

(5)

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,

WE here by apply for the grant of registration of our project to be up at **Max Sakthi Nagar** Survey No 79/3A1, 3A2, 3A3 Madurai North Taluk, Vilangudi II Bit Village, 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 : Mr.P.Seenivasagan

(b) Father's Name: Mr.S.Perumalsamy

(c) Occupation: Business

(d) Permanent address: Flat No.F/2, Royal Falts Door No.3/35,
Kavingar Kannadasan Street,
Ramapuram, Chennai-89

(e) Photograph: Enclosed

OR

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

Company

(a) Name : MAX Properties Pvt Ltd

(b) Address : 12, Shanmuganathapuram,
3rd Street, West Ponnagaram Main road,
Madurai-625016

(c) Copy of registration certificate :Enclosed

(d) Main objects : Enclosed

(e) Name, photograph and address of chairman of the governing body /partners/directors
etc. : Enclosed

(iii) PAN NO. **AAF5468E**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2) I (D) Of the Act will be maintained : **State Bank Of India, SME BRANCH - Madurai 169 A-E, Kamaraj Salai, 1st Floor Near Santhaipeitai bus Stop Madurai - 625009**

(v) Details of project land held by the applicant

Max Sakthi Nagar Survey No 79/3A1, 3A2, 3A3 Madurai North Taluk, Vilangudi II Bit Village, Madurai District Tamilnadu.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the project

Layout Approval Plan No: டி .வ / வ / ப ப ந வ கு எண் :416(R)2018

(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 type of land and payments pending etc.

COMPLETED PROJECTS FOR PAST 5 YEARS			
S.No	Project Name	Status	Total Units
1	Max Gold	Completed	24
2	Max Vijay 'A' Block	Completed	40
3	Max Vista	Completed	108
4	Max Sahana	Completed	40

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

(ix) Registration fee by way of a RTGS dated 30.01.2019 drawn on State Bank of India, Bye pass road branch Madurai bearing UTR no. SBIN619030401463 for an amount of Rs.6932.95/- 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 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**

157
(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; **Details Attached**

(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 plan, partial completion certificate for each of such phases; **Details Attached**

(vi) the sanctioned plan, layout plan and specification of the proposed project or the phase there of, 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; **NOT APPLICABLE**

(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 projects; **Details Attached**

(ix) proforma of the agreement for sale, proposed to be signed with the allottees; ; **NOT APPLICABLE**

(x) the number, type and the carpet area of apartment for sale in the project exclusive of the area of balcony ,verandah. Open terrace and other common areas, if any details of which have to be furnished separately; **NOT APPLICABLE**

(xi) The number and areas of covered parking available in the project; **NOT APPLICABLE**

(xii) The number of open parking areas available in the project ; **NOT APPLICABLE**

(xiii) Details of Undivided Shares pertaining to the project; **NOT APPLICABLE**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any ,for the proposed project; **NOT APPLICABLE**

(xiv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo technical Engineers, if any and other professional or Key persons, if any associated with the development of the proposed project; **NOT APPLICABLE**

(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.

Date: 31.01.2019

Place: Madurai

Yours faithfully

For Max Properties Pvt. Ltd

S. S. Dama
Director

P. Seenivasy

Signature and Seal of the applicant(s)



Company Directors Name, Photographs, Designation & Residential Address

1.



K. Elango Packiaraj
Managing Director

12, Shanmuganathapuram,
3rd street, West
Ponnagaram Main Road
Madurai-625016

2.



S.S. Ramakrishna
Director

3/220-A, Ramlakshmi Nivas,
Sarvodaya Nagar, Nagamalai
pudhukottai, Madurai –
625019

COMPANY DIRECTORS



K.Elango Packiaraj, Managing Director

Cell No: 9865160085 Email ID – packs65@yahoo.co.in



S.S. Ramakrishna, Director

Cell No: 9842314181, Email ID – ralabama70@gmail.com

LAND OWNERS – JOINT VENTURE



Mr. P. Seenivasagan,

Cell No: 9176878585, Email ID – saisrini19@gmail.com