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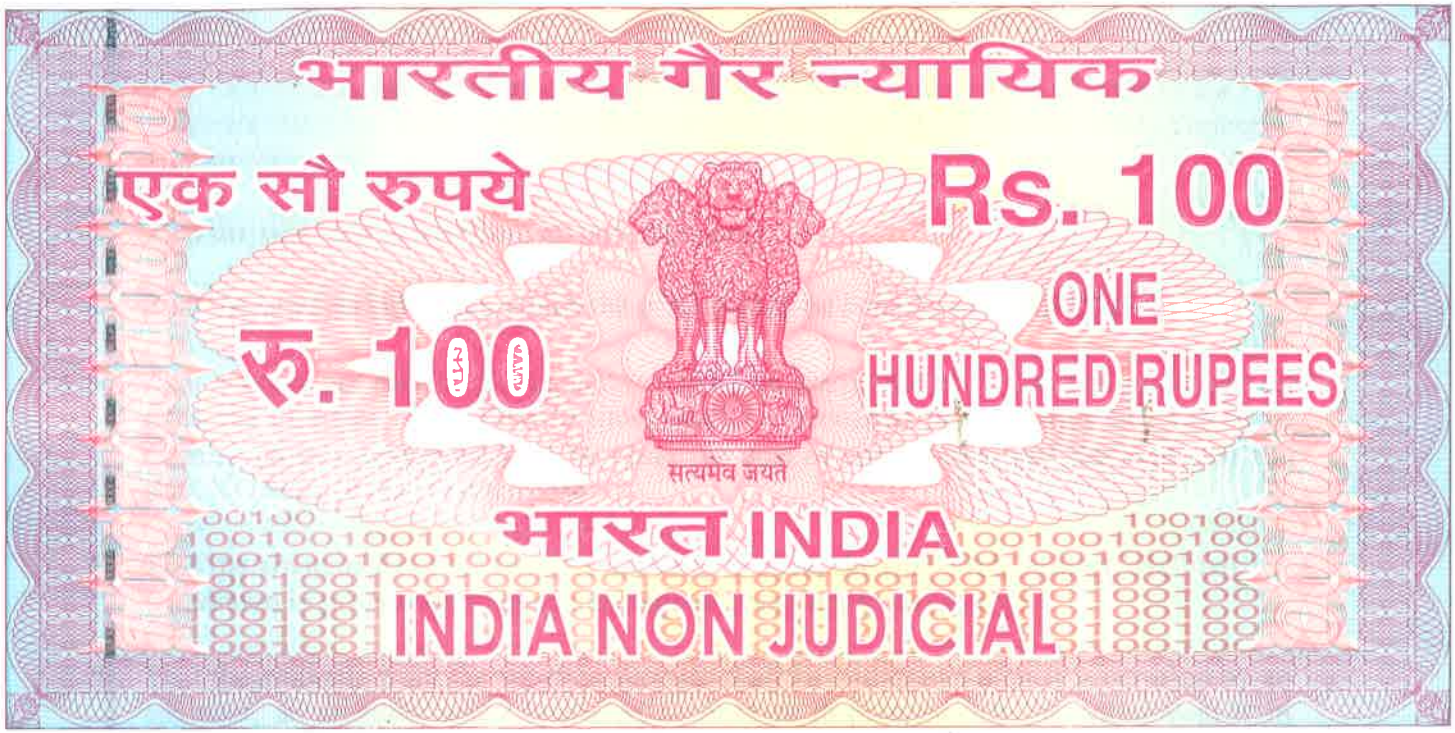
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

07-OCT 2024

DH 309476

26-2024

Kcee Properties Pvt Ltd
Chennai -600083

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

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of M/s. KCee Properties Pvt Ltd, promoter of the proposed project Plot No.18 & 19, Kamatchipuram 1st Street, Postal Colony, West Mambalam, Chennai-600033. Comprised in Old S.No.181/1 Part, T.S.No. 29 & 30, Block No. 47 of Kodambakkam village, Mambalam Taluk, Chennai District.

We promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That promoter have in to the land development agreement with 1. Mrs.A.G.Vasanthi 2. Mr.A.G.Dayalan who possess a legal title to the land on which the development of the proposed project is to be carried out has a legal title to the land on which the development of the real estate project is enclosed

1. A.G. Vasanthi
2. A.G. Dayalan

for KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed 04.07.2027

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That Promoter shall not discriminate against any allotte at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 23 on this 12 day of 2024

1. A.G. Vasanth

2. A.G. Thayalan

Deponent

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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