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தமிழ்நாடு तमिलनाडु TAMIL NADU

2.10.18 MAX Properties Pvt Ltd Madurai

M. ராஜமோகன்
முத்திரைத்தாள் விற்பனையாளர்
144, கலெக்டர்ஆபீஸ் ரோடு
மதுரை-20
RC. 6246 / C2 / 93

62AB 904493

JOINT DEVELOPMENT AGREEMENT

This JOINT DEVELOPMENT AGREEMENT executed at **24th day of May 2023** between M/s. **MAX PROPERTIES PVT. LTD.,** represented by its **Director Sri. S. S. Ramakrishna,** (AADHAR: 6519 5971 0271) (Mobile No: 9842314181) S/o. Mr. S. Sankariah, having its registered office at Max Plaza, First Floor, Arunachalam Street, North Gate of S. S. Colony, Madurai - 625010 (hereinafter referred to as THE PROMOTER which expression wherever the context include and admit its heirs, legal representatives, successors and assigns)

PROMOTER

For Max Properties Pvt. Ltd.

Director

OWNER

AND

Dr. D. Vijayakumar (Aadhar No: 4649 8712 1312) (Pan: AAHPV8150H) (Mobile: 9443243529) S/o. Mr. V. K. Duraisamy, residing at old Door. No.67-7, New Door. No. 107, Bigmanikara Street, Chegalpattu – 603001. (Hereinafter referred to as THE OWNER which expression wherever the context include and admit their heirs, legal representatives, successors and assigns);

WITNESSETH:

Whereas the below mentioned 'A' Schedule property belongs to the OWNER by One Sale Deed.

Dr. D. Vijayakumar purchase the schedule property from Mrs. R. Nagammal by sale deed dated 07/02/1975 and registered **Doc. No. 275/1975** in BK 1 at No.4 Joint Sub Registrar office, Madurai.

Presently the OWNER are enjoying and in continuous possession and enjoyment of the property more fully described in 'A' Schedule

WHEREAS the promoter has offered to develop the property mentioned in the schedule 'A' as residential Apartments as per approval of Madurai Local Planning Authority and other appropriate authorities hereunder for a consideration to the OWNER as details below;

WHEREAS the OWNER are also interested and both the parties have agreed to the following terms and conditions;

NOW THIS AGREEMENT OF WITNESSETH AS FOLLOWS:

01. The OWNER have agreed to deliver the vacant site of schedule 'A' property to the promoter immediately retaining the title on this day in order to facilitate the promoter on the request of the promoter to develop the property as residential apartments well within the agreement period mentioned as per clause 20 hereunder written for the development of the said property as residential buildings to facilitate the promoter for the speedy delivery of the schedule 'B' and 'D' properties to the OWNER as per clause 7 and clause 20 hereunder written. The promoter does agree and hereby undertakes to re-deliver the possession of the schedule 'B' property to the OWNER along with the delivery of the extent more fully described in schedule 'D' hereunder written, well within the agreement period as per clause 20 hereunder written.

PROMOTER

For Max Properties Pvt. Ltd,

Director

OWNER

02. The promoter does hereby undertake the entire responsibilities to start and carryout the development works in the schedule 'A' property at his own risk, cost and all related expenses for developing the scheduled property entrusted by the OWNER as per the approved building plan sanctioned by the appropriate authorities. The OWNER does hereby undertake to assist the promoter to develop the property by allowing the promoter to mortgage the schedule "A" property to financial institutions and avail financial assistance for the development of the property. The OWNER does hereby undertake to sign the necessary documents furnished to the financial institutions the entire amount so borrowed shall be fully settled by the promoter and the OWNER shall not have any liability in this regard. The OWNER undertake to deliver the original title deeds relating to the schedule "A" property as and when the same is required by the promoter for purposes of mortgage.

03. All necessary formalities expenses and costs arising in such construction projects from various statutory or non-statutory agencies, Government departments and various related aspects like necessary, electricity connections, water connections, drainage and sewerage connections and any such other service requirement etc. in respect of the development of the schedule A property shall be obtained at the expenses of the promoter. The OWNER have already applied for Building Approval from LPA. The OWNER will obtain statutory Building Approval from LPA and Madurai Corporation.

04. The promoter shall alone be entirely responsible for the economy of the project incurring necessary cost and expenditure in developing and construction of building.

05. The promoter shall be entire responsible for the design, safety and related procedural aspects connected with the construction of the apartments as authorized by the statutory authorities from time to time and in meeting with all the procedural formalities with statutory and non-statutory agencies in connection with the development of the project. The OWNER have no responsibility directly or indirectly in connection with development of the project, its engineering or any other related aspects not specified in this agreement connected with projects of this magnitude and nature. The OWNER also hereby undertake that he shall not in any way interfere with the promoter with respect to the building of the super structure and other related developmental activities.

PROMOTER **OWNER**

For Max Properties Pvt. Ltd.

Director

06. Any time, any statutory deviations or any action leading to criminal breach of law or resulting in any type of criminal civil dispute, prosecution by any authority of law or public dispute or any other cause of action in connection with this project, the promoter shall alone be responsible. The promoter hereby indemnifies the OWNER from all such eventualities and in the event of such occurrences, undertakes to take all remedial steps and such other actions to overcome these eventualities at their own risk, cost and expenses without involving the OWNER in any manner.

07. In consideration of the OWNER are entrusting the development of the property with promoter in schedule A property, the OWNER are entitled to a constructed super built up area of 35% as mentioned in schedule D. The promoter is entitled to the super built up area of 65% as mentioned in schedule E.

08. The specifications as per Annexure attached with this agreement, facilities, quality of work provisions and fittings and any fittings and any such other aspects that are related with building constructions provided or incorporated and all other services that are available to other apartments shall be made applicable to the extent entitled to the OWNER in the schedule 'D' property without any additional cost or consideration and a notarized copy of the set of approval plan along with the order of the appropriate authorities will be supplied to the OWNER before commencement of main building work of the apartments by the promoter.

09. The sale price of the different portions of the developed property i.e., Schedule E property shall be determined by the promoter. The sale price of the different portions of the developed property included the cost of the undivided share in the land and the cost of constructions and amenities etc.

10. The promoter shall enter into agreements with the prospective purchaser/ purchasers of the portions of the developed property to be constructed in the E schedule property, including the undivided share in the land as mentioned in Schedule C. The OWNER shall execute necessary General Power of Attorney duly registered in favour M/s MAX PROPERTIES PVT. LTD., represented by its **Director Sri. S. S. Ramakrishna,** S/o. Mr. S. Sankariah, having its registered office at Max Plaza, First Floor, Arunachalam Street, North Gate of S. S. Colony, Madurai - 625010 to facilitate the promoters to convey the undivided share in the land in favour of the prospective purchaser of the portions of the developed property. The OWNER agree not to revoke the said power and the promoter agrees not to use the power against the clauses of this agreement. In case the OWNER revoke the said power in suo motto and thereby the promoter suffers any loss or damage, then the promoter shall be entitled to claim damage and compensation from the OWNER.

PROMOTER
For Max Properties Pvt. Ltd.
Director

OWNER

11. The amount that may be received from the prospective purchaser / purchasers shall be received by the promoter with respect to his share and the OWNER responsibility is limited to facilitate the promoter to convey the undivided share in the land in favour of the prospective purchaser/ purchasers of the portions of developed property, and shall not be responsible for any agreements entered with or any dispute legal or non-legal with any party by the promoter. The promoter hereby indemnify the OWNER from all such disputes and any legal action if arises.

12. Both the OWNER and the promoter are entitled to receive and retain all consideration / remuneration received from the prospective purchaser / purchasers exclusively with respect to their respective shares in the respective schedule of properties as per clause 7 supra.

