



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





we make your dreams come true

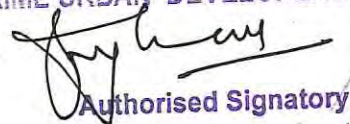
Project - Quarterly Progress Report (QPR)

Promoter's Name	:	PRIME URBAN DEVELOPERS
Project Name	:	PRIME CREST
Project Registration No.	:	TN/11/BUILDING/0079/2019
Project Registration Date	:	22-05-2019
Project Completion Date	:	29-07-2021
Quarter Ending	:	31-03-2025

RERA Separate Bank A/c Details

Bank Name	:	IDBI BANK
Bank Branch	:	TIRUPUR
Bank A/c No.	:	0113102000117166
Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 6,47,92,132/- ✓
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 6,47,83,509/- ✓
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Last One year Statement is Enclosed

For PRIME URBAN DEVELOPERS


Authorised Signatory

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	20 Units	1293.80
	b) UDS Registered	20 Units	942.80

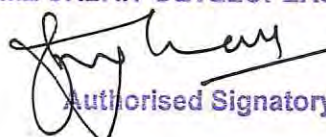
2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
	1A, 1B, 1C, 1D,1E, 2A, 2B, 2C, 2D,2E, 3A, 3B, 3C, 3D, 3E, 4A, 4B, 4C,4D,4E -20 Nos as per approval plan	yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block One	100 % Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	N.A	N.A
3.	Status of other Common Amenities as indicated in the Construction Agreement	N.A	N.A

For PRIME URBAN DEVELOPERS

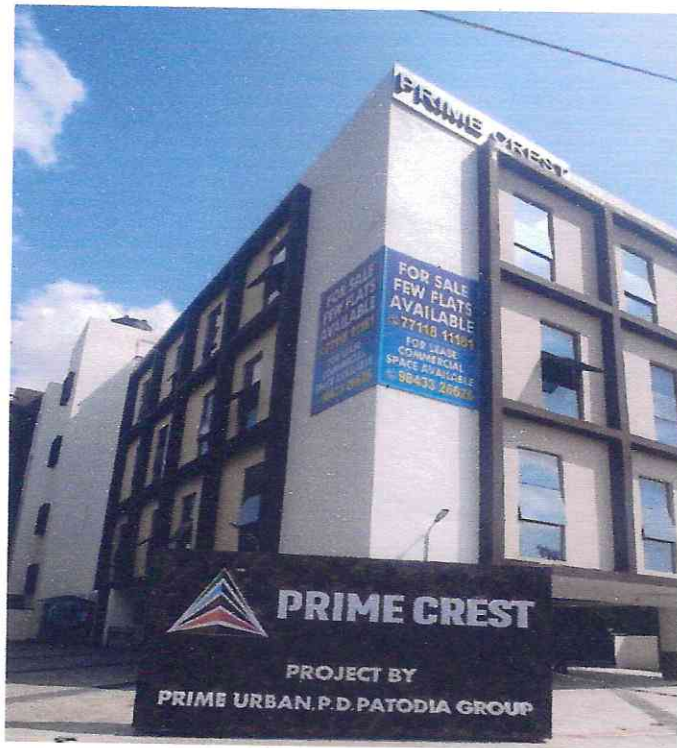


 Authorised Signatory

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower	
	Floor-wise	
	i) Physical	100 % Completed ✓
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 599 lakhs ✓
2.	Percentage of completion of Common Amenities	
	i) Physical	N.A
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	N.A

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)





Residential Lift and staircase



For PRIME URBAN DEVELOPERS

[Signature]
Authorised Signatory

Residential Lobby



Residential Flats Main doors



Commerical Lift



Commerical Stair case



Commerical Space



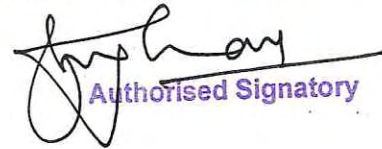
Terrace Area



Terrace Area



For PRIME URBAN DEVELOPERS


Authorised Signatory



MHETRAS DESIGN
ARCHITECTURE + INTERIOR DESIGN

229

FORM-4A ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

To.,
Prime Urban Developers,
D.No.83,3rdFloor,PlotNo.4,
Avinashi Main Road,
Near Petrol Bunk,Asher Nagar,
TIRUPUR-641603

