



MAX
VIDHYA

Periyar Nagar 4th street, Madakulam Main Road, Near Max Vijay Apartment, Madurai - 625003.

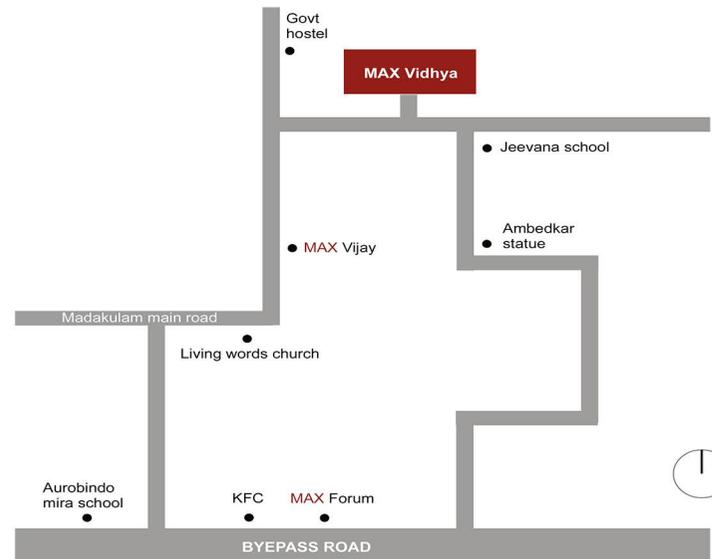


Delivering excellence in Madurai City with the combined experience of over 70 years. Max Properties helps you take your dreams to reality. Have Completed several projects, the company has established in Tier 2 & 3 Cities for Government & Private clients as well. At Max, all our endeavors revolve around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

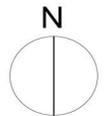
- **Near by bus stops**
- Madakkulam bus stand - 400mts
- Arasamaram stop - 550mts
- **Near by Hospital**
- Raj hospital - 1.6km
- **Near by schools**
- Our Lady Matric.Hr.Sec.School - 900mts
- Jeevana School - 1.0km
- Sri.AurobindoMira.Matric.Hr.Sec.School - 2.0km
- **Other services**
- Sree poorna supermarket - 2.0km
- Corporation park - 1.6km