13. The OWNER shall have the right to effect the sale or transfer their share of entitlement either in full or in part any time during the course of development at such cost or consideration independently. The promoter shall have no objection go such actions and on the other hand shall honour all the rights and entitlement to the prospective purchaser / purchasers (from the OWNER) similar to the OWNER. The promoter agrees to cooperate with the OWNER by joining the construction agreement and other acts that are necessary to complete the sale with respect to the OWNER share.

14. The OWNER declares that the said Schedule "A" property is not subject to any mortgage charge or any other encumbrances and that the said property is free hold property.

15. All charges, expenses on obtaining approval, preparations plans etc shall be borne by the promoter. The promoter shall appoint his own architects, surveyors, engineers, contractors and other agencies to complete the said development project and the OWNER shall not have any say in appointment of the above said persons.

16. The promoter agrees to provide amenities like electricity, water and drainage connection for the 35% share of the OWNER and both should pay GST to their share at the time of handing over of residential buildings.

PROMOTER **OWNER**

For Max Properties Pvt. Ltd.

Director

17. The OWNER not liable to any compensation proposed to be claimed by the employees under any of the provisions of the Labour Acts and the promoter is liable to answer the said claims. The OWNER are not liable to any claim by any of the employees of the promoter under the workmen compensation act. Any such claim made by any of the employees of the promoter against the OWNER, the same shall be indemnified by the promoter.

18. All local taxes i.e., GST, EPF, ESI etc., with respect to the schedule A of the property till the date of delivery of possession of the said property ie., on the date of the development agreement to the promoter has to be paid by the OWNER. In case any dues are levied by the government or quasi government authorities for the period prior to the date of the development agreement, the same shall be borne by the OWNER and the OWNER shall indemnify the promoter for such amount demanded.

19. The OWNER undertake to pay capital gains tax under the income tax act 1961 for the consideration received (as set out in clause 7 supra) under the development agreement as to be levied by the income tax department. Any direct taxes levied with respect to the schedule A property by the income tax department in connection with this development agreement in excess of the actual tax payable for the consideration received as per the clause 7 supra, the promoter undertakes to pay the said amount on behalf of the OWNER. The promoter hereby indemnify the OWNER from such excess claim if any made towards capital gain tax under the income tax act 1961 or any wealth tax from the date under the wealth tax act 1957 of this development agreement.

20. The promoter undertakes to complete the projects in all respects duly obtaining necessary statutory clearance for occupation of the apartment house with all required service connections and amenities within 2 years from the date of getting building approval from the appropriate authority.

21. The OWNER and the promoter shall not seek partition of the individual plot share of the property which is to be retained proportionately.

PROMOTER

For Max Properties Pvt. Ltd.

Director

OWNER

22. The OWNER hereby confirm that they shall also become a member of the apartment association which is to be formed in future and shall abide by the terms and conditions of the bye laws and resolutions to be passed by the said association. The OWNER hereby agrees and undertakes to pay the membership fees for their share of the apartments and necessary future maintenance charges to the association levied by the said association from time to time.

23. The parties hereto have agreed to abide by the terms and conditions laid down in this development agreement. If either party commits default in the performance of their part of the contract in accordance with the terms thereof, the party in default shall compensate the other party for all losses and damages suffered and incurred by the other party by reason of default.

24. If the promoter is unable to complete the project within the stipulated period or unable to deliver possession of the schedule B and D property and if the completion of the project is delayed, by reason of non-availability of steel, cement, sand and bricks undue delay in securing water/ sewerage/electrical connection, undue delay in getting necessary government clearance and any other circumstances beyond the control of the promoter by reason of war or civil commotion, the promoter shall not incur any liability. In any of the aforesaid events occur, the promoter shall be entitled to reasonable extension of time for delivery of possession of the said units under mutual negotiated agreement.

25. Any disputes arises between the parties shall be resolved by a common arbitrator as per the provision of the arbitration and conciliation act.

DESCRIPTION OF PROPERTY

Schedule A

In Madurai District, Madurai South Registration District, South Joint IV Sub-Registration formerly Madurai South Taluk, and Presently Thirupparankundram Taluk, Madakulam Village, Madakulam Main Road (Railway Line to Madakulam Village) called as **Max Vidhya Phase II 'F' Block**, divided into several portions (i.e.) Southern side and Northern side each side divided as East, Middle and West Portions in that East Portion of Southern side in that **R.S. No: 316/2 & T. S.No.11/25** measuring **7494 Sq.ft (as per the site measurement)** out of the land measuring 1.04 Acre, comprised in R.S.No.316/2 and bounded as follows:

PROMOTER

For Max Properties Pvt. Ltd.

Director

OWNER

North by	:	30 Feet Wide Common Road
South by	:	East – West Channel
East by	:	Properties in T. S. No. 11/10, 12, 16 & 17
West by	:	Property in T.S.No.11/21

Measuring:

North: 63'8" Ft East: 111'2" Ft

South: 62'4" Ft West: 126'7" Ft.

The total land extent is **7494 Sq.ft** that is **17.20 Cents** of Land.

Schedule B

Retained with right by the OWNER/nominee

35% of undivided share of land retained by the OWNER out of the total extent of land mentioned in Schedule A.

Schedule C

To be developed and sold by the promoter

65% of undivided share of land to be sold by the promoter out of the total extent of land mentioned in Schedule A.

Schedule D

To be constructed by the promoter and to be delivered the possession after completing the construction to the OWNER / nominee

35% of the total built up area (inclusive of proportionate share in common area) in the Non-High Rise building to be constructed in and over the land mentioned in Schedule A above written and proportionate car parking, with all the facilities like common area , stair case, open space etc.

Schedule E

To be sold by the builder and promoter

65% of the total built up area (inclusive of proportionate share in common area) in the Non-High Rise building to be constructed in and over the land mentioned in Schedule A above written and proportionate car parking, with all the facilities like common area , stair case, open space etc.

In witness whereof the promoter and the OWNER subscribe their signature at Madurai before the following witness on this **24th May 2023**on two sets as original and keeping one each.

PROMOTER

For Max Properties Pvt. Ltd,

Director

OWNER

BUILDING SPECIFICATIONS FOR FLAT:

The Structure is R.C.C.Framed.

Wall finishes

Interior	: Smooth finish full putty with durable plastic emulsion paint.
Exterior	: Outer wall with quality exterior emulsion paint.
Kitchen & Bathrooms	: Ceramic Tiles for 2` and full height respectively.

Windows

Bedroom &	: UPVC Sliding / Open type windows with glass panels.
Bathroom	: Fixed louvers.

Door:

Main Door	: Teak wood frame with factory made design doors.
Bedroom	: Factory made design doors with seasoned country Wooden frames
Bathroom	: Water resistant flush doors with seasoned country wood frames.

Floor Finishes

Common Areas	: Ceramic Tiles.
Living, dining & Bed Room	: Vitrified Tiles with Skirting.
Kitchen & Balcony & Bath Room	: Non – Slippery Ceramic Tiles.

Sanitary 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.

Electrical : Modular switches and M.C.B. Provision for UPS.
Provision for Air-Condition in one bed room.

Cupboards : TV unit in hall, elegantly finished closed type Wardrobes in bedrooms, All lofts, and below the health slab.

Kitchen open Cupboards.

