

RE

REGULATORY RECORD

RERA Document

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FORM A
(Sub rule 5(2))

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
13 First Floor Wing, C-511A,
Hosur Road, Vastharam Mahipal,
No. 1, Condo from Road, Egmore,
Chennai 600018



By

We hereby apply for the grant of registration of our project to be set up at
Block No.4, P.T.Rajan Salai, K.K.Nagar, Chennai-600078 comprised in Old
S.No. 135/1A 1 Part, Old S.No. 94/1 part 2, Section 14, Block No. 103 of
Kodambakkam village (part 2) Mambalam Taluk, Kodambakkam, Chennai-600024

The registrant particulars are as under:-

Joint Venture

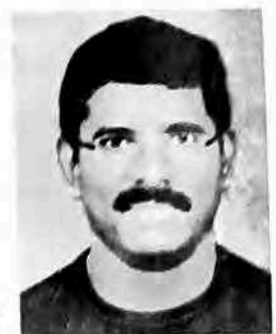
1. Name : L.MEENAKSHI ✓
Father Name : Lakshminan
Address : No. 12, New No.2, Boopathy Street,
Virugambakkam, Chennai -600092
E-mail :
Contact Number : 9444767775 ✓
Pan Card : AHPM7492D

2. Name : T.TAMIZHARASU
Father Name : Thangasamy
Address : Block No.4- Flat - B, P.T.Rajan Salai,
K.K.Nagar, Chennai-600078
E-mail :
Contact Number : 9946679994
Pan Card : AABP165541

3. Name : R.MALATHI
Husband Name : T.RAJASEKARAN
Address : Block No.4, Flat - B, P.T.Rajan Salai,
K.K.Nagar, Chennai -600078
E-mail :
Contact Number : 9176412754
Pan Card : AZLP1495R



L. Meenakshi



T. Tamizharasu



R. Malathi

4 Name : M.B.S.N. MURTHY
 Father Name : M.V.Dikshutulu
 Address : No.5A, Flat B, Kovoch Enclave, Raja Ram Colony,
 Kodambakkam, Chennai -600024
 E-mail : murthy.mbsn60@gmail.com
 Contact Number : 9170612754
 Pan Card : AAHPS1098K



5 Name : M.RAMA SOMAYAJULU
 Father Name : M.V.Dikshutulu
 Address : No.C-2903, Lodha Luxoria, priva Lakshmi Nagar,
 Majwada, Vtc, Thane, Maharashtra- 400608
 E-mail : ramasomayajulu@gmail.com
 Contact Number : 9969306309
 Pan Card : AAAPM5320K



6 Name : M.V. KRISHANA RAO
 Father Name : M.V.Dikshutulu
 Address : No.11, 1st Floor, 6th Cross Street, Kurunji Nagar,
 Lawspet, Pudhucherry
 E-mail : dkranchand@gmail.com
 Contact Number : 9844391785
 Pan Card : AHHPK1390F



7 Name : J.PADMAJA
 Father Name : M.V.Dikshutulu
 Address : Flat No.3, Door No.18, Temple Avenue,
 Srinagar Colony, Saidapet, Chennai -600015
 E-mail :
 Contact Number : 9840603247
 Pan Card : APIPP9631H



8 Name : R.SURESH
 Father Name : R.Ramamurthy
 Address : No.3B, May Flowers, Ceebros Gradens,
 Vembilli amman koil st, Virugambakkam, Ch-92
 E-mail : sureshr39@hotmail.com
 Contact Number : 9444035645
 Pan Card : ACAPR0527M



9 Name : R.Rangarajan
 Father Name : R.Ramamurthy
 Address : No.C-810, Brigade Omega Apts, Bsk 6th Stg,
 1st Block, Hobli, Bengaluru
 E-mail : ranga1312@gmail.com
 Contact Number : 7397465625
 Pan Card : AJOPR5117L



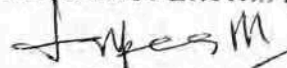
5. Promoters Details

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.,

 L. Chandrasekaran
 Managing Director



For KCEE PROPERTIES P. LTD.

 Kalpana R. Shanmugam
 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 : 335/1A Part , 394/1 Part ✓
Town survey No : 34
Plot No : Block-4 (A B C D)
Ward : 131- Block No:103, Kodambakkam Village, Block No.4,
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 657.50Sq.m (FSI Area 1400.41 Sq.m)

- (vi) The total floor area of the building is 1400.41 for which payment the payment to the made is
Rs. 20./ Sq.m. Which work out to RS. 28009 /-

- (vii) Registration Fees by way Demand Draft No: 913549 Dated: 29.07.2022 DD Amount Rs .
28009 /- 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. L. Heenakshi
2. V. V. V. V.
3. V. V. V.
4. J. J. J.
5. M. P. P.
6. N. K. R.
7. J. P. P.
8. J. P. P.
9. J. P. P.

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. L. Meenakshi

2. J. J. J.

3. J. J.

4. J. J.

5. M. Ranganathan

6. N. V. K. Rao

7. J. J.

8. J. J.

9. J. J.

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

For KCEE PROPERTIES P. LTD.,


L. Chandrasekaran
Managing Director

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.

