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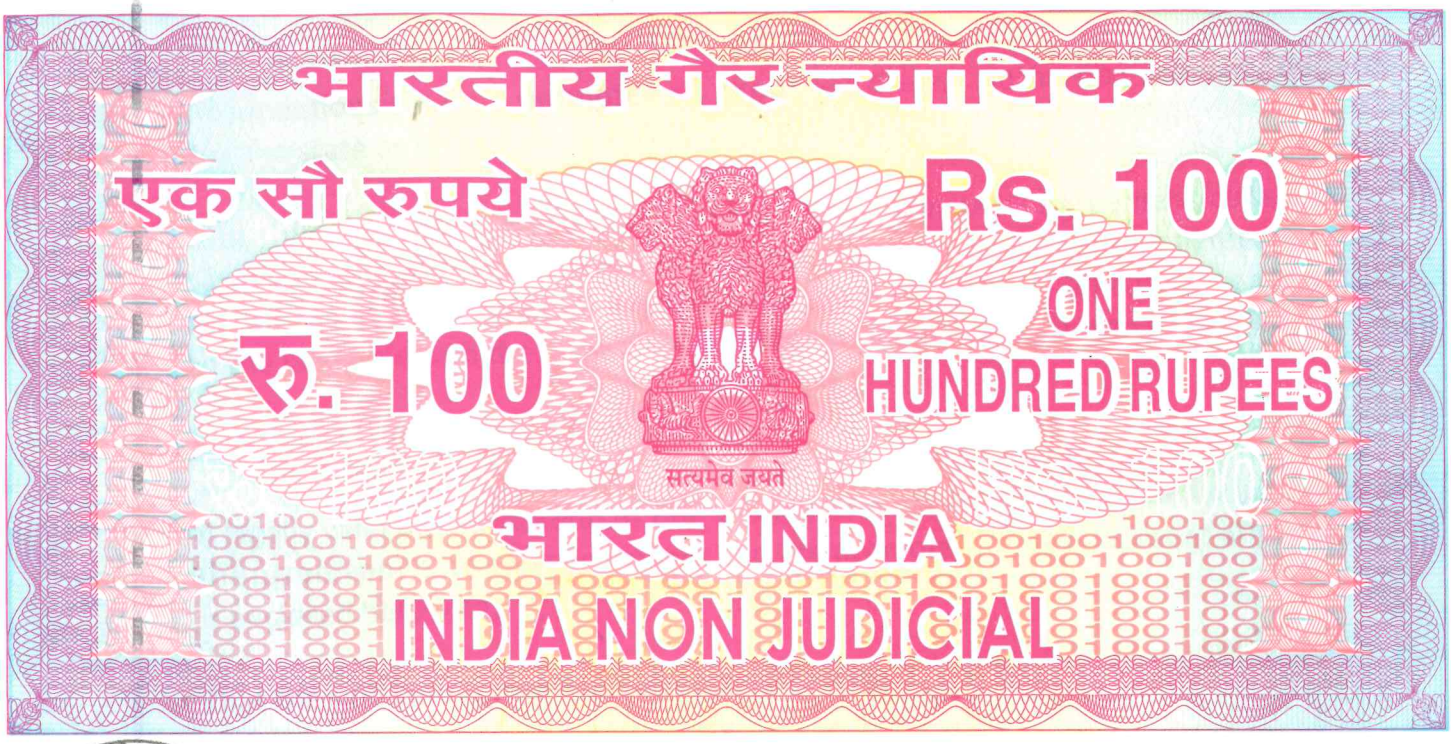
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Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

DH 462764

ஆகஸ்ட் 02-2024 சென்னை-600035

3 OCT 2024

KG FOUNDATIONS (P) LIMITED

T.ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

FORM 'B'

See rule 3(4)

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahendra Chugh, Authorised Signatory, of M/s. KG Foundations (P) Limited Promoter of the proposed project KG Kingdom of Joy to be set up at S.No. 229/2A2, 229/2B, 230/2A, 231/1A, 232/1A, 232/2, 233/1, 234/1A, 234/1B, 234/2B, 234/3A, 234/3B, 234/3C, 238/1A of Valarpuram Village, Sriperumbudur Taluk, Kanchipuram District & S.No. 438/1, 440/2, 440/3, 441/2 & 442/4 of Mannur Village, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State.

R. GOPINATH
REG. No. 4233/2019
CHENNAI, TAMILNADU
EXP. DT. 28.07.2029
NOTARY PUBLIC
GOVERNMENT OF INDIA

L.O

for SRINIVAS FOUNDATION

K. Srinivas
Partner

LAND OWNER

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

We, KG Foundations (P) Ltd., promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That we have entered into Joint Development Agreement/collaboration agreement/development agreement/Agreement for Sale or any other agreement with Mr. Mr. K Surendra Kumar, Partner, M/s. Srinivasa Foundation, 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 the promoter for development of the project is enclosed herewith.

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

3. That the project has been completed.

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 the 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 we / 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 and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. That we / 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 SRINIVASA FOUNDATION

K. Surkumar Partner

LAND OWNER

NOTARY PUBLIC
R. GOPINATH
REG. No. 14283/2019
CHENNAI, TAMILNADU
Exp. Dt. 28.07.2029
GOVERNMENT OF INDIA

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Deponent

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 Chennai on this 09th day of October 2024.

For SRINIVASA FOUNDATION

Partner

LAND OWNER

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Deponent

NOTARY PUBLIC
R.GOPINATH
REG. No. 14283/2019
CHENNAI, TAMILNADU
Exp. Dt. 28.07.2029
GOVERNMENT OF INDIA

R. GOPINATH, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
No.131, Kutchery Road, Block - 3,
Flat No. 3, Ganapathy Colony, Mylapore,
Chennai - 600 004. Cell : 9500063825

Our services go beyond

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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.

Smarter Tools, Stronger Decisions

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

Verified RealEstate™

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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