Phase I
 Phase II
 Phase III



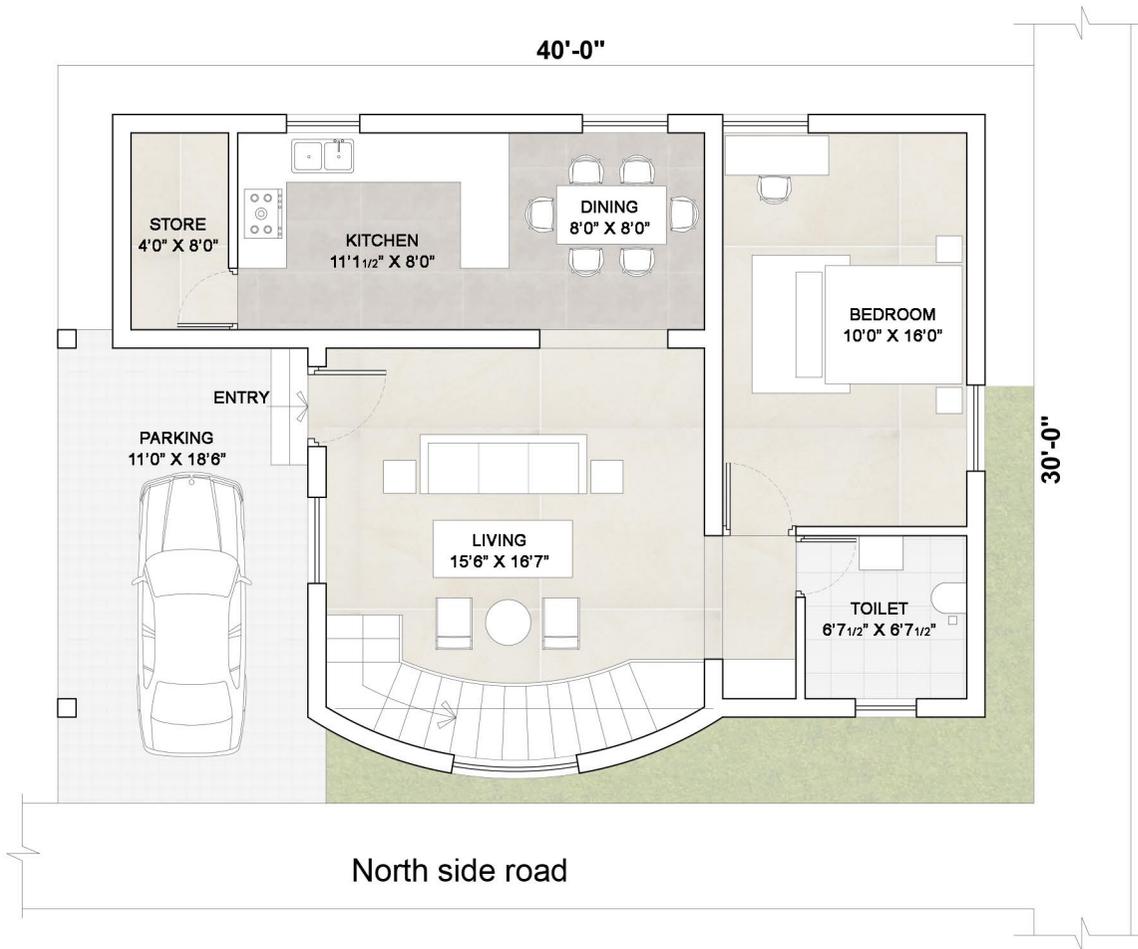
Available
 Booked
 Park



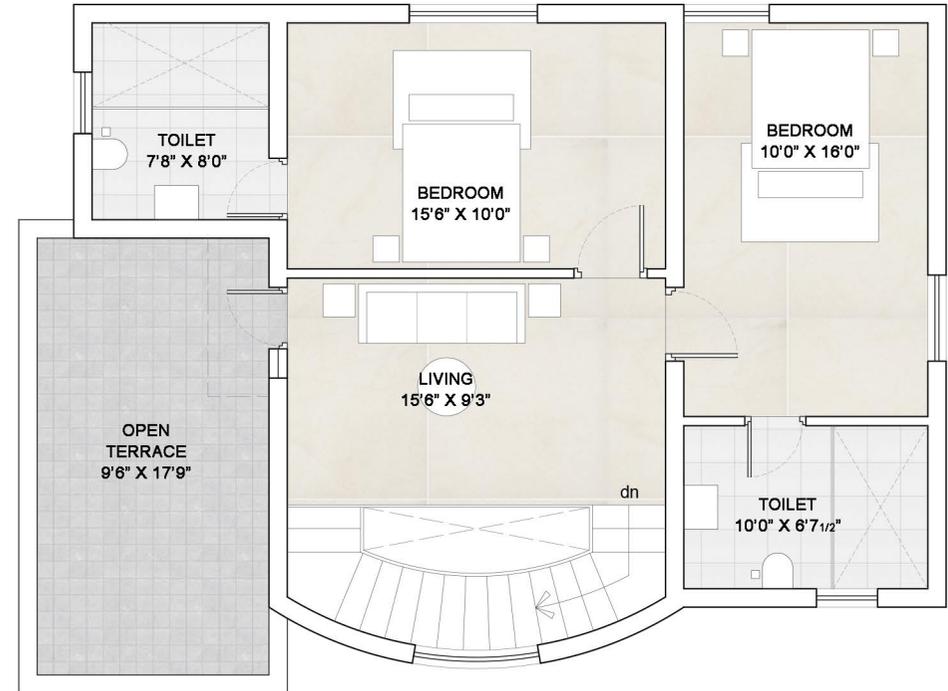


Make the leap towards perfect Home...