PROMOTER

OWNER

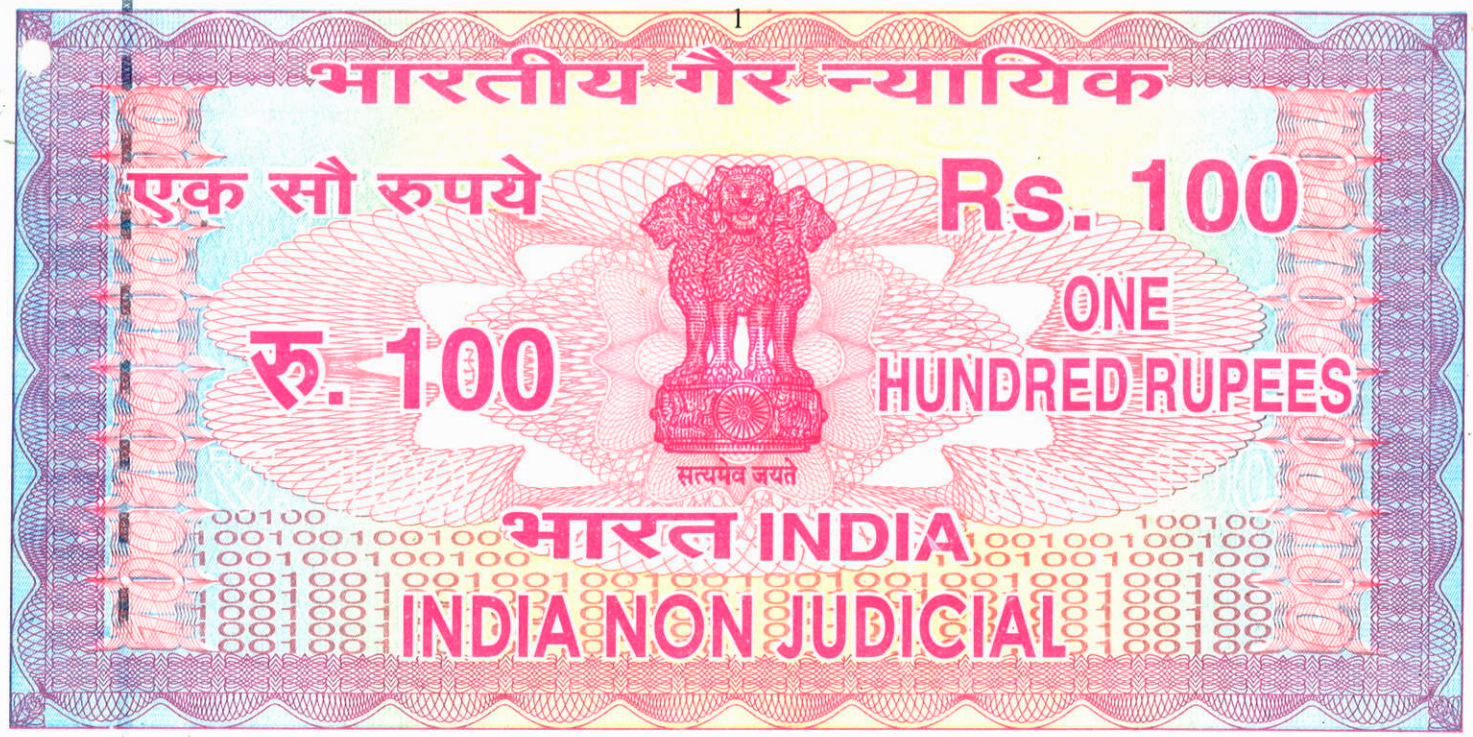
For Max Properties Pvt. Ltd,

Director

Witnesses:

1.

2.



தமிழ்நாடு तमिलनाडु TAMILNADU

CU 975232

- 8 APR 2023

V. குணசேகர் மார்த்தாள்
R.O.C. No: 5800/B1/2008-2
5/215, காமகேல் நகர்
அத்திருளம், மதுரை

Max Properties Pvt. Ltd
Madurai

மாவட்ட * மதுரை

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT MADURAI ON THIS **31st DAY OF MAY 2023** BY

Dr. D. Vijayakumar (Aadhar No: 4649 8712 1312) (Pan: AAHPV8150H) (Mobile: 9443243529) S/o. Mr. V. K. Duraisamy, residing at old Door. No.67-7, New Door. No. 107, Bigmanikara Street, Chegalpattu – 603001, (Hereinafter called "THE PRINCIPAL" which term shall wherever the context so admits and permits means and includes his heirs, legal and personal representatives, executors and administrators assigns).

Principal

Power Agent

For Max Properties Pvt. Ltd,

Director

1-புதகம் 2023 ஆண்டில் 5674
எண் ஆவணம் 22 தாள்களைக்
கொண்டது 1 ஆம் தாள்

4-ன் இணை சார்பதிவாளர்
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

TO AND INFAVOUR OF

M/s. MAX PROPERTIES PVT. LTD., represented by its **Director Sri. S. S. Ramakrishna, (AADHAR: 6519 5971 0271) (Mobile No: 9842314181)** S/o. Mr. S. Sankariah, having registered office at MAX Plaza, First Floor, Arunachalam Street, North Gate of S. S. Colony, Madurai-625010, hereinafter called the "**The Power Agent**" which term shall wherever the context so admits and permits, means and includes his heirs, legal and personal representatives, executors, and administrators assigns witness as follows:

The Principal Dr. D. Vijayakumar purchase the schedule property from Mrs. R. Nagammal by sale deed dated 07/02/1975 and registered **Doc. No. 275/1975** in BK 1 at No.4 Joint Sub Registrar office, Madurai.

WHEREAS THE OWNER was in continuous possession and enjoyment of the properties more fully described hereunder:

Presently the Principal all are in continuous possession and enjoyment of the property more fully described hereunder.

KNOW ALL MEN BY THESE PRESENTS THAT, WE THE PRINCIPAL herein do nominate, constitute and appoint **Director Sri. S. S. Ramakrishna,** S/o. Mr.S.Sankariah, representing M/s. **MAX PROPERTIES PVT. LTD.,** as our true and lawful Attorney in our name and on our behalf to do any or all of the following acts, deeds and things relating to the property more fully described in the schedule 'B' hereunder.

To avail loan or any other on the security of the schedule mentioned property on my behalf from Financial Institutions, Banks, Life Insurance Corporations of India (LIC), LIC Housing Finance Limited, GIC Housing Finance Limited, HDFC Ltd., and any other financial institutions.

Principal **Power Agent**

For Max Properties Pvt. Ltd,

Director

1-புதகம் 2023 ஆணழல 5674
என் ஆவணம் 22 தாள்களைக்
கொண்டது 2 வது தாள்

4-என் இணை சாபதிவாள
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

To execute security documents such as memorandum of Deposits of Title Deeds, Mortgages, Charges or any other relevant documents for securing the loan availed on my behalf by said Power of Attorney and to present such documents for registration before the Registration Authorities.

To execute, admit execution and register all forms of transactions as envisaged under the Transfer of Property Act.

To engage Advocates, sign Vakalat verify and sign plaints, written statements, counter, evidence deposit and withdraw amounts from and out of all statutory authorities including civil courts, quasi-judicial authorities, to compromise and settle any dispute and to deal with all or any matters connected with any dispute if any arise with reference to the Schedule mentioned property and agree to reimburse the amount of expenses so incurred in respect of the above on completion of the project.

To sign all connected papers like TANGEDCO, Collector of Madurai, Drainage Board etc. as the case may be for the purpose of obtaining necessary sanctions connected with the schedule mentioned property in respect of any or all of the following matters:

a) Sub Divisions of the Plot,

b) Amalgamation or reclassification of the Plot,

c) Re-union of the Plot,

d) To enter into, sign and execute Construction Agreement and to do all acts and deeds with respect to the same.

e) Apply for additions, revisions and alterations to the existing building or buildings that may be constructed thereon,

Principal **Power Agent**

For Max Properties Pvt. Ltd.

Director

1-புதகம் 2023 ஆணடில 5679
என் ஆவணம் ..22.தாள்களைக்
கொண்டது ..3..வது தாள்

4-என் இணை சாரபதிவாள
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

f) Apply in my own name for the dismantle, transfer, shifting of existing services or obtain fresh services in respect of electricity with MES and TANGEDCO.

g) Shifting of the existing services or obtain fresh services in respect of the Water Supply, Drainage, Sewerage and electricity.

h) To file Appeals, references, revisions and appear and represent before the competent authorities.

