



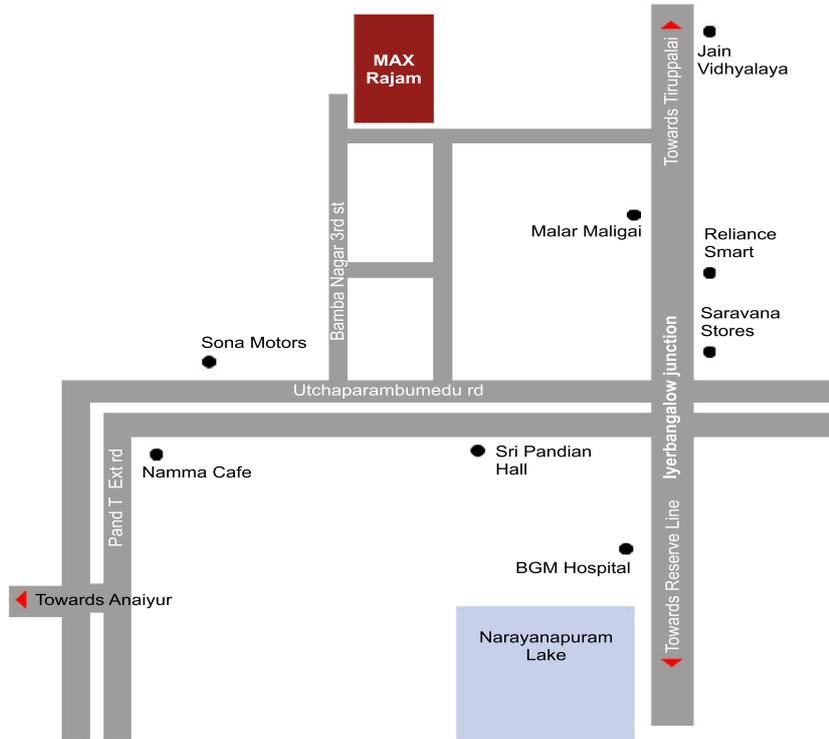


Delivering excellence in Madurai City with the combined experience of over 70 years. Max Properties helps you take your dreams to reality. Have Completed several projects, the company has established in Tier 2 & 3 Cities for Government & Private clients as well. At Max, all our endeavors revolve around 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.

