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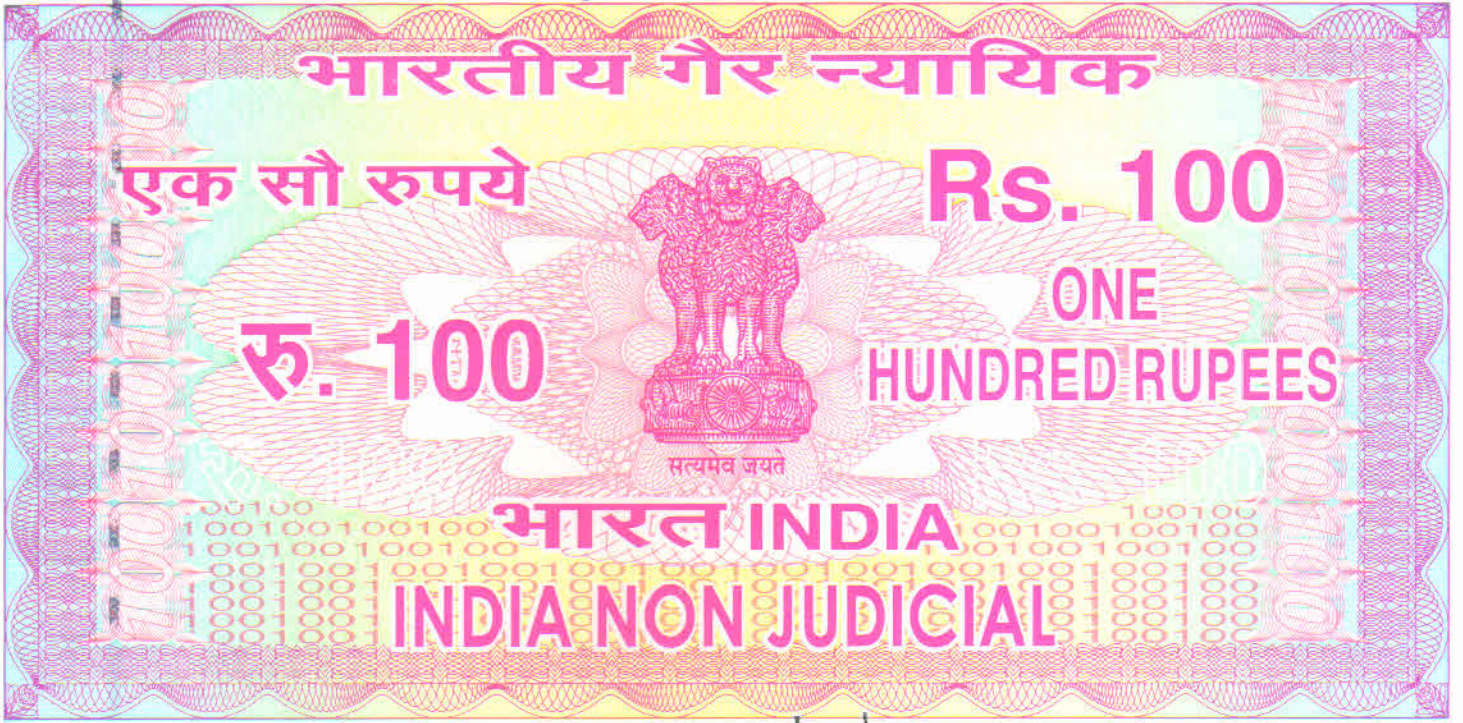
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தமிழ்நாடு தமில்நாடு TAMILNADU 08/01/2025

KPN PROMOTERS Pvt. Ltd

FF 892912

Ph: 044-43859993
G.JANSIRANI (SV)
No.177A, G.S.T ROAD
URAPAKKAM-603210
L.No.1347/B2/CH(S)/2021-14/26-02-2021

FORM 'B'

[See rule 3(4)]

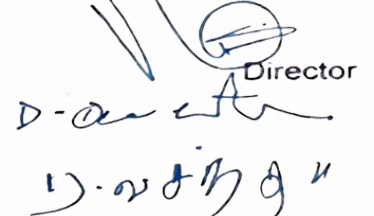
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration **KPN PROMOTERS Pvt. Ltd** is the promoter of the proposed project "**KPN MARVEL TOWNSHIP PHASE - III**" comprised in Survey.No. 38/3, 39/1A,1B,2, 228/2B2B,3,4 & 229/1, Keerapakkam Village, Vandalur Taluk, Kattankulathur Panchayat Union, Chengalpattu District,TamilNadu - 603 127.

- a) Whereas the Promoter **KPN PROMOTERS Pvt. Ltd** represented by its Proprietor **Mr.V.KANNIYAPPAN**, S/O. Mr. Veerabathiran Mudaliyar, aged about 47 years, having office at No.48A, Karanaipudhuchery Main Road, Urapakkam - 603210.

For KPN PROMOTERS PVT LTD


Director

- b) **Mr.D. Devendran**, S/O. Mr.Dilli, aged about 69 years, residing at No. 4/58, G.S.T Road Old Otteri Vandalur, Vandalur Taluk, Chengalpattu.
- c) **Mrs.D. Vasantha**, W/O. Mr.Devendran, aged about 54 years, residing at No. 4/58, G.S.T Road Old Otteri Vandalur, Vandalur Taluk, Chengalpattu.

I. KPN PROMOTERS Pvt. Ltd, who was the Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project **KPN MARVEL TOWNSHIP PHASE - III** comprised in under Survey.No. 38/3, 39/1A,1B,2 228/2B2B,3,4 & 229/1, Keerapakkam Village, Vandalur Taluk, Kattankulathur Panchayat Union, Chengalpattu District,TamilNadu - 603 127 is proposed.
2. That the said land is free from all encumbrances.
3. The Project has been Completed.
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, 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 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project

For KPN PROMOTERS PVT LTD

Director

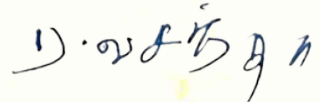
D. Devendran
D. 25/11/11

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 has 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.

(1) For KPN PROMOTERS PVT LTD

(2)  Director

(3) 

Deponent

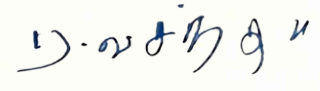
Verification

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 26th day of **SEPTEMBER 2024**

(1) For KPN PROMOTERS PVT LTD

(2)  Director

(3) 

Deponent



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



We're honored to be part of your
real estate journey

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