



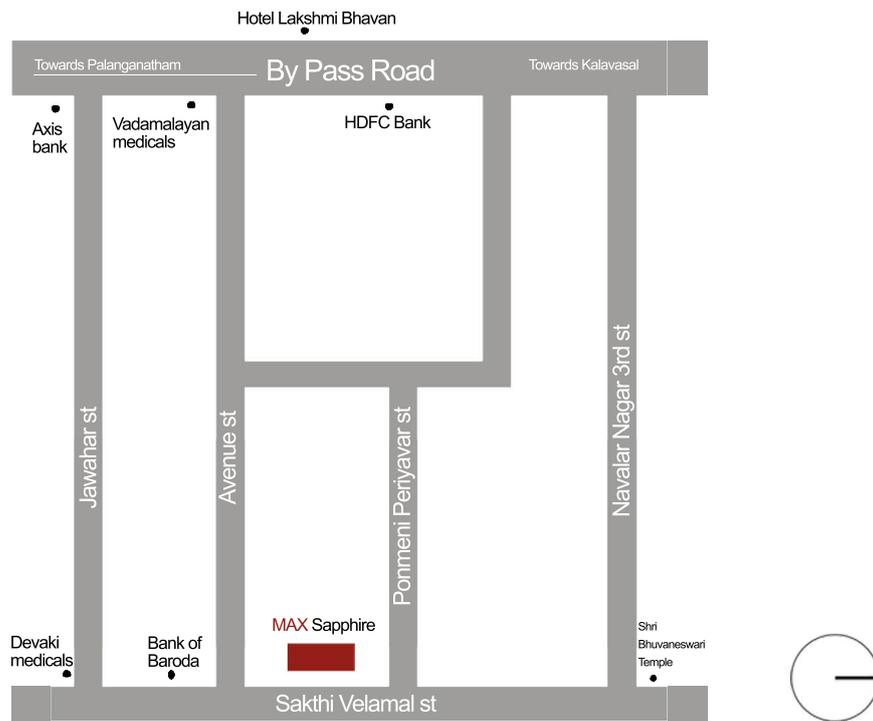


Delivering excellence in Madurai City with the combined experience of over 70 years. Max Properties helps you take your dreams to reality. Have Completed several projects, the company has established in Tier 2 & 3 Cities for Government & Private clients as well. At Max, all our endeavors revolve around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

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

### - Near by schools

- Jeevana school - 5mins

### - Near by supermarkets

- Nilgiris Super Market - 2mins

### - Other services

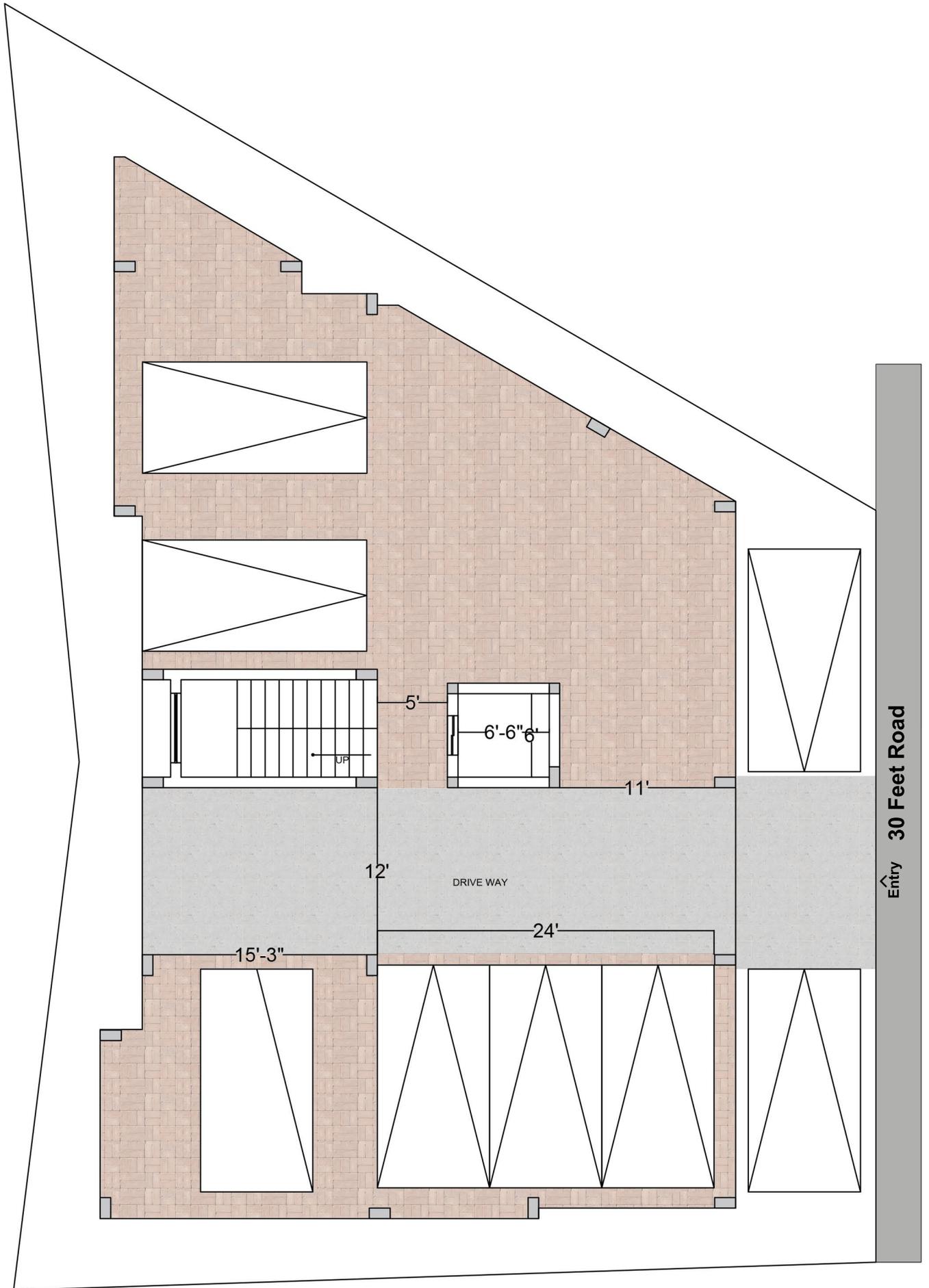
- Bharat Petrol Bunk - 3mins
- Bank of Baroda , S.S.Colony - 1min

