

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



03 JUL 2025

ED 784653

TAMILNADU

Kcee Properties Pvt. Ltd
Chennai - 600083

V.RAMA
S V L No.1491/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, REP BY DIRECTOR Mr.L.CHANDRASEKARAN, Promoter of the proposed project at STILT FLOOR + 5 FLOORS (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NOS. S 21, S 22, S 23 & S 24, DOOR NO. 110 & 112, LAKSHMANA SWAMY SALAI, PONNAMALAM SALAI & 11TH SECTOR 71ST STREET, K.K. NAGAR, CHENNAI-600078, COMPRISED IN OLD S.NO. 248 PART, 249/7 PART, 250/2A PART, 250/2B PART AND T.S. NO.324/6, BLOCK NO. 49 OF VIRUGAMBAKKAM VILLAGE MAMBALAM TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, CHENNAI DISTRICT State TAMILNADU

We, M/S. KCEE PROPERTIES PVT LTD, REP BY DIRECTOR Mr.L.CHANDRASEKARAN,, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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KCEE PROPERTIES PVT. LTD
Chennai-600083

V.RAMA
S.V.L. NO.1481/E/94
NO. 389, ALIAS SALAI
CHENNAI-600035

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
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 is enclosed herewith.
2. That the said land is free from all encumbrances.
3. a) That the time period within which the project shall be completed by me on 31.12.2030
promoter is M/S. KCEE PROPERTIES PVT LTD, REP BY DIRECTOR Mr.L.CHANDRASEKARAN,
4. That seventy per cent of the amounts realized by me / promoter for the real estate project form 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.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

Deponent **L. Chandrasekaran**
Managing Director

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 us at Chennai on this 4th day of July, 2025.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Deponent