To appear before all Governmental or Quazi Governmental or Private Offices, Electricity and Metro Water Boards, Municipality, Panchayat, Panchayat Union, Taluk Office and other Revenue Offices, CMDA, LPA, DTCP, Madurai Corporation, etc., on our behalf, to sign and present all petitions, applications, forms declarations, letters and other records, to make representation for me, to pay all charges, to receive receipts.

All acts, deeds and things done by my Attorney with regard to the Schedule mentioned property will be binding on me.

To execute the necessary number of sale agreement(s) and or sale deed(s) or rectification deed(s) or cancellation deed (s) or other deed(s) in respect of our properties ('B' Schedule) and present the same before the Register for the purpose of admitting and registering the same.

To receive the entire sale consideration from the Purchaser or his nominee or his agent and to give necessary acknowledgements/receipts.

To sign and present all statements, declaration and all papers, necessary for the registration of the aforesaid deed(s).

Principal

Power Agent

For Max Properties Pvt. Ltd,

Director

1-புதகம் 2023 ஆணடில் 5679
என் ஆவணம் 22 தாள்களைக்
கொண்டது 4 வதுதாள்

4-என் இணை சாரபதிவாள
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

To do and to execute such acts, deeds for the conveyance of better title and for the delivery of the possession.

To engage any competent advocate, represent and file / defend cases of all nature before courts of any hierarchy and to sign in pleadings, memo and affidavits.

To appoint any other attorney (s) and to delegate powers to him or them.

To keep accounts for all the amounts received and expenses incurred and produce the same to us.

No consideration is received for this power of attorney.

All acts, deeds and things done by our Attorney with regard to the '**B**' Schedule property will be binding on us.

We undertake to ratify and confirm all and whatever that our said Attorney do or cause to be done for us by virtue of Power given by the presents.

DESCRIPTION OF PROPERTIES

SCHEDULE 'A'

In Madurai District, Madurai South Registration District, South Joint IV Sub-Registration formerly Madurai South Taluk, and Presently Thirupparankundram Taluk, Madakulam Village, Madakulam Main Road (Railway Line to Madakulam Village) called as **Max Vidhya Phase II 'F' Block**, divided into several portions (i.e.) Southern side and Northern side each side divided as East, Middle and West Portions in that East Portion of Southern side in that **R.S. No: 316/2 & T. S.No.11/25** measuring **7494 Sq.ft (as per the site measurement)** out of the land measuring 1.04 Acre, comprised in R.S.No.316/2 and bounded as follows:

North by	:	30 Feet Wide Common Road
South by	:	East – West Channel
East by	:	Properties in T. S. No. 11/10, 12, 16 & 17
West by	:	Property in T.S.No.11/21

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

Principal **Power Agent**

5674

புத்தகம் 2023 ஆண்டில்
எண் ஆவணம் ... 22 தாள்களைக
கொண்டது .. 5 .. வது தாள்

4-எண் இணை சார்பதிவாள
மதுரை

For Max Properties Pvt. Ltd,

Director

Measuring:

North: 63'8" Ft East: 111'2" Ft

South: 62'4" Ft West: 126'7" Ft.

The total land extent is **7494 Sq.ft** that is **17.20 Cents** of land in that undivided share of **4919.96 Sq.ft** mentioned in Schedule B herein.

As per Corporation Record the property lies in Ward No. XXII, Block No.6, T. S. No. 11/25.

The Property is situated within the limits of Madurai Corporation.

SCHEDULE 'B'

S.No.	Floors	Flat No.	Super Build-up Area (in Sq.ft)	Undivided Share Land (in Sq.ft)
1	First	F2	1033	519.08
2	First	F3	1033	519.08
3	First	F4	1721	864.80
4	Second	F1	1184	594.96
5	Second	F3	1033	519.08
6	Second	F4	1721	864.80
7	Third	F2	1033	519.08
8	Third	F3	1033	519.08

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

This General Power binds only the above said Flats only.

Principal **Power Agent**

1-புத்தகம் 2023 ஆண்டில் 5674
எண் ஆவணம் 22 தாள்களைக
கொண்டது 6 வது தாள்

4-என் இணை சார்பதிவாள
மதுரை

For Max Properties Pvt. Ltd,

Director

IN WITNESS WHEREOF THE PRINCIPAL ON TODAY SIGN THIS DEED OF GENERAL POWER OF ATTORNEY IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Principal **Power Agent**

For Max Properties Pvt. Ltd,

Director

Witnesses:

1. R. Jeff (R. DEEPAN) No: 91. K.T.K. T. Naga. madurai – 16.

2. V. Thanga. (V. THANGA PANDIAN) S/O. S. Ulaganath, Sathya nandi Shea, madurai – 625002

Prepared by:



B.VIJAYASANKAR, B.Sc,B.L.,
Advocate / Notary
Thirumalai Colony 1st street,
P.P.Chavadi, Madurai - 625 016
Enrl. No. 1281/90 dated 12.12.1990

1-புததகம் 2023 ஆணடில் 5679
என் ஆவணம் ..22 தாள்களைக
கொண்டது ...7.வது தாள்

4-என் இணை சாபதிவாள·
மதுரை

4 என் இணை சாபத்வாளா முத்திரை மதுரை தொகுதி
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

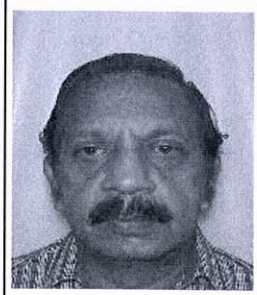
S.No 3730 of 2023

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. விஜயகுமார் residing at No.67-7, New Door. No. 107, Bigmanikara Street, Chegalpattu - 603001, Chengalpet[URBAN], CHENGALPATTU, Chengalpattu, Tamil Nadu, India, 603001.

Sub Registrar: Madurai South Joint 4
Date: 31/05/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Madurai South Joint 4 and fee of ₹ 12,210/- paid at 04:16 PM on the 31/05/2023 by

Left Thumb 	 Additions as per recitals of document	
Execution admitted by Left Thumb 	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:395652381c4c97572c42b480c417bcc4315717 (**Details from UIDAI : Vijayakumar Doraiswamy S/O: Duraisamy, 29-11-1949, xxxxxxxx1312**)	

1-புத்தகம் 2023 ஆண்டில 5674
என் ஆவணம் ... 22 நாள்களைக்
கொண்டது .. 8 .. தினங்கள்

4-எண் இணை சார்பதிவாளர்
மதுரை

4 எண் இணை சார்பதிவாளர் முத்திரை நிலை
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH
மதுரை தெற்கு

Claim admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:92723585ad757c52c24572b22f36c4b9c2f6b4 (**Details from UIDAI : S S Ramakrishna , 23-05-1970, xxxxxxxx0271**)



31st day of May 2023

SENTHIL KUMAR
Sub Registrar
Madurai South Joint 4

Registered as Number **R/Madurai South Joint 4/Book-1/5674/2023**.

