Verified RealEstate™

RE REGULATORY RECORD

RERA Document

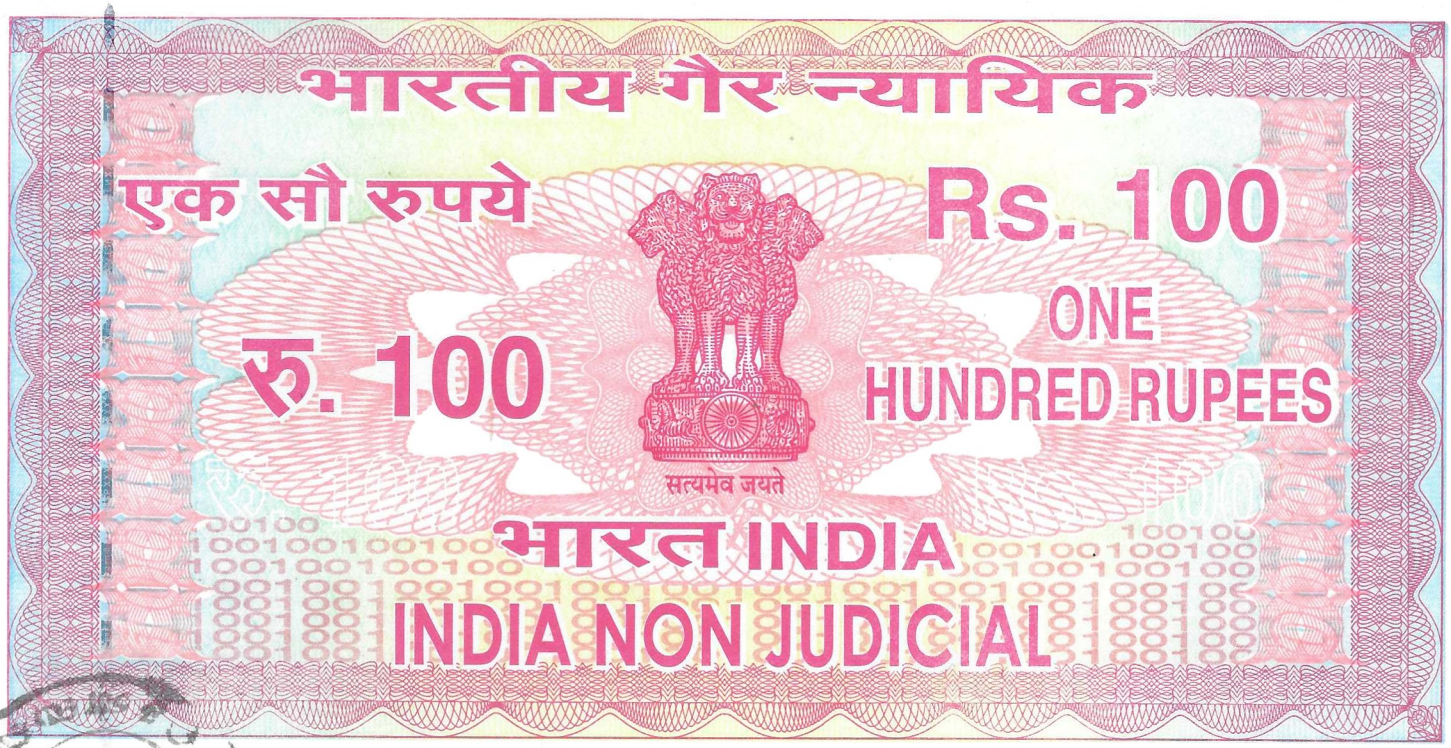
The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

09 JUN 2025

DF 522554

Kcee Properties Pvt Ltd
Chennai - 600083

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

INDEMNITY

The indemnity is made and executed on the 10th of June 2025 by **M/S.KCEE PROPERTIES PRIVATE LIMITED,** a Limited Company incorporated under the companies act, 1956, having **Income Tax Pan: AAFCK4910P** and Registered office at No.18/9, First Floor, 2nd Cross Street, Raghavan Colony, Ashok Nagar, Chennai - 600083, herein represented by its Managing Director, **MR.L.CHANDRA SEKARAN (Aadhaar number**: 7647 1093 6245), son of **Mr.Lakshmikanthan**, aged of 59 years, hereinafter referred to as the **INDEMNIFIER**.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

NOTARY PUBLIC
R. JAYACHANDRAN
B.A.,B.L.,
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2025 DF 522553

Kcee Poopesties Pvt Ltd
Chennai -600083

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

The Indemnifier is the promoter/developer of the real estate project known as "**KCEE CHAITHANYAM**" located at Block.No.5, Flat Nos. A, B, C, D, E, F, G, H, I and J, P.T.Rajan Salai, Kalinga Colony, K.K..Nagar, Chennai – 600078, Comprised in Old S.NO.55/1A (Part), 56/1B (Part) and T.S.NO. 2/17, Block No.98 of Kodambakkam Village, Mambalam Taluk, Chennai District, within the limit of Greater Chennai Corporation,

The Tamil Nadu Real Estate Regulatory Authority has noted a difference in area between the extent of the project as recorded in the Sale Deeds and the Patta uploaded with respect to the project.

NOTARY PUBLIC
R. JAYACHANDRAN
B.A.,B.L.,
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2025

DF 522551

Kcee Properties Pvt Ltd
Chennai -600083

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

In response to this, the indemnifier agrees to indemnity, defend, and hold harmless all stakeholders, including but not limited to buyers, investor, and any others parties associated with the project ("Indemnified parties"), from any and all losses, damages, claims, liabilities, expenses (including legal fees), or other detriments arising from the difference in the land extent of the project as reflected in the Sale deeds and Patta.

This Indemnity is Irrevocable.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

NOTARY PUBLIC
R. JAYACHANDRAN
B.A.,B.L.,
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

09 JUN 2025

DF 522550

Kcee Properties Pvt Ltd
Chennai - 600083

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SCHEDULE OF PROPERTY
(RECONSTITUTED /AMALGAMATION PROPERTY)

All that piece and parcel of land of an extent of 6652 Sq.ft (as per patta) and 6905.9 Sq.ft (as per document) comprised in Old S.Nos.55/1A (part) and 56/1 (part), T.S.No.2/17, in Block No.98 of Kodambakkam (Part 2) Town, Mambalam Taluk, Chennai District, together with a building thereon in LIG Block No.5, consisting of Ten flats A, B, C, D, E, and F, situated at Kalinga Colony, P.T.Rajan Road, K.K.Nagar, Chennai 600078, the said land bounded on the,

NORTH BY : LIG Block No.7
SOUTH BY : LIG Block No.3
EAST BY : LIG Block No.6
WEST BY : P.T.Rajan Road

NOTARY PUBLIC
R. JAYACHANDRAN
B.A.,B.L.,
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2025 DF 522552

Kcee Properties Pvt Ltd
Chennai - 600083

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

Situated within the Registration District of Chennai Central and Sub-Registration District of Ashok Nagar.

Solemnly affirmed at Chennai
On this 10th day of June 2025
In the presence of

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

Executants

NOTARY PUBLIC
R. JAYACHANDRAN
B.A. B.L.
CITY OF CHENNAI
Reg. No. 59/21
GOVT. OF TAMILNADU

10.6.25

R.JAYACHANDRAN
ADVOCATE & NOTARY
Saidapet Bar Association
Saidapet Court, Chennai 15

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.