GEO LOCATION



ROUTE MAP



LOCATION ADVANTAGES

- Near by bus stops

- Uchaperambu medu bus stop - 500mts
- Viswanatha das nagar bus stop - 650mts

- Near by supermarkets

- Reliance smart - 1.6km
- Saravana stores - 1.7km

- Near by Hospital

- BGM hospital - 1.4km
- Indira hospital - 1.2km

- Near by schools

- Starkids pre school - 1.0km
- Jain Vidhyalaya - 2.4km

- Other services

- Sona motors - 500mts
- Sri Pandian hall - 850mts
- Malar Maligai - 1.3km

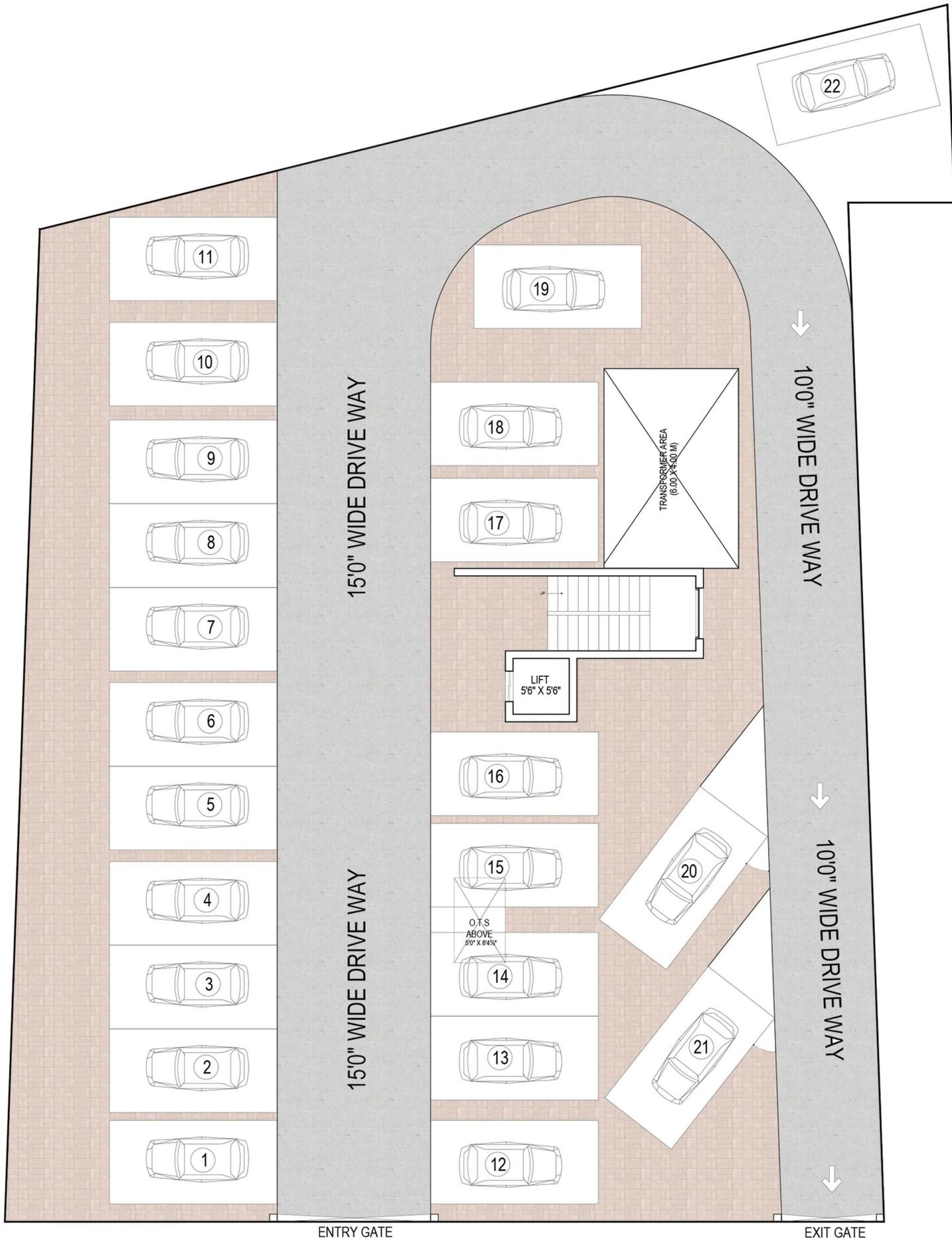


ELEVATION



South Elevation

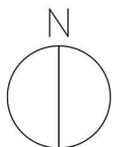
25' WIDE ROAD



ENTRY GATE

EXIT GATE

30' WIDE ROAD





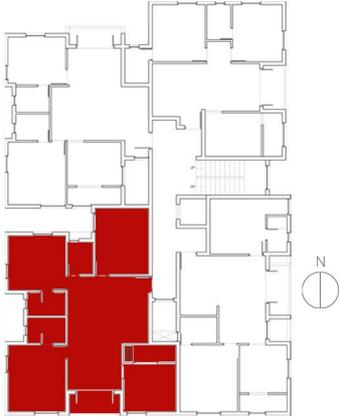
INDIVIDUAL FLAT PLAN



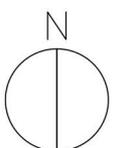
MAX PROPERTIES PVT.LTD.
BUILDING TRUST... PROMOTING HAPPINESS...

Flat A (3bhk)- 1464 sq.ft

KEY PLAN



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
A	5	3 bhk	1179 sq.ft	1286.14sq.ft	178.26 sq.ft	1464 sq.ft	559.1sq.ft



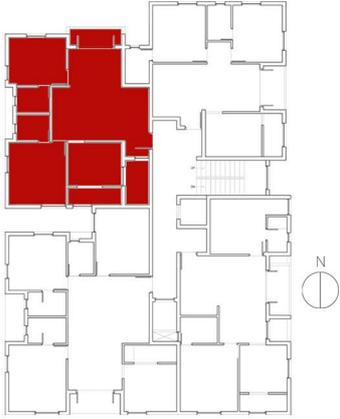
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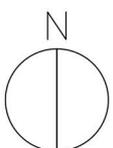
MAX PROPERTIES PVT.LTD.
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Flat B (2bhk)- 1155 sq.ft

KEY PLAN



Flat	No.of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
B	5	2 bhk	929 sq.ft	1016 sq.ft	138.34 sq.ft	1155 sq.ft	441.09 sq.ft