Date: 31/05/2023
Madurai South Joint 4

SENTHIL KUMAR
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

1-புதகம் 2023 ஆணடில 5674
எண் ஆவணம் ... 22 தாள்களைக
கொண்டது . 9 ... வது தாள்

4-எண் இணை சாபதிவாள
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Madurai Taluk : Thirupparankundram Town : Madurai Corporation Ward : Ward-22 Madakulam Part 2

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : Block No 6-மாடக்குளம்	11	25	316-2 -	-	ரயத்துவாரி	மனை	-	-	0-		0.00		0	6	98.0	-	0.00	-	துரைச்சாமி மகன் டி.விஜயகுமார்	நிலம்	2022/24/17/000579: DT. 2022-01-05 18:49:56.828 TR DT 05-01-2022

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 05-01-20
பெயர் / Name : Saravanar
பதவி / Designation : Tahsil
இடம் / Place : திருப்பரங்குன்றம் வட்டம் / Thirupparankundram, மதுரை மாவட்டம் / Madu

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/24/17/001/022/0006/11/25 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/24/17/001/022/0006/11/25
2. இத் தகவல்கள் 19-08-2022 அன்று 03:39:15 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 19-08-2022 at 03:39:15 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

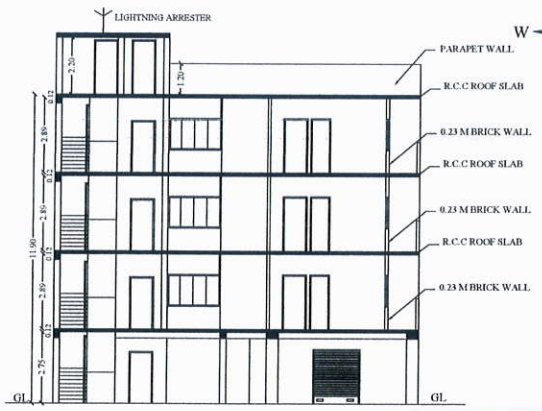
1-புத்தகம் 2023 ஆண்டில 5674
எண் ஆவணம் ... 25 தாள்களைக
கொண்டது (0) வதுதாள்

4-எண் இணை சார்பதிவாள ·
மதுரை

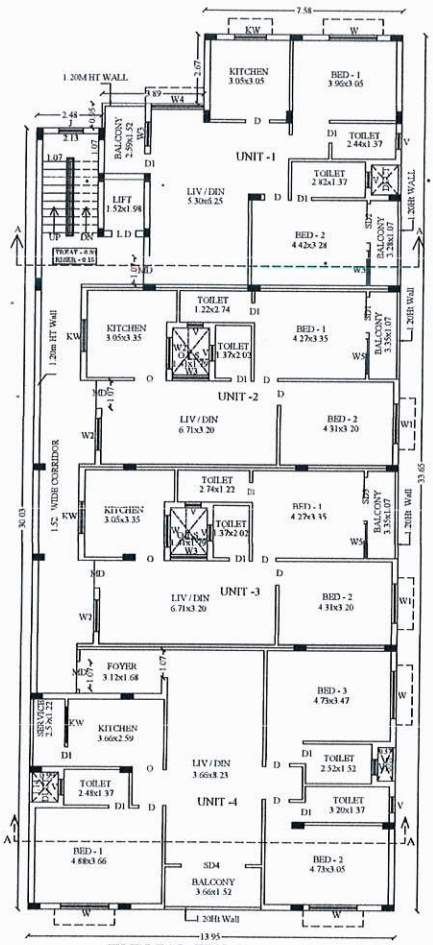
4 எண் இணை சார்பதிவாளர் முத்திரை மதுரை தெற்கு
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH



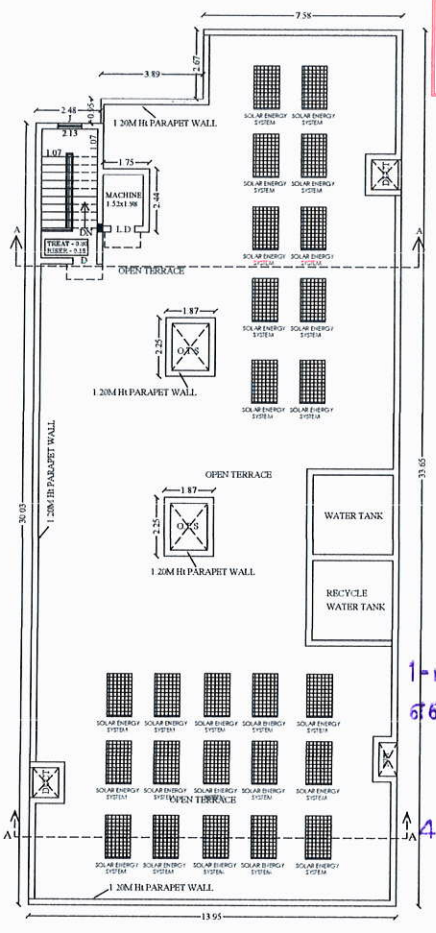
ELEVATION



SECTION - AA



TYPICAL FLOOR PLAN
1St FLOOR, 2nd FLOOR & 3rd FLoor



TERRACE FLOOR PLAN

தீட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளுர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண். SWPMPA/005556/2023 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A'முதல் 'F' வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ.தி.கு எண்:152/2023
திட்ட அனுமதி எண்:154 B/2023

SHEET NO: 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S.NO: 11/25, R.S.NO : 316/2, AT MADAKULAM VILLAGE, TOWN SURVEY WARD NO:XXII, BLOCK NO:6, THIRUPARANKUNDRAM TALUK, MADURAI DISTRICT.
(MADURAI CORPORATION) (SCALE. 1:100)

REFERENCE:-
SITE BOUNDARY -
EXISTING ROAD -
DRIVEWAY -
PROPOSED BUILDING -

SITE AREA DETAILS:
As Per Document & Patta Area - 698.00 SQ.M
As Per Superimposed Area - 692.64 SQ.M

S.No	T.S.NO	Document No	Document Area
01	11/25	275/1975	698.00
TOTAL AREA			698.00

JOINERY DETAILS

MD	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
LD	LIFT DOOR	0.91 x 2.10
W	WINDOW	1.83x 1.22
W1	WINDOW	1.52x 1.22
W2	WINDOW	1.22x 1.22
W3	WINDOW	1.41x 1.22
W4	WINDOW	2.02x 1.22
KW	KITCHEN WINDOW	1.22x 0.76
V	VENTILATOR	0.61 x 0.61

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Area of the Stilt Floor	421.17	28.82	449.99
Area of the First Floor		441.88	441.88
Area of the Second Floor		441.88	441.88
Area of the Third Floor		441.88	441.88
Area of the Head Room	18.33		18.33
Total Area	439.50	1354.46	1793.96

Floor Space Index = 1354.46 / 692.64 = 1.96

DWELLING AREA

FIRST FLOOR	SECOND FLOOR
UNIT -1 = 93.65 sq.m	UNIT -1 = 93.65 sq.m
UNIT -2 = 79.63 sq.m	UNIT -2 = 79.63 sq.m
UNIT -3 = 79.63 sq.m	UNIT -3 = 79.63 sq.m
UNIT -4 = 135.56 sq.m	UNIT -4 = 135.56 sq.m
TOTAL = 388.47 sq.m	TOTAL = 388.47 sq.m

THIRD FLOOR

UNIT -1 = 93.65 sq.m
UNIT -2 = 79.63 sq.m
UNIT -3 = 79.63 sq.m
UNIT -4 = 135.56 sq.m
TOTAL = 388.47 sq.m

TOTAL DWELLING AREA - 1165.41 SQ.M
TOTAL NON DWELLING AREA - 189.05 SQ.M
(Staircase, Lift, Passage)
(Electrical Transformer Room)
TOTAL AREA - 1354.46 SQ.M

No. of Car Parking Required - 14 Nos
No. of Car Parking Provided - 14 Nos

1-புத்தகம் 2023 ஆண்டில் 5677 எண் ஆவணம் ..22.. தாள்களில் கொண்டது. (1...வது தாள்)

