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தமிழ்நாடு தமிலனாடு TAMILNADU

- 1 MAR 2025

DF 310007

KAL FLICK PRIVATE LIMITED
Corporate Office: No.37/4,
Potters Street, Saidapet,
Chennai - 600 015

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/M
Saidapet, Chennai-15. ☎: 9840173096

மாவட்ட ஆட்சியர் சென்னை-600035
19 OCT 25-2024

FORM 'B' [See rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **M/s. KAL FLICK PRIVATE LIMITED, [ID: PAN: AAJCK4425B / CIN: U92100TN2022PTC151168],** a private limited company, having its registered office at No.37/4, Potters Street, Saidapet, Chennai – 600 015 represented by its Director **Mr. S.S. LALIT KUMAR, [ID: PAN: AACPL7270K / AADHAAR No: 6720 3944 7071],** son of Mr. Sambandam, aged about 53 years, residing at No.29, M.G.R. Salai, (Opp to Chaitanya School), Palavakkam, Chennai 600 041, Owner/promoter of the

For KAL FLICK PVT. LTD.

Director

proposed Project – **"VIVANAS ALOFT",** the Proposed construction of Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 68 dwelling units Availing Premium FSI situated at Plot No. B, V.O.C. Street, Kaikankuppam, Valasaravakkam, Chennai – 600087 comprised in S.No: 143/3A1B1A1 of Valasaravakkam Village, Maduravoyal Taluk in Chennai District

We, **M/s. KAL FLICK PRIVATE LIMITED,** represented by its Director **Mr. S.S. LALIT KUMAR,** the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.

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

3. That the time period within which the project shall be completed by the promoter is July 2028.

4. That seventy percent [70%] of the amounts realized by us 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That the 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.

For KAL FLICK PVT. LTD.

Director

7. That the promoter shall take all the pending approvals on time from the competent authorities.

8. That the promoter furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the 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 KAL FLICK PVT. LTD.

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 the **12th day of May 2025**.

For KAL FLICK PVT. LTD.

Director

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

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

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