



**MAX PROPERTIES PVT.LTD.**  
BUILDING TRUST... PROMOTING HAPPINESS...



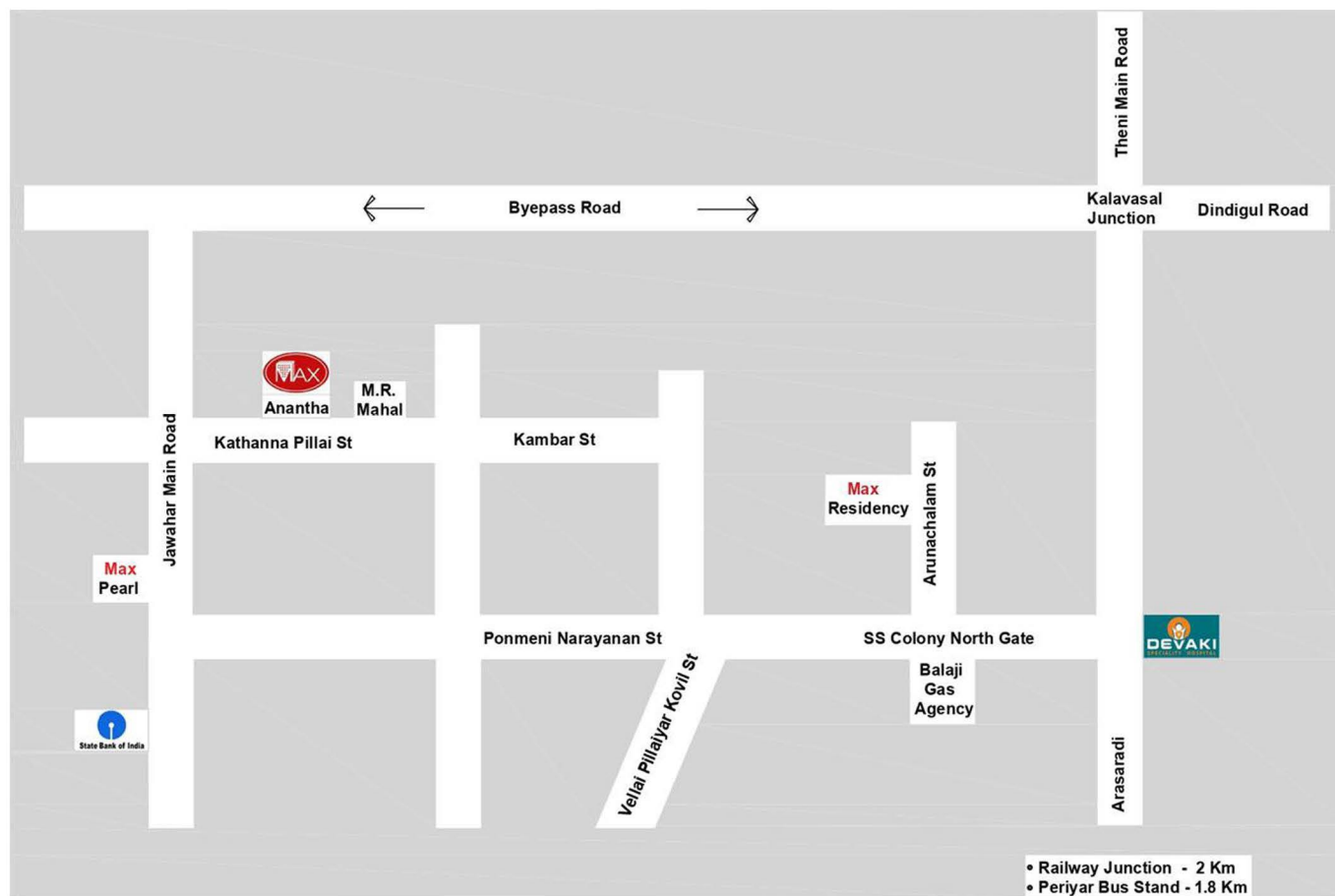
**MAX ANANTHA**

D.No.4, Kathanna Pillai Street, S.S.Colony, Near M.R.Mahal, Madurai-625010.



