Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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KCee Varuni - Old no.4, New no.7, Padmavathy Road, Jeypore Nagar, Gopalapuram.					
S.No.	**Nature of Document**	**Doc. Date**	**Doc.No**	**Owners**	**Vendor**
1	Sale Deed	13.04.1959	616/1959	Sri Naramasimha Pattamani Devi alias **Padmavathi Pattamani Devi** - Maharaj Kumarika of Jeypore Represent the power agent Sri Kumar Rudra Pratap Singh.	**Srimathi Dharmasavardhini.**
2	Death Certificate of **Dharmasavardhini**. (Date of Death - 11.09.1990) - Her Husband Predeceased **Hemadri** (Date of Death - 05.04.1984)				
3	Legal Heir of **Dharmasavardhini - 1.Maheswari Murugesan** (Daughter),2. **Girija Chandramohan** (Daughter) 2. **Ravi** (Son)				
4	Death certificate of **Maheswari Murugesan**. (Date of Death - 1.10.2005)				
5	Legal Heir of **Maheswari Murugesan** - 1. **R.G.Murugesan** (Husband), 2. **Shanthi Ravindran** (Daughter), **M.Nandhakumar** (Son), **M.Vijaykumar** (Son).				
6	Partition deed	19.12.2007	1185/2007	1.**Ravi.H.Ravikumar** (Son of Dharmasavardhini), 2. **Girija Chandramohan** (Daughter of Dharmasavardhini), 3.**Shanthi Ravindran** (Daughter of Maheswari Murugesan), 4. **M.Nandhakumar** (Son of Maheswari Murugesan), 5.**M.Vijaykumar** (Son of Maheswari Murugesan).	
7	Death Certificate of **Nandakumar** (Date of Death - 31.07.2010)				
8	Legal Heir of **Nandakumar** -- 1.**N.Manimala** (Wife), 2. **R.G.Murugesan** (Father).				
9	Death Certificate of **R.G.Murugesan** (Date of Death - 10.03.2013)				
10	Partition deed	19.08.2013	927/2013	1.**Shanthi Ravindran** (Daughter of Maheswari Murugesan) Property mentioned in **Schedule 'D'** Old R.S.NO.67,69,82,67/2,69/3, New R.S.NO. 67/64. Block 4.	
11	The absolute owners are 1.**Ravi.H.Ravikumar** (Son of Dharmasavardhini), 2.**Girija Chandramohan** (Daughter of Dharmasavardhini), 3.**Shanthi Ravindran** (Daughter of Maheswari Murugesan). Alloted land property is **7200 Sqft** situated at '**SUNDAR MAHAL**' bearing Survey Number **Old R.S.NO.67,69,82,67/2,69/3, New R.S.NO. 67/64. Block 4.**				
12	Power Of Attorney	29.04.2025	749/2025	1.**Girija Chandramohan**,2.**Shanthi Ravindran.** Old R.S.NO.67,69,82,67/2,69/3, New R.S.NO. 67/64. Block 4.	M/S.KCee Properties Private limited - Director **Kalpana R Shanmugam**.
13	Adjudication Power Of Attorney	03.06.2025	30/2025	1.**Ravi.H.Ravikumar,** Old R.S.NO.67,69,82,67/2,69/3, New R.S.NO. 67/64. Block 4.	M/S.KCee Properties Private limited - Director **Kalpana R Shanmugam**.

Owner Property Schedule :	
Property Details : Alloted land property is **7200 Sqft** situated **at 'SUNDAR MAHAL'** bearing Survey Number Old R.S.NO.67,69,82,67/2,69/3, New R.S.NO. 67/64. Block 4.	
1.Ravi.H.Ravikumar	All that piece and Parcel of land of extent of **4000 Sqft** (**2950 Sqft of land and 1050 Sqft of passage**) with building thereon + 1/3rd Undivided share in land of an extent of **3200 Sqft.**
2.Girija Chandramohan	Entire First floor measuring **1100 Sqft**. Together with 1/3rd Undivided share in land of an extent of **3200 Sqft.**
3.Shanthi Ravindran	Entire Ground floor measuring **1100 Sqft**. Together with 1/3rd Undivided share in land of an extent of **3200 Sqft.**

DATE : 02/02/2026.

Consent Letter for maintaining and operating bank account for a real estate project.

From,
1.Ravi H.Ravikumar,
2.Girija Chandramohan,
3.Shanthi Ravindran.

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

I/We, residing at No.3/1,P.V.Kovil Street, Royapuram, Chennai - 600013, along with **M/s.KCEE PROPERTIES PRIVATE LIMITED,** a company incorporated under the Companies Act 1956, having its registered office at No.8/19, First Floor, 2nd Street, Raghavan Colony, Ashok Nagar, Chennai 600083, have jointly filed an application with TNRERA for registration of the real estate project **Stilt + 5 floors** with **10 Dwelling Units Comprised in survey no: R.S.NO.67,67/2,69,69/3 & 82(Document) R.S.NO.67/64 (Patta), Block no.4 of MYLAPORE village at Plot no - 34, Old Door No.4, New No.7, Padmavathy Road, Jeypore Nagar, Gopalapuram, CHENNAI District,** for the Block Project **KCEE VARUNI** in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2. I/We are the landowners, who have entered into an agreement with the promoter for developing the above said real estate project.

3. In compliance of Section 4(2)(l)(D) of the Act, a separate account bearing number **Acc.no. 001911010000123** has been opened in the name of **M/s.KCEE PROPERTIES PRIVATE LIMITED** the promoter of the above real estate project in Ashok Nagar Branch of Union Bank of India Bank.

4. The 70% of the amount realized for the above real estate project from the allottees will be deposited in the aforesaid account including the sale amount of my/our undivided share.

5. I/We hereby convey my/our consent for maintaining and operating the aforesaid account by the **M/s.KCEE PROPERTIES PRIVATE LIMITED.**

Land owners:

i. (POA Agent)

ii.

iii.

For KCEE PROPERTIES P. LTD.

Kalpana R. Shanmugham
Director

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

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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.