

02794

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

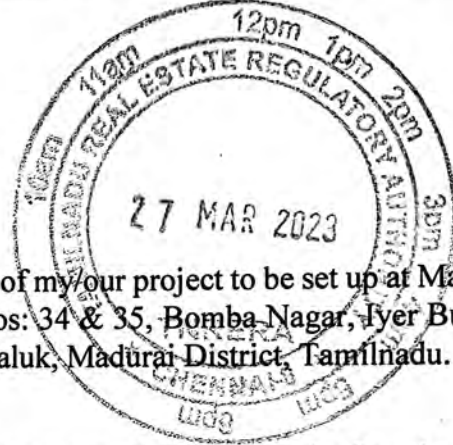


To

The Real Estate Regulatory Authority
1st floor No.1 Gandhi Irwin Bridge Road,
Egmore, Chennai -600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Max Rajam Apartment, survey nos.85/24&85/25 - Plot Nos: 34 & 35, Bomba Nagar, Iyer Bungalow, Thirupalai, Madurai 625014 Madurai North Taluk, Madurai District, Tamilnadu.



1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name :
 - (b) Father's Name :
 - (c) Occupation :
 - (d) Permanent address:
 - (e) (e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

1. Company:-

- (a) Name : **MAX PROPERTIES PRIVATE LIMITED**
- (b) Address : **Max Plaza, I floor, Arunachalam Street, S.S.Colony, Madurai 625010.**
- (c) Copy of registration certificate : **Enclosed**
- (d) Main objects : **Enclosed in MOA**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. : **Enclosed**

2. Land Owner:-

- a. Name : **L.VEERMANI & V.SRIDEVI**
b. Address : **No.24J-1, Old Kuyavarpalayam Street,
Madurai – 625 009.**

(iii) **PAN: ACAPV3668H & BKGPS0966D**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained: **State Bank of India, SME BR- Madurai 169 A-E, Kamaraj Salai, (First Floor) Near Santhaipeitai Bus Stop, Madurai – 625009.**

(v) Details of project land held by the applicant: **Rajam Apartment, survey nos.85/24 85/25 - Plot Nos: 34 & 35, Bomba Nagar, Iyer Bungalow, Thirupalai, Madurai 625014.**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: **ந.க.எண்:2902/2022/மதி2 dated: 14.11.2022**

(vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

COMPLETED PROJECTS FOR PAST YEARS					
S.No	Project Name	Status	Total Units	Sold	Unsold
1	Max Meenakshi	Completed	10	10	-
2	Max Chandra	Completed	10	9	1
3	Max Vista	Completed	108	108	-
4	Max Sahana	Completed	40	31	9
5	Max Sakthi	Completed	19	19	-
6	Max Anantha	Completed	6	4	2
07	Max Vijay 'C' Block	Completed	28	28	-

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development: **Self Development**

(ix) Registration fee by way of RTGS dated 21.03.2023 sent through State Bank of India, Bye Pass Road Branch, Madurai bearing UTR No. SBIN223080582914 for an amount of Rs.44,030/- (Forty Four Thousand and Thirty only) calculated as per sub-rule (3) of rule 3; (x)

Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely: -

- (i) authenticated copy of the PAN card of the promoter: **Details Attached**
- (ii) **audited balance sheet of the promoter for the preceding financial year: Details Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person: **Details Attached**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Details Attached**
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
 - (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases: **Details Attached**
- (vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Details Attached**
- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy: **Details Attached**
- (viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Details Attached**

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: **Details Attached**
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common areas, if any, details of which have to be furnished separately: **Details Attached**
- (xi) the number and areas of covered parking available in the project: **Details Attached**
- (xii) the number of open parking areas available in the project: **Details Attached**
- (xiii) Details of Undivided Shares pertaining to the project: **Details Attached**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **NIL**
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; (xvi) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 21.03.2023
Place: Madurai

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Yours faithfully,
Signature and seal of the applicant(s)

For Max Properties Pvt. Ltd,

S. S. Anna
Director

- a) Name of the firm : Max Properties Pvt. Ltd.,
- b) Address : Max Plaza, I Floor, Arunachalam Street, North Gate of S.S.Colony, Madurai 625010
- c) Registration Certificate : Attached
- d) Main objective : Attached MOA
- e) Mobile No. & Email : 98425 69985 & maxpropertiesindia@gmail.com

f) Details of Directors:

1. Mr.S.S.Ramakrishna,
3/220-A, Ramlakshmi Nivas,
Sarvodaya Nagar, Nagamalai Pudukottai,
Madurai — 625019.



For Max Properties Pvt. Ltd,


Director

2. Mrs. Amala Gracelin
12, Shanmuganathapuram III Street,
West Ponnagaram Main Road,
Madurai-625016.



For Max Properties Pvt. Ltd,


Director