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தமிழ்நாடு तमिलनाडु TAMIL NADU 17AC 142982

22 APR 2024 Pryme Promoters Pvt. Ltd. Madurai

P. கண்ணன்
முத்திரைத்தாள் விற்பனையாளர்
ஆர்.ஒ.சி. எண்: 3827 / ஆ3 / 2000-1
199. தாமரைப்பட்டி (எ) சிட்டம்பட்டி
மதுரை - தமிழ்நாடு

மாவட்டக் கருவூலம் மதுரை

Affidavit cum Declaration

Affidavit-cum-Declaration of **Ms. PRYME PROMOTERS PRIVATE LIMITED** Promoter and **Mrs. S. Rani Yokeeswari** Landowner of the proposed project **PRYME GIO**/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **18th July2024**;

1. That We / Promoters have entered into joint development agreement dated 30th October 2023 with **Mrs. S. Rani Yokeeswari** who possess a legal title to the land on which the development of the proposed project is to be carried out

For PRYME PROMOTERS PVT. LTD.

Director

AND

NOTARY
M. JAHANGEER
G.O.M.S. No: 455
Law Dt. 21.9.2022
MADURAI DIST.
GOVT. OF TAMILNADU

S. Rani Yokeeswari

PRYME
PROMOTERS PVT LTD
429 K.K. NAGAR MADURAI 625 020

A legally valid authentication of title (**POA -1676/2024, dated 18.07.2024**) 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 **31.07.2026**
4. That, seventy per cent of the amounts realized 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 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a charted accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

For PRYME PROMOTERS PVT. LTD

Director

PRYME
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429 K.K. NAGAR MADURAI 625 020

NOTARY
M. JAHANGEER
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MADURAI DIST.
GOVT. OF TAMILNADU

S. Ramaswari

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.

Director

PRYME
PROMOTERS PVT LTD
429 K.K. NAGAR MADURAI 625 020

Deponent

S. Ramiyakkasami

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 18thday ofJuly 2024.

For PRYME PROMOTERS PVT. LTD.

Director

PRYME
PROMOTERS PVT LTD
429 K.K. NAGAR MADURAI 625 020

Deponent

S. Ramiyakkasami

NOTARY
M. JAHANGEER
G.O.M.S. No: 455
Law Dt. 21.9.2022
MADURAI DIST.
GOVT. OF TAMILNADU

18/7/24

M. JAHANGEER, B.Sc.,B.L.
ADVOCATE / NOTARY PUBLIC
Thirumogur Road
(Near Venkateswara Essence Mrtl
Othakkadai. Madurai - 625107



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

3/350/2 Mettukuppam,
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Chennai, India

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