4-எண் இணை சார்பதிவாளர் மதுரை

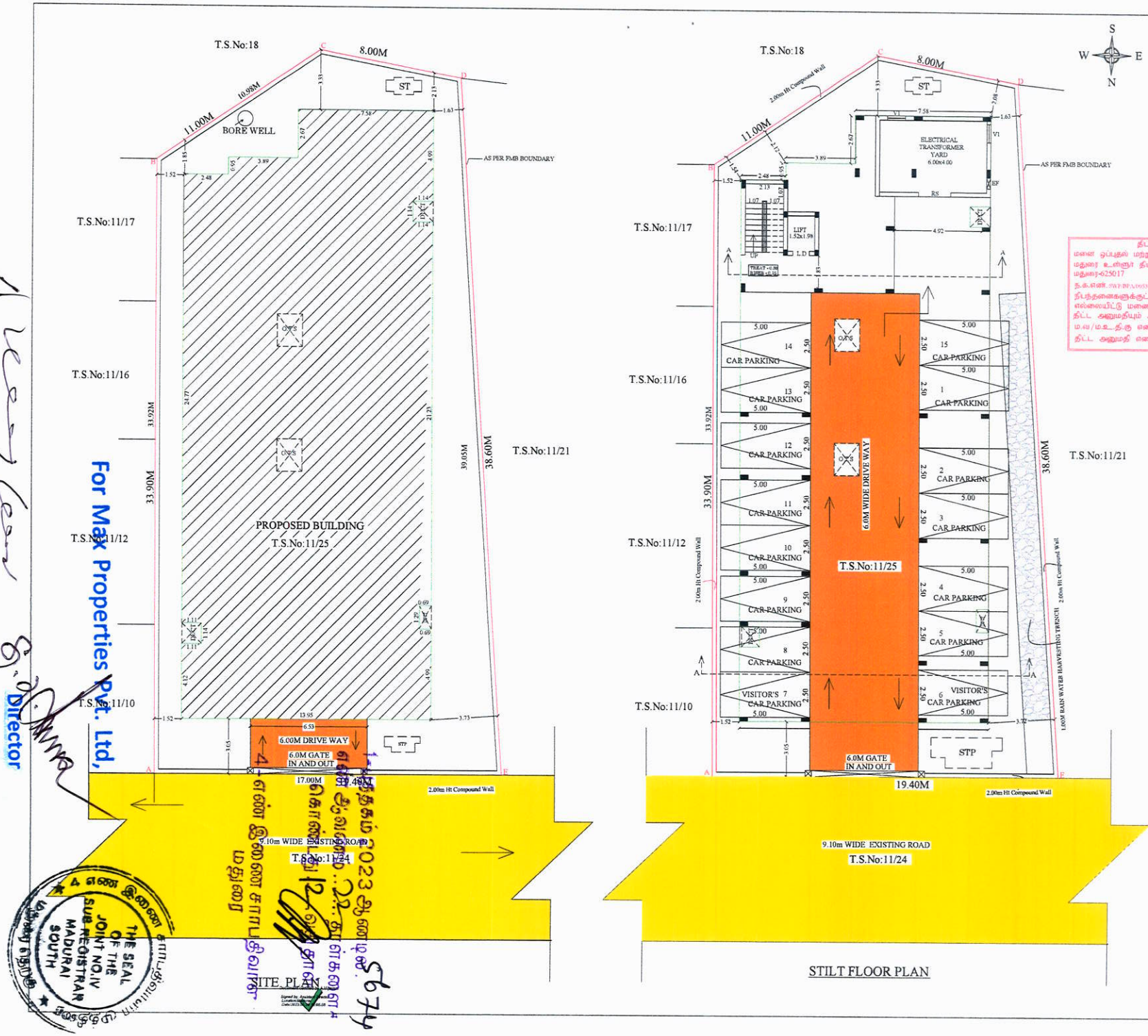
L. VEERAMANI
STRUCTURAL ENGINEER

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

ARCHITECT

For Max Properties Pvt. Ltd,

Director



For Max Properties Pvt. Ltd,

Director

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

நீட்ட அனுமதி
மனை ஒப்புதல் மற்றும் நீட்ட அனுமதி
மதுரை உள்ளூர் நீட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/NPA/005356/2023. உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A'முதல் 'F' வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு நீட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ./ம.உ.தி.கு எண்:152/2023
நீட்ட அனுமதி எண்:154 A/2023

SHEET NO: 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S.NO: 11/25, R.S.NO : 316/2, AT MADAKULAM VII LAGE, TOWN SURVEY WARD NO:XXII, BLOCK NO:6, THIRUPARANKUNDRAM TALUK, MADURAI DISTRICT. (MADURAI CORPORATION) (SCALE 1:100)

REFFERENCE -
SITE BOUNDARY -
EXISTING ROAD -
DRIVEWAY -
PROPOSED BUILDING -

SITE AREA DETAILS:
As Per Document & Patta Area - 698.00 SQ.M
As Per Superimposed Area - 692.64 SQ.M

S.No	T.S.NO	Document No	Document Area
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TOTAL AREA			698.00

JOINERY DETAILS

RS	ROLLING SHUTTER	1.80 x 2.10
MD	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
LD	LIFT DOOR	0.91 x 2.10
W	WINDOW	1.83x 1.22
W1	WINDOW	1.52x 1.22
W2	WINDOW	1.27x 1.22
W3	WINDOW	1.41x 1.22
W4	WINDOW	2.02x 1.22
V	VENTILATOR	0.61 x 0.61
V1	VENTILATOR	1.00 x 0.61

NOTE
EF- EXEX FAN

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
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Area of the First Floor		441.88	441.88
Area of the Second Floor		441.88	441.88
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UNIT -1 = 93.65 sq.m
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UNIT -3 = 79.63 sq.m
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TOTAL NON DWELLING AREA - 189.05 SQ.M
(Staircase, Lift, Passage)
(Electrical Transformer Room)
TOTAL AREA - 1354.46 SQ.M

No. of Car Parking Required - 14 Nos
No. of Car Parking Provided - 14 Nos

STRUCTURAL ENGINEER
Z. VEERAMANI
STRUCTURAL ENGINEER

ARCHITECT

APPLICANT

ENGINEER

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY (i/c)
MADURAI LOCAL PLANNING AUTHORITY
MADURAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT:Thiru VIJAYAN.A B.E..,
ASSISTANT DIRECTOR
Online Building Plan Application – Planning Permission

Online File No SWP/BPA/005356/2023 **Date- 06.05.2023**

Sub;

Residential Building - Office of the Assistant Director of Town and Country planning –Madurai District –Madurai Corporation – Tiruparankundram Taluk–MadakulamVIllage- S.F No 316**/2**–Ward-XXII-Block-06,T.S NO11/25 extent of 698.00Sq.m–Residential Apartment Building Stilt Floor +3 Floors of FSI Area 1354.46 Sqm-Planning Permission issued- Reg.

1. ApplicantThiru. D.Vijaykumar,online application No SWP/BPA/005356/2023 Dated:10.01.2023.
2. Applicant demand remittance letter, Dated: 24.04.2023.
3. G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
11. G.O.53 Housing and Urban Development Department, Dated: 16.04.2018 G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
12. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
13. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
14. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
19. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1 Dated: 23.04.2022

1-புத்தகம் 2023 ஆணடிலஸ6744
எண் ஆவணம் ...22 தாள்களைக
கொண்டது ...13. மதுதாள்
எண் இணை சாரபதிவாள
மதுரை

For Max Properties Pvt. Ltd,

Director

இணை சாபதிவாளர் எண் 4 மதுரை தொற்
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Apartment Building 12 Dwellings Stilt Floor +3 Floors in Madurai District, Madurai Local planning Authority, Madurai Corporation , Tiruparankundram Taluk, madakulam Village S.F No 316/2–Ward-XXII,Block-06,T.S NO11/25 extent of 692.64 Sq.m.The site approval from **A to E** has been Approved the LP/MLPA No:152/2023 for Site has been issued with the following common and special conditions.

The area statement for the Proposed Residential building is as below.

Area of Site –692.64 sq.m.