Delivering excellence in Madurai City with the combined experience of over 70 years. Max Properties helps you take your dreams to reality. Have Completed several projects, the company has established in Tier 2 & 3 Cities for Government & Private clients as well. At Max, all our endeavors revolve around just one entity – our customers. Their need, dreams and aspirations are pivotal to our decisions. Building Dreams & Delivering excellence for many years while the Provident brand is positioned in the premium affordable segment. Meeting the aspiration of every family by offering quality homes is the Mission of Max. A future wherein our brand symbolizes unique landmarks and superior community living of the highest standards of quality and customer delight.

## ROUTE MAP



## LOCATION ADVANTAGES

### - Near by bus stops

- Ponmeni Bus Stop - 2 mins
- Chokkalinga Nagar Bus Stop - 3 mins

### - Near by supermarkets

- Nilgiris Super Market - 2 mins

### - Near by Hospital

- Apollo Diagnostics Hospital - 3 mins
- Aristo speciality Hospitals - 7 mins

### - Near by schools

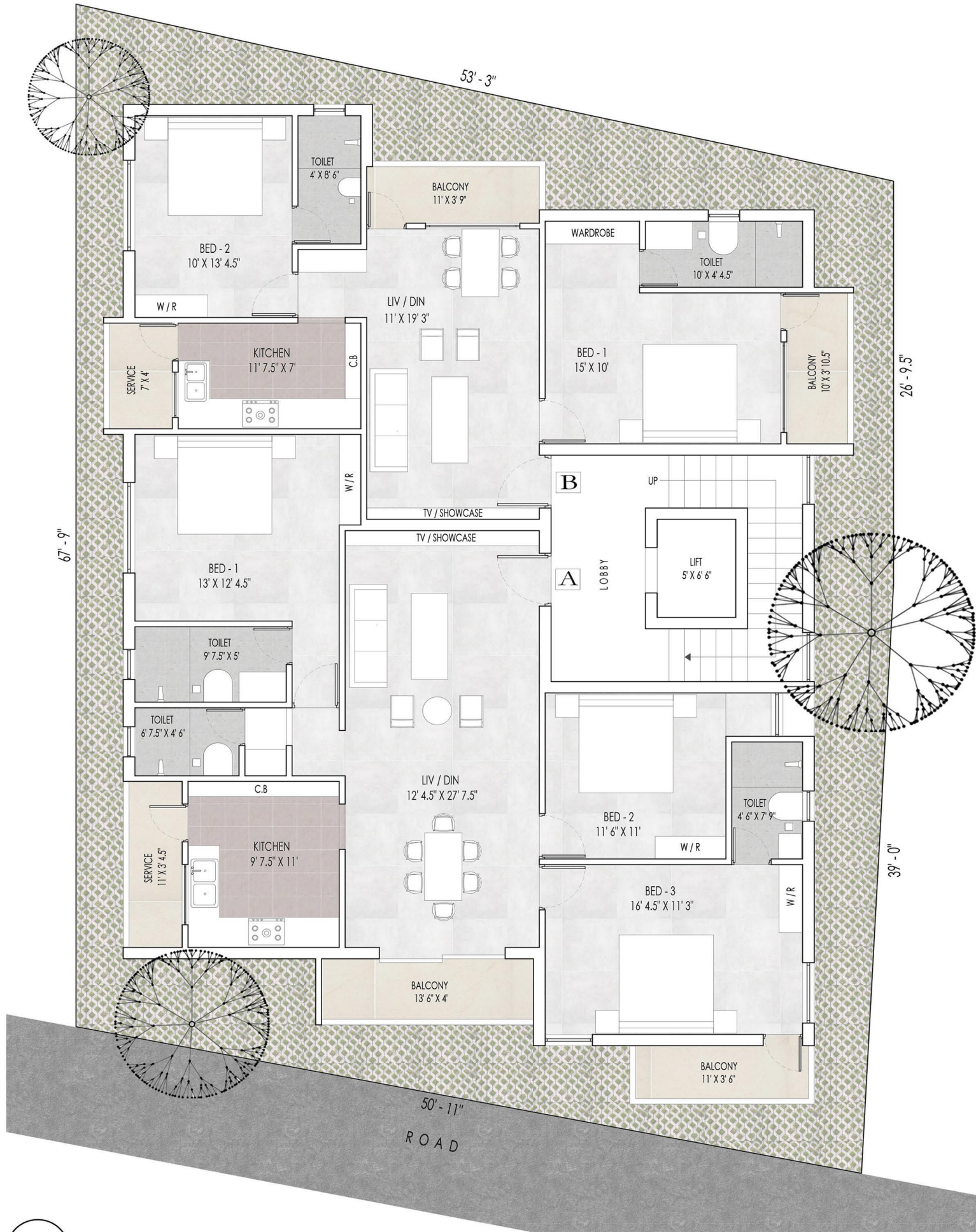
- Jeevana school - 5 mins

### - Other services

- Bharat Petrol Bunk - 3 mins
- Bank of Baroda , S.S.Colony - 1 min
- SBI Bank , Arasaradi - 1 min