NORTH FACING
PLOT NO:2



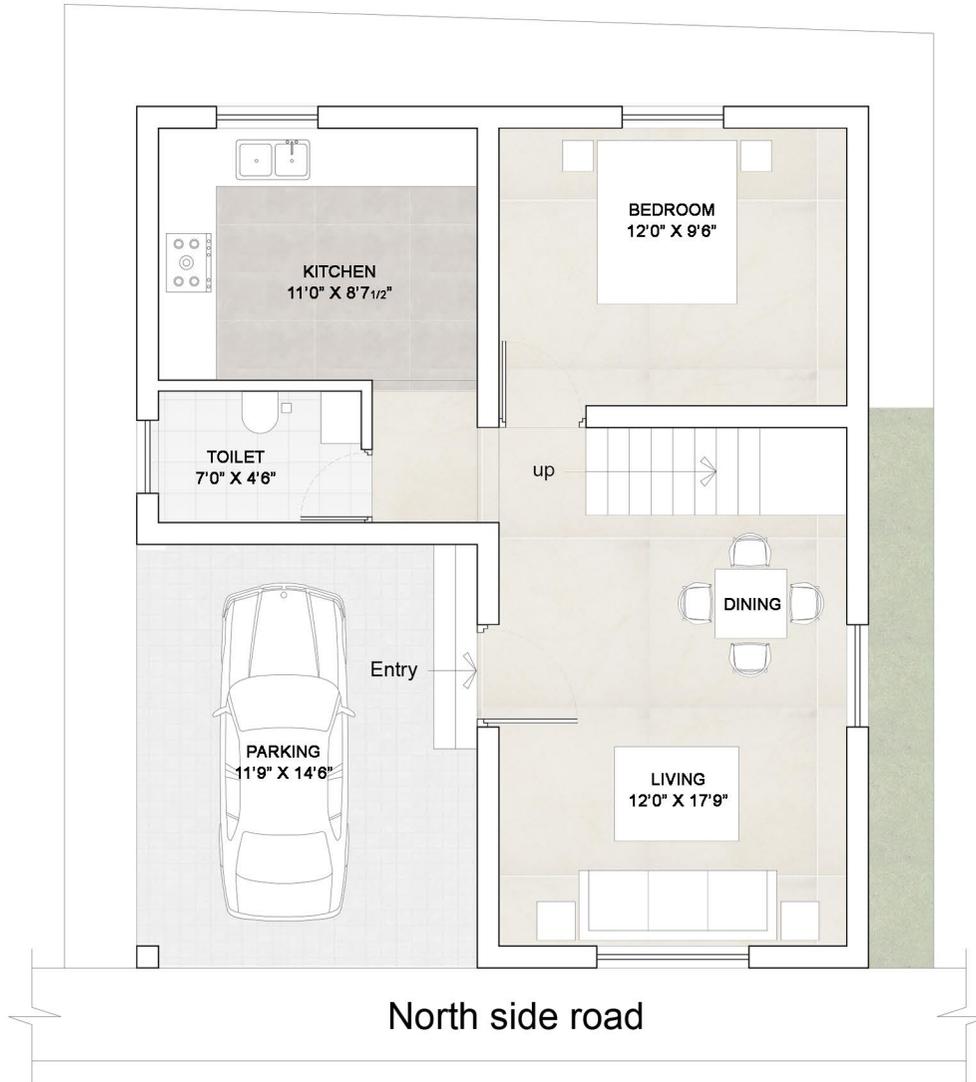
Ground Floor Plan



First Floor Plan

Area details:
GF Area - 978.45sqft
FF Area - 784.69sqft
Total - 1763.14sqft