Building details: Apartment Building

Floor details	FSI(Sqm)	Non FSI Area (Sqm)	Total Area (Sq.m)	use
Stilt Floor	28.82	421.17	449.99	parking
First Floor	441.88	--	441.88	4 Dwelling
Second Floor	441.88	--	441.88	4 Dwelling
Third Floor	441.88	--	441.88	4 Dwelling
Terrace Floor	--	18.33	18.33	--
TOTAL	**1354.46**	**439.50**	**1793.96**	

FSI =1354.46/692.62= 1.96<2.00

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No.154A/2023 to 154B/2023** and Duration of Permission from **06.05.2023** to 05.**05.2031** (8Years) has been accorded with the following special condition

Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
5. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate

5074
புரட்டம் 2023 ஆணடில்.
எண் இணை ..... 22 தாள்களை
கொண்டது 14 வது தாள்
சார்பதிவாளர்
இணை சார்பதிவாளர்
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

For Max Properties Pvt. Ltd,

Director

project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
   a. Title or ownership of the site or building
   b. Easement Rights.
   c. Structural Reports, Structural Drawing and Structural aspects.
   d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
   e. Workmanship, soundness of structure and materials used.
   f. quality of building services and amenities the construction of building
   g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. This Permit is furnished by virtue of power delegated by Madurai Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Member Secretary Madurai Local Planning Authority. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

1-மதுரை 2023 ஆண்டின் 5679
ன் கீழ் வரும் 22 தாள்களைக்
கொண்டது 15 வது தாள்

5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

4-எண் இணை சார்பதிவாளர்
மதுரை

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

4 எண் இணை சார்பதிவாளர் மதுரை
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH
மதுரை தெற்கு

For Max Properties Pvt. Ltd,

Director

9. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Madurai Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the proposed of Residential Building .

Fees Paid Details

Scrutiny Fees	-	Rs.4626/-
Centage Charge for Building	-	Rs.2000/-
Centage for Land	-	Rs. 1000/-
Development Charges for Land	-	Rs.1386/-
Development Charges for Building	-	Rs. 7176/-
Infrastructure and Amenities Charges	-	Rs. 2,56,000/-
Security Deposit Charges	-	Rs.1,29,000/-
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs.21,000/-
OSR Charges	-	Rs.1,70,000/-
Shelter Fund	-	Not Applicable
Premium FSI	-	Not Applicable

1-புத்தகம் 2023 ஆண்டில் 5674
எண் ஆவணம் ....28.தாள்களை
கொண்டது 16.வது தாள்

4-எண் இணை சார்பதிவாள
மதுரை

To:

1.The Commissioner,
Madurai Corporation,
Madurai.

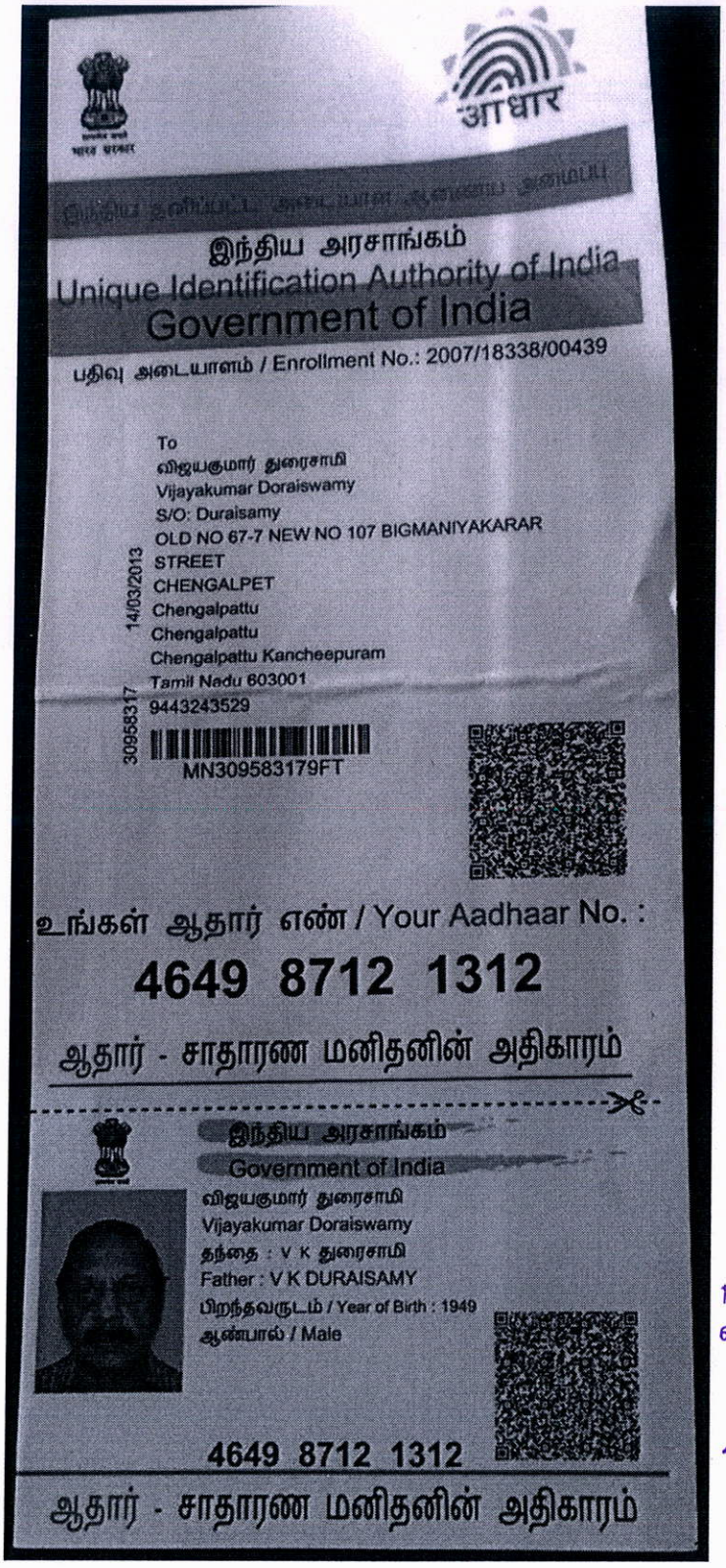
2.ThiruD.Vijaykumar,
67-7,NewNo10,
Bigmaniyalarstreet ,
Chengalpattu,603001

Document certified by A.Vijayan
Signed by: Assistant Director
Location:Madurai
Date:2023.05.06 12:02:51

இணை சார்பதிவாளர் முதல் எண்
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH
மதுரை தெற்கு

For Max Properties Pvt. Ltd,

Director



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2007/18338/00439

To
விஜயகுமார் துரைசாமி
Vijayakumar Doraiswamy
S/O: Duraisamy
OLD NO 67-7 NEW NO 107 BIGMANIYAKARAR
STREET
CHENGALPET
Chengalpattu
Chengalpattu
Chengalpattu Kancheepuram
Tamil Nadu 603001
9443243529

14/03/2013
30958317
MN309583179FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :
4649 8712 1312

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India
விஜயகுமார் துரைசாமி
Vijayakumar Doraiswamy
தந்தை : V K துரைசாமி
Father : V K DURAISAMY
பிறந்தவருடம் / Year of Birth : 1949
ஆண்பால் / Male

4649 8712 1312

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

1-புதகம் 2023 ஆணடில 5674
எண் ஆவணம் ... 22 தாள்களைக
கொண்டது 17 வது தாள்

4-எண் இணை சார்பதிவாள
மதுரை

4 எண் இணை சார்பதிவாளர் முத்திரை
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH
மதுரை தெற்கு

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2192/40169/02342

To
ராமகிருஷ்ணா சங்கரய்யா
RAMAKRISHNA SANGARAYYA
3/220a
SARVOTHAYA NAGR
KEELAKUYILKUDI POST
Melakuyilkudi
Madurai Tamil Nadu - 625019
9842314181