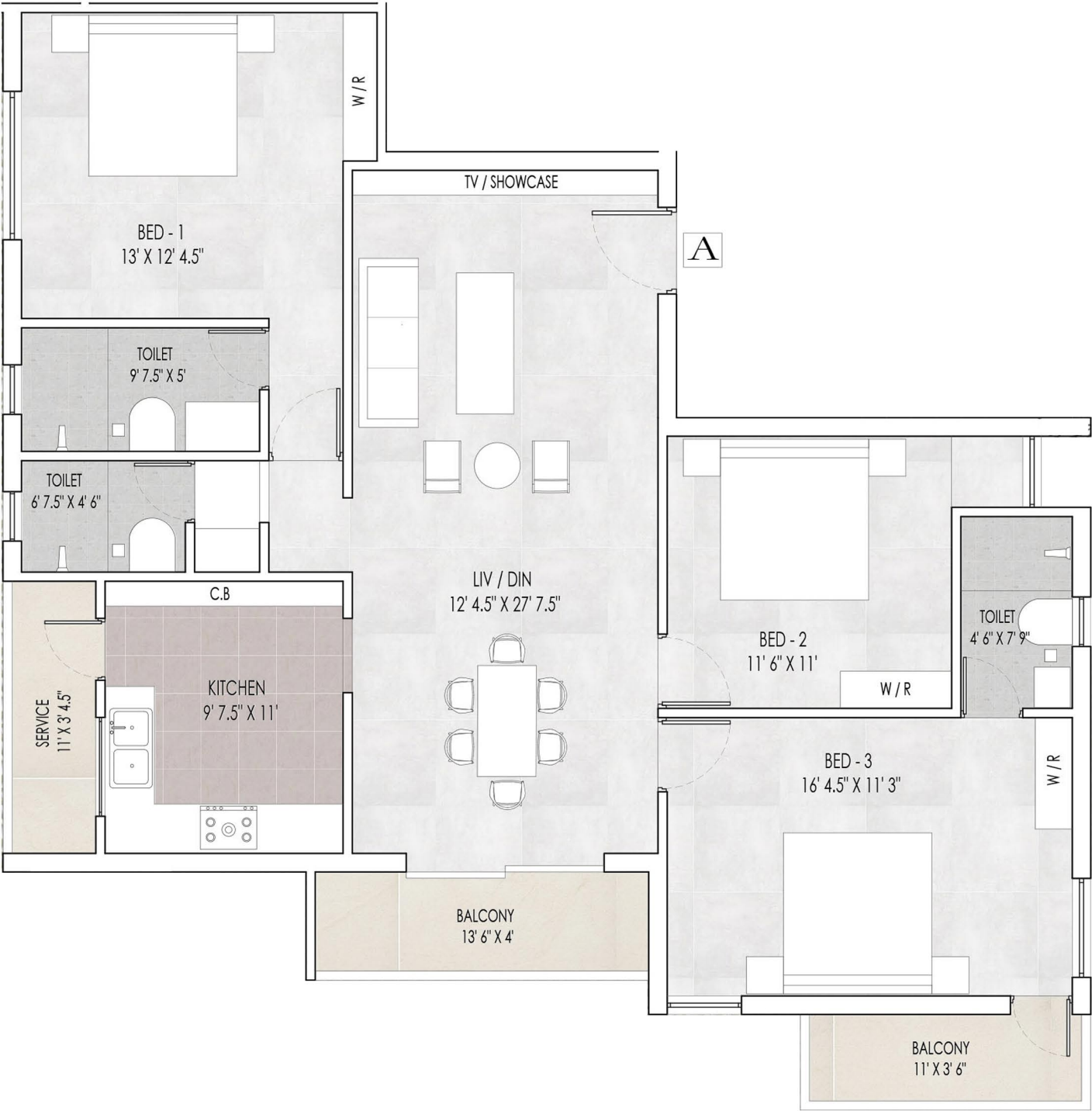


**MAX PROPERTIES PVT.LTD.**  
BUILDING TRUST... PROMOTING HAPPINESS...

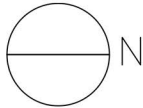


INDIVIDUAL FLAT PLAN

Flat A ( 3bhk ) Super Built Up Area - 1725 sq.ft



KEY PLAN



## Specifications



**MAX PROPERTIES PVT.LTD.**  
BUILDING TRUST... PROMOTING HAPPINESS...

### Wall finishes



**Interior** : Smooth finish full putty with durable plastic emulsion point.

**Exterior** : Outer wall with premium quality exterior emulsion paint.

**Kitchen & Bathroom** : Ceramic tiles for 2 ft and 7 ft height respectively.

### Floor finishes



**Common areas** : Ceramic tiles.

**Living, Dining & Bedroom** : Vitrified tiles with skirting.

**Kitchen, Balcony & Bathroom** : Non-Slippery vitrified tiles.



### Windows

**Bedroom & Kitchen** : Wooden frames with glass panels.

**Bathroom** : Fixed louvers.

### Doors



**Main door** : Teak wood frame with factory made design door.

**Bedroom** : Factory made design doors with seasoned countrywood frames.

### Fittings



**Kitchen** : Stainless steel sink and tap with polished granite counter top.

**Bathroom** : Water closet, shower rose with hot and cold mixer and wash basin.

**Electrical** : Modular switches and M.C.B. Provision for Aircondition in all bedrooms.  
Provision for UPS.