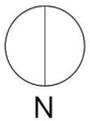
NORTH FACING
PLOT NO:5,6,7



Ground Floor Plan



First Floor Plan

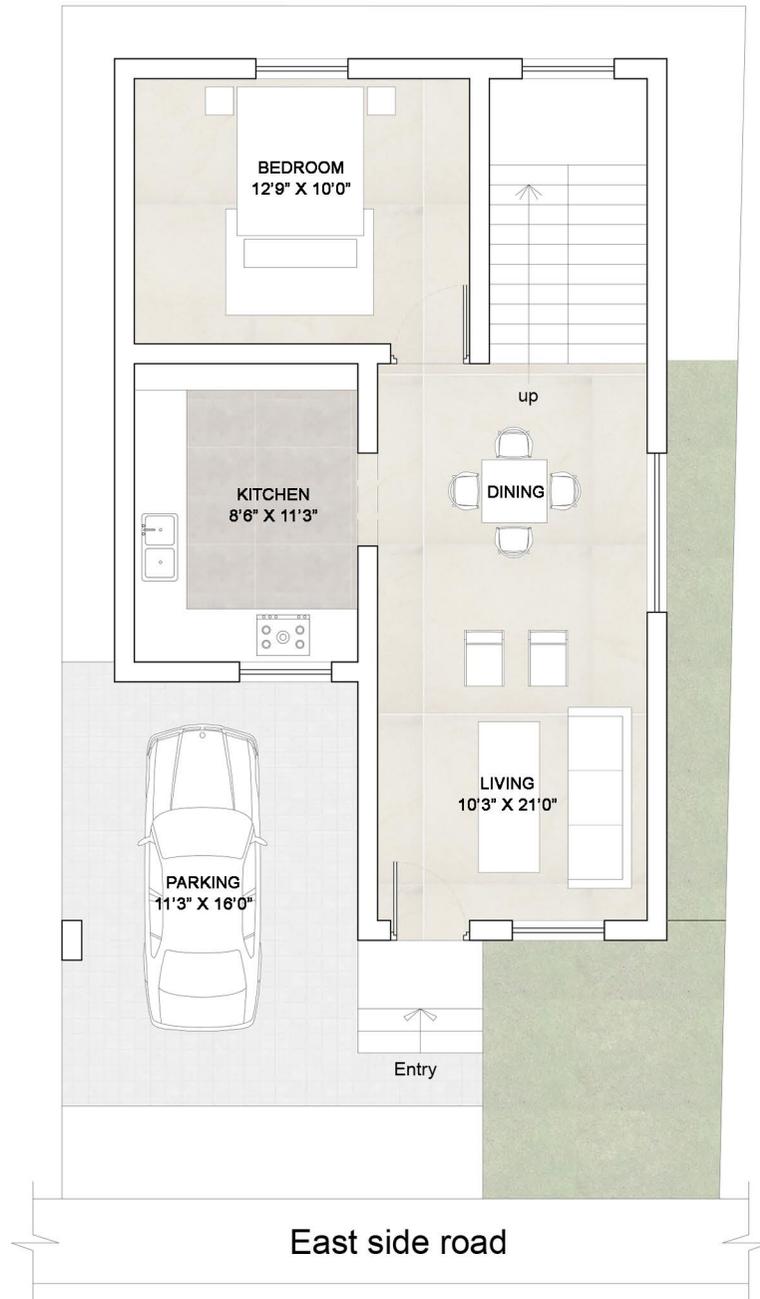


North Facing

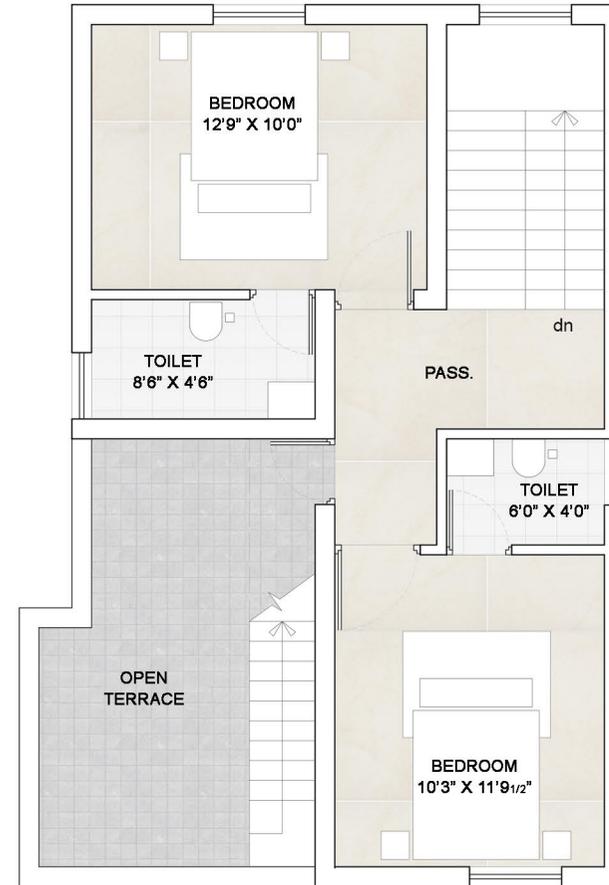
Area details:

GF Area - 744.87sqft
FF Area - 594.19sqft
HR Area - 120.22sqft
Total - 1459.28sqft

EAST FACING
PLOT NO:10,12 TO 16



Ground Floor Plan



First Floor Plan



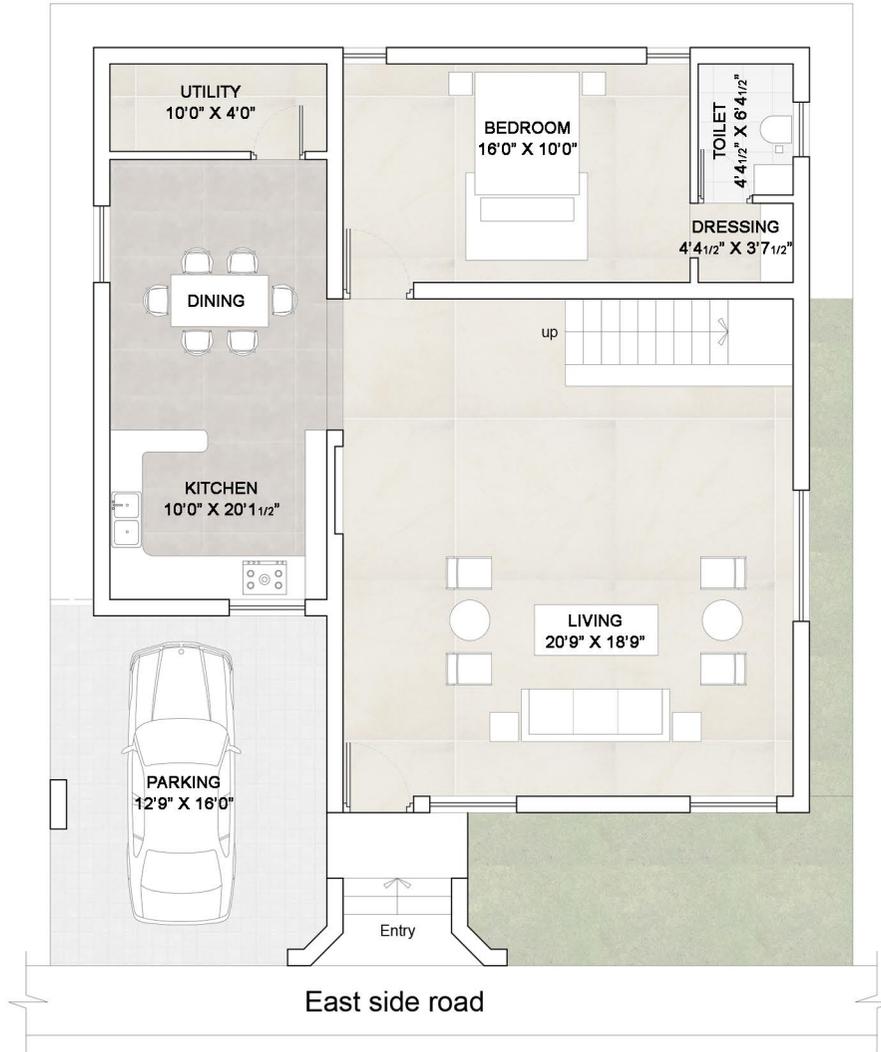
N

East Facing

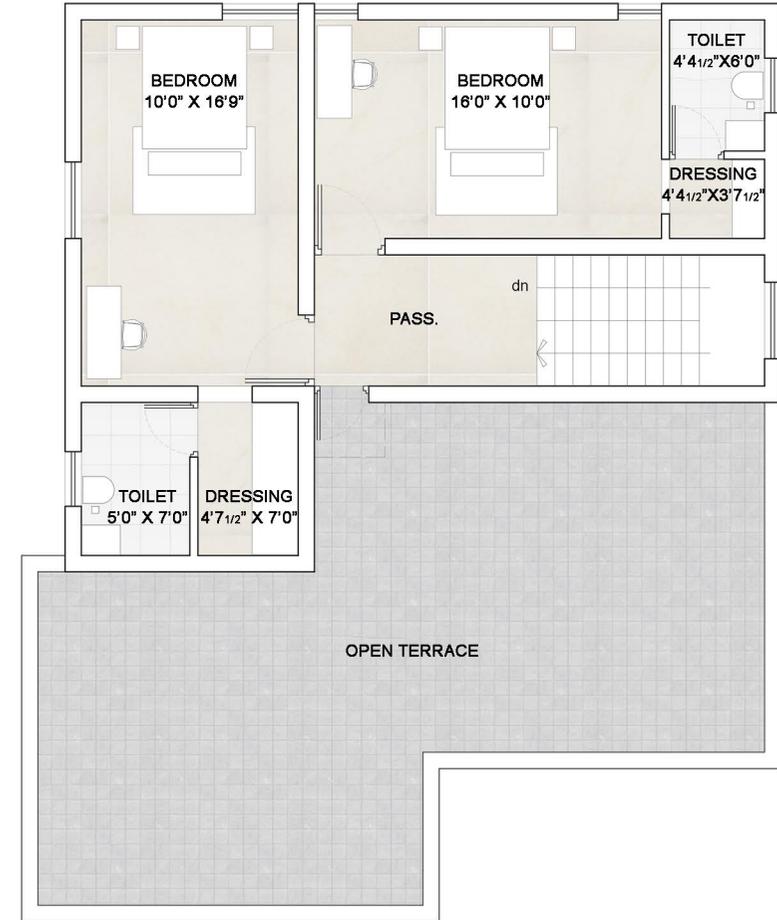
Area details:

GF Area - 819.70sqft
FF Area - 542.80sqft
Stairs - 037.50sqft
Total - 1400.00sqft

