File No: TNRERA/APPL/PBF/0578/2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/20/BLG/0389/2026 dated 04.11.2026

Project Name: MAX MITHILA

Project Details & Address:

Registration for Residential Building consisting Basement Floor (Parking) + Ground Floor (Parking) + 1st Floor (Tower-1 with outdoor lounge, Swimming Pool and 10 dwelling units & Tower-2 with 10 dwelling units) + 2nd Floor (Tower-1 with Gym and 10 dwelling units & Tower-2 with 10 dwelling units) + 3rd Floor (Tower-1 with 10 dwelling units & Tower-2 with 10 dwelling units) + 4th Floor (Tower-1 with 10 dwelling units & Tower-2 with 10 dwelling units) + 5th Floor (Tower-1 with 10 dwelling units & Tower-2 with 10 dwelling units) + 6th Floor (Tower -1 with 10 dwelling units & Tower-2 with 10 dwelling Units) + 7th Floor (Tower-1 with 10 dwelling units & Tower - 2with 10 dwelling units) + 8th Floor (Tower 1 with 10 dwelling units & Tower-2 with 10 dwelling units) + 9th Floor (Tower -1 with 10 dwelling units &Tower- 2 with 10 dwelling units) + 10th Floor (Tower 1 with 10 dwelling units & Tower-2 with 10 dwelling units) + 11th Floor (Tower 1 with 10 dwelling units & Tower-2 with 10 dwelling units) totally 220 dwelling units comprised in S.No.191/82A2, 191/82B, and 191/109 at Thanakkankulam Village, Thirupparankundram Taluk, Madurai District. The Assistant Director, DTCP, Madurai District accorded Planning Permission No. 300 / 2026 in Letter ROC. No. SWP/BPA/757940/2026 dated 13/06/2026. The President, Thanakkankulam Panchayat, issued Building Permission No.10/2026-2027 dated 23/09/2026.

Applicant Details:

1. M/s.MAX PROPERTIES PRIVATE LIMITED
Max Plaza, I Floor, Arunachalam Street, North Street of S.S. Colony,
Madurai,
Madurai District - 625010

2. Baldev Patwari
Gita Press Road,
Gorakhpur,
Gorakhpur District - 273005

2. This registration is granted subject to the following conditions, namely:-

I. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II. The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III. The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV. The registration shall be valid till 12-06-2034 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII. This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII. All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

IX. Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **State Bank of India, SME Branch Madurai, Madurai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No : **45606212721**

(ii) RERA Designated Separate Account (70%) – Account No : **45351446020**

(iii) RERA Designated Transaction Account (30%) – Account No : **45606267601**

Digitally Signed by
Additional Director (R), TNRERA
Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Dated: 04.11.2026
Place: Chennai

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai