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20 FEB 2025

KCee Properties Pvt Ltd
Chennai - 600083

DF 226814

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 Old No.10, New No.21, Ramachandra Street, T.Nagar, Chennai-600 017. Comprised in Old S.No.22/2, 5263 (Part), T.S.No.7612/1, and 7612/2, Block No. 119 of T.Nagar Town, Guindy 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 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

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 31.05.2027

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 21 on this 02 day of 2025.

Deponent

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director



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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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