**Cupboards** : Elegantly finished closed type showcase, wardrobes and lofts in bedrooms and kitchen cupboards.

## Project amenities



Covered car parking



Intercom facility



Rainwater harvesting



Surveillance camera with internet security system.



Power backup for Kone automatic lift & common area.



Corporation drinking water supply



Telephone



Cable TV



Broadband (Wifi)

**MAX ANANTHA**

## Other provisions





## Price details

Max Anantha- Rs. 8000/- per sq.ft (21.07.2023)

*18/1/2024*

<b>Max Anantha Rs.8000/- Per Sq.Ft (18.01.2024)</b>	
	<b>Flat A</b>
Super Built Up Area	<b>1725</b>
Building cost ( Including Car Parking)	1,41,00,000
EB & Water Charges	4,00,000
<b>Total Cost</b>	<b>1,45,00,000</b>
<b>* GST &amp; Stamp Duty Cost Extra*</b>	
On Booking	10%
On Registration of Land	35%
(Within 15days from the date of allotment)	
On Completion of Respective Roof Slab	20%
On Completion of Respective Brick work	20%
On Completion of Internal plastering	8%
On Completion of External plastering	5%
Delivery	2%
<b>Max Properties Pvt. Ltd.</b>	
Office:Max Plaza (Max Residency), First Floor, Arunachalam Street,	
North Gate of S.S.Colony, Madurai - 625 010.	
Website: <a href="http://www.maxproperties.co.in">www.maxproperties.co.in</a> ,	
E-mail: <a href="mailto:maxpropertiesindia@gmail.com">maxpropertiesindia@gmail.com</a>	

**Contact :9873130086**