**EAST FACING
PLOT NO:9**



Ground Floor Plan

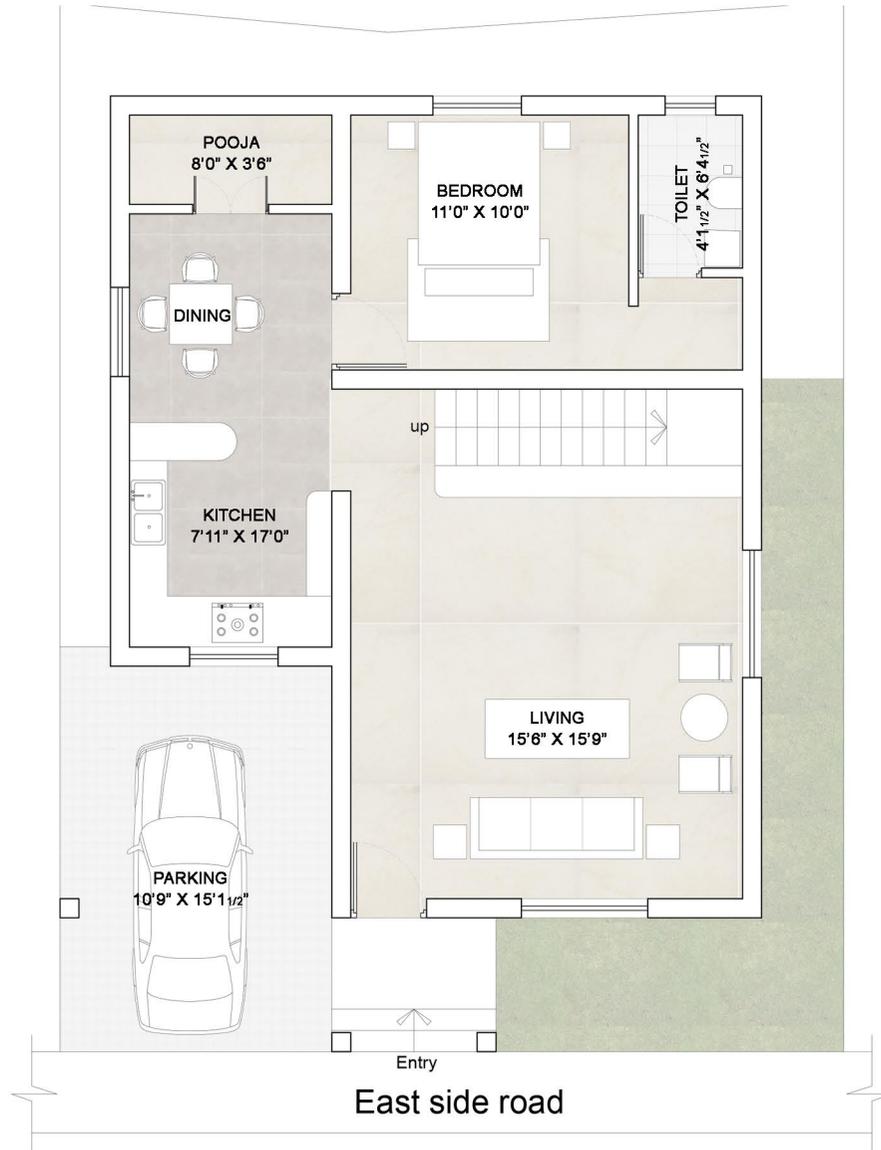


First Floor Plan



N
East Facing

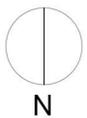
Area details:
GF Area - 1309.25sqft
FF Area - 0691.37sqft
HR Area - 0112.50sqft
Total - 2113.12sqft