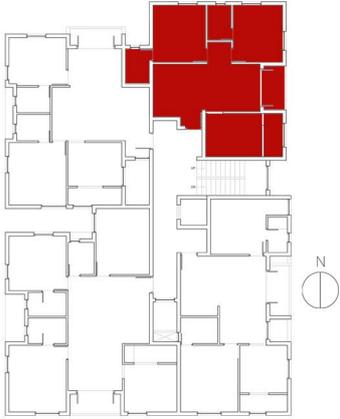
INDIVIDUAL FLAT PLAN



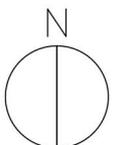
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Flat C (2bhk)- 1025 sq.ft

KEY PLAN



Flat	No.of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
C	5	2 bhk	825 sq.ft	900.23 sq.ft	124.77 sq.ft	1025 sq.ft	391.90 sq.ft



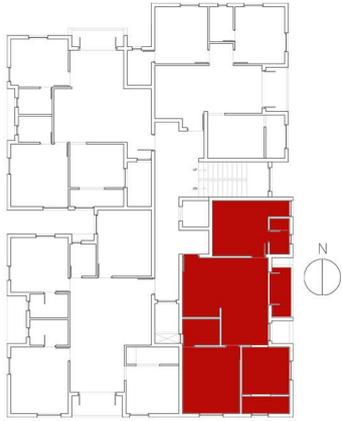
INDIVIDUAL FLAT PLAN



MAX PROPERTIES PVT.LTD.
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Flat D (2bhk)- 1118 sq.ft

KEY PLAN



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
D	5	2 bhk	900 sq.ft	982.26 sq.ft	136.14 sq.ft	1118 sq.ft	434.70 sq.ft





Specifications

R.C.C Framed Structure

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 full height respectively.

Floor finishes 

- Common areas** : Heavy duty vitrified Tiles.
- Living, Dining & Bedroom** : Vitrified tiles with skirting.
- Kitchen, Balcony & Bathroom** : Non-Slippery vitrified tiles.

Windows 

- Bedroom & Kitchen** : UPVC Sliding / Open type Windows with glass pannels.
- Bathroom** : Fixed louvers.(Country Wood)

Doors 

- Main door** : Teak wood frame with factory made design door.
- Bedroom** : Factory made design doors with seasoned countrywood frames.
- Bathroom** : WPC Frame with Shutter.

Sanitary 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.
(Brand - TOTO/KOHLER)
- 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 bed rooms and kitchen cupboards.

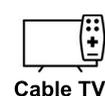
Project amenities



Walkthrough Link

<https://youtu.be/cgmTvu9PD5Y>

Other provisions





Max Rajam- Rs.6,000/- Per Sq.ft				
	Flat-A	Flat-B	Flat-C	Flat-D
Floors	I, III,IV,V (3BHK)	I, II, IV (2BHK)	IV (2BHK)	III, V (2BHK)
Super Build Up Area	1464 Sq.ft	1155 Sq.ft	1025 Sq.ft	1118 Sq.ft
Facing	East	East	South	North
UDS	559.1	441.09	391.9	434.7
Building Cost	89,84,000	71,30,000	63,50,000	69,08,000
EB & Water	3,00,000	3,00,000	3,00,000	3,00,000
I & A, Plan Approval Charges	2,92,800	2,31,000	2,05,000	2,23,600
Total Cost	95,76,800	76,61,000	68,55,000	74,31,600
Registration & GST Extra				
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%
Max Properties Pvt. Ltd.				
Office:Max Plaza (Max Residency), First Floor, Arunachalam Street,				
North Gate of S.S.Colony, Madurai - 625 010.				
<u>Website: www.maxproperties.co.in</u>				
<u>E-mail Id: maxpropertiesindia@gmail.com</u>				
Contact Number : +91-9873130086				



Rental scheme

Buy the flat at MAX RAJAM, Madurai and enter in rental agreement and get assured monthly income from the company for 5 years.

25/5/22

MAX RAJAM (Iyer Bungalow)	
Rental Agreement Duration - 5 year	
TYPE	RENTAL INCOME
2BHK	Rs. 12,000/- Per month
3BHK	Rs. 17,000/- Per month
No worry of rental collection and flat maintenance	
Buy the flat at MAX RAJAM , Madurai and enter in rental agreement and get assured monthly income from the company for 5years	
Investment Opportunity	
Good Value Appreciation	
Assured Rental Income	
Guaranteed Payment by Company	



- Investment opportunity - Good value appreciation - Assured rental income - Guaranteed payment by company

Office info

Address : MAX Plaza (Max residency), First floor, Arunachalam street, North Gate of S.S.Colony, Madurai - 625010.

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