### - Near by Hospital

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



A PERFECT BLEND OF LUXURY AND BUDGET



# FIRST FLOOR PLAN

Builtup area - 2862 sq.ft

- Flat A (3BHK) - 1529 sq.ft      - Flat B (2.5BHK) - 1333 sq.ft



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



Entry 30 Feet Road



# FIRST FLOOR

Flat A (3BHK) - 1529 sq.ft



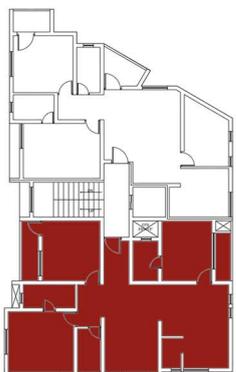
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## Typical Floor Plan



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
I - A	2	3BHK	1140.40 sq.ft	1317.516	211.73 sq.ft	1529 sq.ft	700 sq.ft

## KEY PLAN



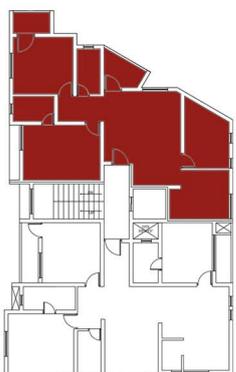
**MAX**  
SAPPHIRE

**Flat B (2.5BHK) - 1333 sq.ft**



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
I - B	2	2.5BHK	992 sq.ft	1147 sq.ft	185.81 sq.ft	1333 sq.ft	615 sq.ft

**KEY PLAN**



# SECOND FLOOR PLAN

Builtup area - 2865 sq.ft

- Flat A (3BHK) - 1529 sq.ft      - Flat B (2.5BHK) - 1336 sq.ft



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Entry 30 Feet Road

# SECOND FLOOR

Flat A (3BHK) - 1529 sq.ft



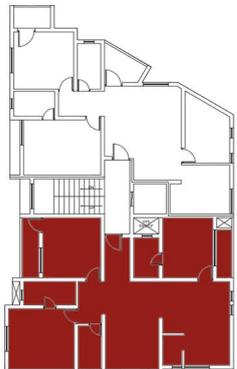
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## Typical Floor Plan



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
II - A	2	3BHK	1140.40 sq.ft	1317 sq.ft	211.73 sq.ft	1529 sq.ft	700 sq.ft

## KEY PLAN



**MAX**  
SAPPHIRE

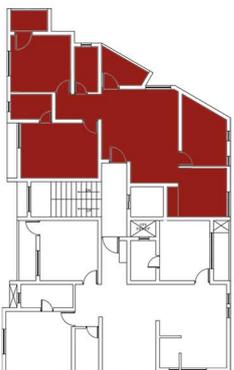
# SECOND FLOOR

Flat B (2.5BHK) - 1336 sq.ft



Flat	No. of units	Flat type	Carpet area	Built up area	Common area	Super built up area	UDS Value
II - B	2	2.5BHK	996 sq.ft	1150 sq.ft	186.3 sq.ft	1336 sq.ft	616 sq.ft

## KEY PLAN



## 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 : Ceramic tiles for 2 ft and full height respectively.
- & Bathroom

### Floor finishes



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

### Windows



- Bedroom : UPVC sliding / open type windows with glass pannels.
- & Kitchen
- Bathroom : UPVC Ventilators.

### 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.

### Fittings



- Kitchen : Modular Kitchen.
- Bathroom : Water closet, shower rose with hot and cold mixer and wash basin.  
(Brand - TOTO/KOHLER/JAQUAR)
- Electrical : Modular switches and M.C.B. provision for Aircondition in all Bedroom.  
Provision for UPS.
- Cupboards : Elegantly finished closed type showcase, wardrobes and lofts in Bedrooms

## 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

## Other provisions



Telephone



Cable TV



Broadband(Wifi)

## Project Walkthrough Link

[https://youtu.be/WydcG\\_JCeXo](https://youtu.be/WydcG_JCeXo)

*SSR*

<b>MAX SAPPHIRE Rs.9000/- Per Sq.Ft</b>			
	<b>I &amp; II - A</b>	<b>I - B</b>	<b>II - B</b>
Type	<b>3BHK</b>	<b>2.5BHK</b>	<b>2.5BHK</b>
Facing	<b>North</b>	<b>South</b>	<b>South</b>
Super Built Up Area	1529	1333	1336
UDS	700	615	616
Building cost ( Including Car Parking)	1,40,61,000	1,22,97,000	1,23,24,000
EB & Water Charges	4,00,000	4,00,000	4,00,000
I & A	2,29,350	1,99,950	2,00,400
<b>Total Cost</b>	<b>1,46,90,350</b>	<b>1,28,96,950</b>	<b>1,29,24,400</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%		
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