



TNRERA/A2/2010/2025

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'**

[See rule 7(4)]

This extension of registration is granted under section 7(3) of The Real Estate (Regulation and Development) Act, 2016 to the following project:

Project Details & Address:

Project validity extension for Block No: D: Stilt floor cum Ground floor + 19 floors – 171 Dwelling units with Height 59.90m; Block – E1: Stilt floor cum Ground floor + 19 floors – 114 Dwelling units with 59.90m, Block – F : Stilt floor cum Ground floor + 18 floors – 162 Dwelling units with Height 56.90m (Total 447 dwelling units) comprised in Survey No. 166/1A, 166/1B, 166/2, 166/3A, 166/3B, 166/4A, 166/4B, 166/5A, 166/5B, 166/15A1 of Karapakkam village, Rajiv Gandhi Salai (Old Mahabalipuram Road) within the limits of Greater Chennai Corporation, Chengalpattu District. CMDA issued Planning Permission No: OL-PP/HRB/0003/2024 in Lr No: CMDA/PP/HRB/S/0668/2022 Dated 20/02/2024. Greater Chennai Corporation issued Building Permission No: CEBA/WDCN15/00124/2024 dated 14/03/2024 was registered Form 'C' No. TN/29/Building/0379/2024 dated 28.05.2024 with the date of completion upto 29.06.2025.

APPLICANT:

M/s.SHREE MAHALAXMI ENTERPRISES


Rep by its Managing Director i) Hetal M Doshi, & Praneeth Jain (GPA Holder)
No. 156 POONAMALLE HIGH ROAD, 9TH FLOOR, DOSHI TOWER, KILPAUK,
CHENNAI, KILAPUK,
Chennai – 600010.

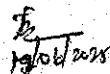
2. This extension of registration is granted under Sec 7 (3) of the Real Estate (Regulation and Development) Act, 2016 subject to the following conditions, namely:-

- (i) Without prejudice to the rights of the buyers in the Sale/Construction agreement as well as the Act Rules.
- (ii) The promoter shall execute and register a conveyance deed infavour 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;
- (iii) The promoter shall deposit seventy percent of the amount realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- (iv) The extension shall be valid for **Block D, E1 and F from 30.06.2025 to 29.06.2026** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act; Subject to the condition that by declaring fresh project completion period, the promoter is not absolved of the liability under the agreement, Act & Rules.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (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) 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.

Dated: 17.06.2025

Place: Chennai.


Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority



Additional Director
(Operation)
TNRERA, Chennai-6

