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தமிழ்நாடு तमिलनाडु TAMIL NADU 17AC 142979

22 APR 2024

Pryme Promoters Pvt. Ltd.. Madurai

P. கண்ணன்
முத்திரைத்தாள் விற்பனையாளர்
ஆர்.ஒ.சி. எண்: 3827 / ஆ3 / 2000
/199, தாமரைப்பட்டி (எ) சிட்டம்பட்டி
மதுரை – தமிழ்நாடு

Affidavit cum Declaration

Affidavit-cum-Declaration of **Ms. PRYME PROMOTERSPRIVATELIMITED**Promoter and**DR. M.R.MUTHIAH & DR. M. ALAGAPPAN** Landownersof the proposed project **PRYME AER**

1. We, Pryme Promoters Private Limited have entered into a joint development agreement dated 07th December 2023 with **DR. M.R.MUTHIAH & DR. M. ALAGAPPAN** who possess a legal title to the land located at **R.S. No. 10/17B and 10/17C situated in Kannanenthal Village, Thirupalai Group on New Natham Main Road, within the Registration Sub-District of Chettikulam, Madurai North Taluk, Registration District of Madurai within the jurisdiction of Madurai Corporation, Tamilnadu State** on which the development of the proposed project High Rise Building - **Residential Apartment and Commercial Building consisting of Basement + Ground + Nine Floors**is to be carried out

AND

A legally valid authentication of title (**POA – 7658/2023, dated 4.12.2023**) of such land along with an authenticated copy of the agreement between such owners and promoter for development of the 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 by me/Promoter is**30.04.2027**

PRYME PROMOTERS MADURAI

Alagappan

4. That seventy per cent of the amounts realised by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction 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 developmentand 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competentauthority.

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 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.

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 PRYME PROMOTERS PVT. LTD. For PRYME PROMOTERS PVT. LTD. For PRYME PROMOTERS PVT. LTD.

Director Director Director

Deponent

M. Murugan Alagappan

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this 22nd day ofApril 2024.

For PRYME PROMOTERS PVT. LTD. For PRYME PROMOTERS PVT. LTD. For PRYME PROMOTERS PVT. LTD.

Director Director Director

Deponent

PRYME PROMOTERS MADURAI

M. Murugan Alagappan



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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