Ground Floor Plan



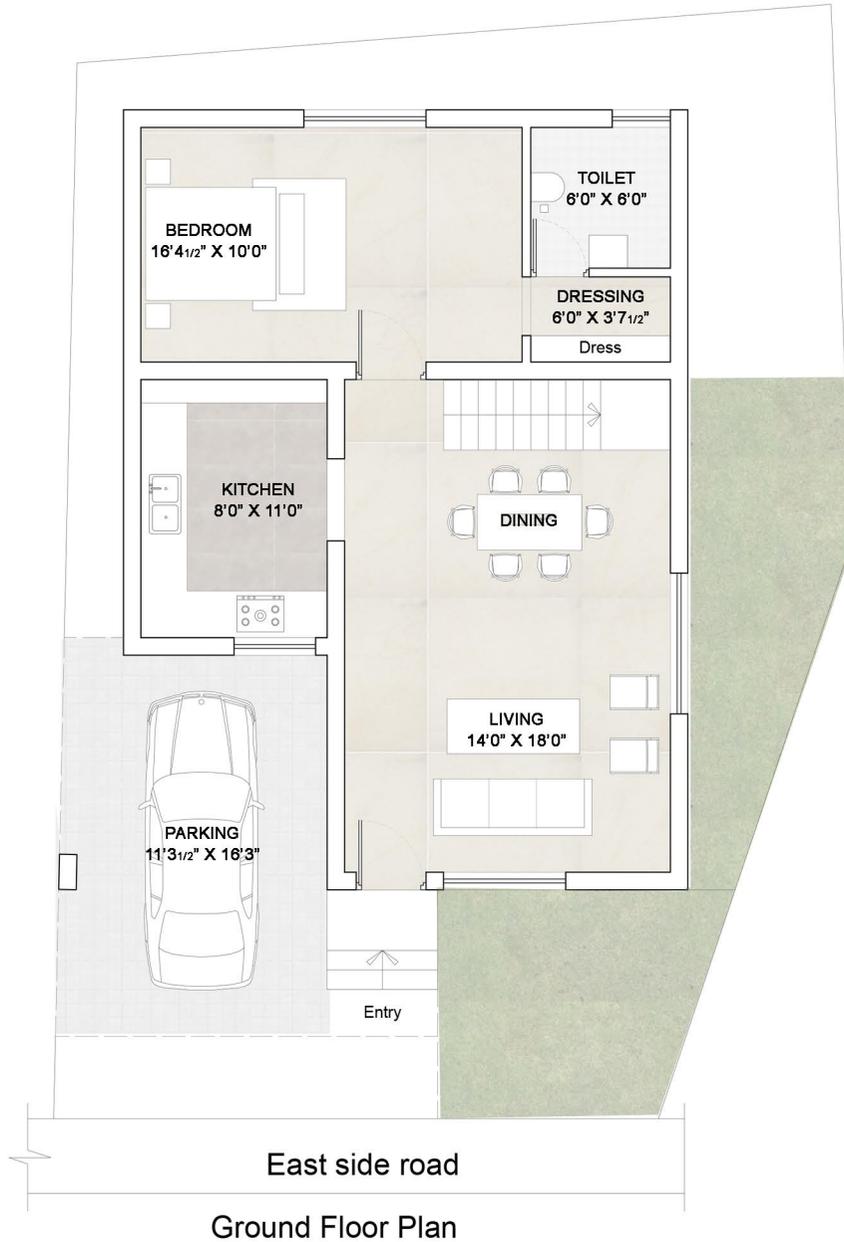
First Floor Plan



N
West Facing

Area details:
GF Area - 942.25sqft
FF Area - 769.96sqft
HR Area - 082.82sqft
Total - 1795.03sqft

EAST FACING
PLOT NO:17



N
East Facing

Area details:
GF Area - 937.15sqft
FF Area - 710.06sqft
HR Area - 116.25sqft
Total - 1763.46sqft

SPECIFICATIONS

FOUNDATION : Pile Foundation

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

Portico : Concrete designed tiles.

Living, : Vitrified tiles with skirting.

Dining & Bedroom

Kitchen, : Non-slippery verified tiles.

Balcony & Bathroom

Windows

Bedroom & : UPVC sliding type windows with glass pannels.

Kitchen

Bathroom : Fixed louvers (Country wood).

Doors

Main door : Teak wood door.

Bedroom : Factory made design dors with seasoned country wood frames.

Bathroom : WPC door.

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 bedrooms and kitchen cupboards.

PROJECT AMENITIES



Gated community



Bitumen road



24hrs security



Children's playarea with equipment



Inside staircase finished with granite



Rainwater harvesting



Provision for cloth drying arrangement



CCTV camera in common road

OTHER PROVISIONS



Telephone



