

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'  
[See rule 3 (2)]  
APPLICATION FOR REGISTRATION OF PROJECT

TO

The Real Estate Regulatory Authority  
1<sup>st</sup> 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,  
3<sup>rd</sup> 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. **AAFCM5468E**

(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, 1<sup>st</sup> Floor Near Santhaipettai 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.வெ / வெ / பபுநவகு 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, Bypass 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**

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(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. Seenivasan*

Signature and Seal of the applicant(s)



Company Directors Name, Photographs, Designation & Residential Address

1.



**K. Elango Packiaraj**  
Managing Director

12, Shanmuganathapuram,  
3<sup>rd</sup> street, West  
Ponnagaram Main Road  
Madurai-625016

2.



**S.S. Ramakrishna**  
Director

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

(6)

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**COMPANY DIRECTORS**



**K. Elango Packiaraj, Managing Director**

**Cell No: 9865160085 Email ID – [packs65@yahoo.co.in](mailto:packs65@yahoo.co.in)**



**S.S. Ramakrishna, Director**

**Cell No: 9842314181, Email ID – [ralabama70@gmail.com](mailto:ralabama70@gmail.com)**

**LAND OWNERS – JOINT VENTURE**



**Mr. P. Seenivasagan,**

**Cell No: 9176878585, Email ID – [saisrini19@gmail.com](mailto:saisrini19@gmail.com)**

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

