed, if the applicant now applied for registration is different from the planning permit obtained applicant, link document should be furnished. : (Details Enclosed)
- (xviii) Total project cost (Land cost(Market Value) + Development Charges(infrastructure) +fees paid Charges) : (Details Enclosed)
- (xix) Details of facilities - Amenities / infrastructure/ (Swimming pool / parks) etc., as given in the brochure . Each page to be self attested by the promoter. : (Details Enclosed)
- (xx) Declaration Form -B : (Details Enclosed)

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

Date:
Place :

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

For KCEE PROPERTIES P. LTD.,

[Signature]
L. Chandrasekaran
Managing Director

Yours faithfully,
Signature and seal of the applicant(s)

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.