Broadband(Wifi)



Cable TV



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

PRICE LIST



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MAX VIDHYA (Rs.6500/- Per Sq.Ft)			
	House Number - 6	House Number - 7	House Number - 11
Land Area	896 Sq.Ft ✓	747 Sq.Ft ✓	1128 Sq.Ft ✓
Super Built Up Area	1200 Sq.Ft	1000 Sq.Ft	1795 Sq.Ft
Facing	North	North	East
Building Cost	78,00,000	65,00,000	11667500
Plan Approval Cost	1,80,000	1,50,000	269250
EB & Water	200000	200000	200000
Development Cost	3,60,000	3,00,000	538500
Total Cost	85,40,000	71,50,000	12675250
READY TO OCCUPY HOUSE			
	House Number 26		
Land Area	800 Sq.Ft		
Super Built Up Area	1107 Sq.Ft		
Facing	North		
Building Cost	77,49,000		
Plan Approval Cost	1,66,050		
EB & Water	2,00,000		
Development Cost	3,32,100		
Total Cost	84,47,150		
Registration & GST Extra			
Payment Schedule			
On Booking	10%		
On Registration	30%		
On Completion of Basement	15%		
On Completion of Ground Floor Roof Slab	20%		
On Completion of First Floor Roof Slab	10%		
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 - 10.			
Website: www.maxproperties.co.in			
E-mail: maxpropertiesindia@gmail.com			
Contact : +91-9873130086			



Homes that reflect Perfection...