Signature Not Verified
Digitally signed by US UNIQUE IDENTIFICATION AUTHORITY OF INDIA 05
Date: 2022.12.15 06:18:55 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6519 5971 0271

VID : 9151 8346 7452 4659

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 23/04/2013



ராமகிருஷ்ணா சங்கரய்யா
RAMAKRISHNA SANGARAYYA
பிறந்த நாள்/DOB: 23/05/1970
ஆண்/ MALE

6519 5971 0271

VID : 9151 8346 7452 4659

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
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- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

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- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
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Unique Identification Authority of India

Download Date: 15/12/2022

முகவரி:
எண் 3/220அ, சர்வோதயா நகர்,
கீழக்குயில்குடி அஞ்சல், மேலகுயில்குடி,
மதுரை,
தமிழ்நாடு - 625019

Address:
3/220a, SARVOTHAYA NAGR,
KEELAKUYILKUDI POST, Melakuyilkudi,
Madurai,
Tamil Nadu - 625019

6519 5971 0271

VID : 9151 8346 7452 4659

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THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

For Max Properties Pvt. Ltd,

Director

1-புதகம் 2023 ஆண்டு 5674
எண் ஆவணம் ..... தாள்களை
கொண்டது 18 ..... வது தாள்

4-எண் இணை சார்பதிவாளர்
மதுரை

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00754/83232

To
பெருமாள் ராமையா
Perumal Ramaiah
S/O. RAMAIAH
NO.91 K.T.K. THANGAMANI NAGAR
3RD STREET
THATHANERI
PAKKIA NATHA PURAM
Madurai North
Thathaneri
Madurai Tamil Nadu - 625018
9095321200

Download Date: 21/07/2021

Issue Date: 07/07/2021

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6373 5526 2715

VID : 9166 6258 5072 6799

எனது ஆதார், எனது அடையாளம்

Government of India

Download Date: 21/07/2021

பெருமாள் ராமையா
Perumal Ramaiah
பிறந்த நாள்/DOB: 09/02/1979
ஆண்/ MALE

Issue Date: 07/07/2021

6373 5526 2715

VID : 9166 6258 5072 6799

எனது ஆதார், எனது அடையாளம்

Government of India

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நகலம்

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- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
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முகவரி:
சொ/ப, த.எ.91 கே.டி.கே. தங்கமணி நகர், 3வது தெரு, பாக்கிய நாத புரம், மதுரை வடக்கு, மதுரை, தமிழ் நாடு - 625018

Address:
S/O. RAMAIAH, NO.91 K.T.K. THANGAMANI NAGAR, 3RD STREET, PAKKIA NATHA PURAM, THATHANERI, Madurai North, Madurai, Tamil Nadu - 625018

6373 5526 2715

VID : 9166 6258 5072 6799

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R. 1-புத்தகம் 2023 ஆண்டில் 57
என் ஆவணம் 22 தாள்களை
கொண்டது 19 வது தாள்

4-எண் இணை சார்பதிவாளர்
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/11206/41864

To
தங்கபண்டியன் உ
Thangapandian U
S/O: Ulaganathan
18-6
SATHYAMOORTHY
6TH MAIN STREET MEENATCHIPURAM
Madurai North
Madurai Tamil Nadu - 625002
9787720087

Signature Not Verified
Digitally signed by GOI UNIQUE IDENTIFICATION AUTHORITY OF INDIA 05
Date: 2022.12.29 08:38:00 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2345 3335 9935

VID : 9180 6205 9811 4641

எனது ஆதார், எனது அடையாளம்

Government of India



தங்கபண்டியன் உ
Thangapandian U
பிறந்த நாள்/DOB: 05/11/1992
ஆண்/ MALE

Issue Date: 24/04/2013

2345 3335 9935

VID : 9180 6205 9811 4641

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
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- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Unique Identification Authority of India

முகவரி:
S/O: உலகநாதன், 18-6, சத்தியமூர்த்தி, 6-வது மெயின் தெரு மீனாட்சிபுரம், மதுரை வடக்கு, மதுரை, தமிழ் நாடு - 625002

Address:
S/O: Ulaganathan, 18-6, SATHYAMOORTHY, 6TH MAIN STREET MEENATCHIPURAM, Madurai North, Madurai, Tamil Nadu - 625002

Download Date: 23/12/2022

2345 3335 9935

VID : 9180 6205 9811 4641

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1-புத்தகம் 2023 ஆண்டில் 5674 எண் ஆவணம் ..... தாள்களைக் கொண்டது. 2 வது தாள்

4-எண் இணை சாபதிவாளர்
மதுரை

4 எண் இணை சாபதிவாளர் முதல் நிலை
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH
மதுரை தெற்கு

MAX Properties Pvt. Ltd.

COPY OF THE MINUTES OF BOARD OF DIRECTORS MEETING HELD ON 19TH MAY 2023 AT COMPANY REGISTERED OFFICE MAX PLAZA, I FLOOR, ARUNACHALAM STREET, S.S.COLONY, MADURAI – 625 010.

Resolution: 4

The Directors have identified the following land for promoting Apartments in Joint Venture. Resolved that Thiru. S. S. Ramakrishna Director of the Company is hereby authorized to get General Power of Attorney from the Land Owner Dr. D. Vijayakumar

DESCRIPTION OF PROPERTY

In Madurai District, Madurai South Registration District, South Joint IV Sub-Registration formerly Madurai South Taluk, and Presently Thirupparankundram Taluk, Madakulam Village, the South – Eastern Portion of the vacant site in **Block "F"** measuring **7494 Sq.ft (as per the site measurement) comprised in R.S. No: 316/2 & T. S.No.11/25**, out of the land measuring 1.04 Acre, comprised in R.S.No.316/2 and bounded as follows:

North by	:	30 Feet Wide Common Road
South by	:	East – West Channel
East by	:	Properties in T. S. No. 11/10, 12, 16 & 17
West by	:	Property in T.S.No.11/21

Measuring:

North: 63'8" Ft	East: 111'2" Ft
South: 62'4" Ft	West: 126'7" Ft.

The total land extent is **7494 Sq.ft** Sq.ft **(i.e.17.20 Cents)** of land in that undivided share of **4919.96 Sq.ft.**

Further resolved that Thiru. S. S. Ramakrishna Director be and is hereby authorized to sign Builders Agreement and Sale Deed in connection with the land mentioned above and other relevant documents connected with the registration on behalf of the company.

/TRUE COPY/

For Max Properties Pvt. Ltd,

S.R. Ashly
Director

For Max Properties Pvt. Ltd,

Nicoline
Director

For Max Properties Pvt. Ltd,

Director

1-புத்தகம் 2023 ஆண்டில் 5674
எண் ஆவணம் 12 தாள்களைக்
கொண்டது. 21 வதுதாள்
மதுரை

THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Madurai South Joint 4
Application No.	S01LANDVV202305315071654
Transaction No.	REG202305312505659
Transaction Date	31/05/2023

Application Details

Applicant Name	Max Properties Pvt Ltd
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	100/-
Registration Fee (₹)	10000/-
Computer Fee (₹)	500/-
CD Fees (₹)	100/-
Subdivision Fee (₹)	1600/-
DW Welfare fee (₹)	10/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CKX0501914
Payment Mode	Online
Amount Paid (₹)	12310/-
Payment Status	Success
Payment Date	31/05/2023

1-புத்தகம் 2023 ஆண்டில், 5674
எண் ஆவணம் ... 22 தாள்களைக்
கொண்டது 22 வது தாள்

4-எண் இணை சாபதிவாள
மதுரை

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

4 எண் இணை சாபதிவாளர் மதுரை தெற்கு
THE SEAL OF THE JOINT NO.IV SUB REGISTRAR MADURAI SOUTH

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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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