



தமிழ்நாடு தமில்நாடு TAMILNADU

29 JAN 2026

EG 259881



Kcee Properties Pvt Ltd
Chennai - 600083

V. RAMA
S.V.L.No.1481/E/94
No.509, ANNA SALAI,
CHENNAI-600 035.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/S. KCEE PROPERTIES PRIVATE LIMITED Promoter of the proposed 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 ;

I, M/S. KCEE PROPERTIES PRIVATE LIMITED promoter of the proposed project KCEE VARUNI do hereby solemnly declare, Undertake and state as under:

1. That promoter have entered into a Joint Development Agreement with Ravi H.Ravikumar, Girija Chandramohan, Shanthi Ravindran who possess a legal title to the land on which the development of the proposed project is to be carried out 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 project

For KCEE PROPERTIES P.LTD.

Kalpana R. Shanmugham
(POA Agent) Director

Ravi H.Ravikumar
(Land owner)

Girija Chandramohan
(Land owner)

Shanthi Ravindran
(Land owner)

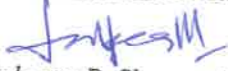
For KCEE PROPERTIES P. LTD.

Kalpana R. Shanmugham
Director

Deponent

2. That the said land is free from all encumbrances.
3. The project is completed/will be completed by 31/12/2029.
4. That seventy per cent of the amounts realized by 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That promoter shall get the accounts audited within six month 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For KCEE PROPERTIES P. LTD.


Kalpana R. Shanmugham
(Pon Agent) Director

Ravi H. Ravikumar
(Land owner)


Girija Chandramohan
(Land owner)


Shanthi Ravindran
(Land owner)

For KCEE PROPERTIES P. LTD.


Kalpana R. Shanmugham
Director

Deponent

Verification

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

Verified by me at Chennai on this 02 day of February 2026.

For KCEE PROPERTIES P. LTD.


Kalpana R. Shanmugham
(poa Agent) Director

Ravi H.Ravikumar
(Land owner)

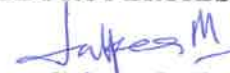


Girija Chandramohan
(Land owner)



Shanthi Ravindran
(Land owner)

For KCEE PROPERTIES P. LTD.


Kalpana R. Shanmugham
Director

Deponent