Date: 23.04.2025

Subject: Certificate of Completion of Construction Work of Residential & Commercial Building PRIME CREST Project (TN RERA Registration Number: TN/11/Building/0079/2019 Dt.22.05.2019) situated on the Plot bearing Survey no. T.S.no. 1/3A2 (old Survey No. 88/1) demarcated by its boundaries (latitude 11.01136 and longitude 77.01933 of the end points) To the North Mahalakshmi Kovil & Vacant Land, to the South T.S.No.1/3 B Vacant land, to the East T.S. No. 2/98 Vacant Land, to the West 30 Feet Corporation Tar Road. of Division, Upplipalayam Village, Coimbatore Taluk, Coimbatore District. PIN-641015, measuring 1450.50sq.mts. Area being developed by PRIME URBAN DEVELOPERS

Sir,

1. We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of PRIME CREST PROJECT of the Residential & Commercial Building situated at T.S.no.1/3 A2 (old Survey No. 88/1), Masakalipalayam Road., Upplipalayam Village, Coimbatore Taluk, Coimbatore District. PIN-641015, measuring 1450.50sq.mts. Area being developed by PRIME URBAN DEVELOPERS

2. Following technical professionals are appointed by Owner/Promoter:

- (i) Thiru.Mr.Rajeet Mhetras, Mhetras Design, Chennai, as Architect/Engineer
- II) Thiru. Dr. Alex Jacob, United Consultants Chennai as Structural Consultant
- iii) Thiru. R.Kandiyappan, SR Associates, Chennai as MEP Consultant
- iv) Tmt. S.Kousalya Devi as Site Engineer



MHETRAS DESIGN

ARCHITECTURE + INTERIOR DESIGN

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Prime Crest Residential & Commercial Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Prime Crest Residential & Commercial Building is granted Completion Certificate dated 19/07/2021 by Dr. Alex Jacob, United Consultants Chennai as Structural Consultant as a Competent Authority.

Yours Faithfully,

RAJEET MHETRAS, B.Arch.,

REGD. ARCHITECT

COA. Regd. No: CA/99/24988

CMDA. Regd. No: RA/Gr. I/49705/236

GCC Regd. No: RA002322020

**Harrington Apartments, Unit No: 12, 3rd Floor,
No: 98, Harrington Road, Chetpet, Chennai-600 031.
Mobile: 98840 91800, Email: rajeet@rmd.co.in**

RAJEET MHETRAS

Signature & Name

(IN BLOCK LETTERS)

of Architect with (CA No.)

195
Dr. ALEX JACOB

B.E., M.Tech (Str.), Ph.D (Hon.), Dip. Bdg. Sc (Aust.), M.I.E (Aust), M.I.E (Ind)
CONSULTING ENGINEER

Old No.41/A, New No.70, Beach Road, Kalakshetra Colony,
Besant Nagar, Chennai - 600 090.

044 - 24910945

+91-98401 59550

alexjacobuc@gmail.com

www.unitedconsultants.in

19.03.2025

FORM-4B

I have undertaken assignment as Structural Engineer for the detailed design and construction of the Residential & Commercial Building of the building comprising of Stilt + 4 floors situated in the land bearing Survey Number T.S. No: 1/3A2 (Old SF No: 88/1), Uppilipalayam Village, Masakalipalayam Road, Coimbatore Taluk, Coimbatore District.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards. Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Dr. ALEX JACOB

B.E., M.Tech (Str.), Ph.D (Hon.),

M.I.E (Aust), M.I.E. (Ind)

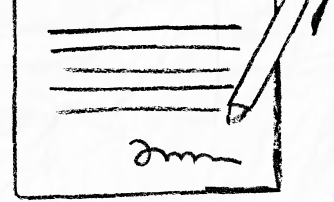
STRUCTURAL ENGINEER

41/A, BEACH ROAD,

KALAKSHETRA COLONY

CHENNAI - 600 090

Phone: 044-24910945 Fax: 044-24910946



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.



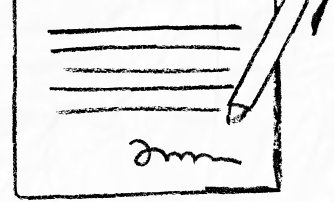
NRI & Investment Services

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate