



File No: TNRERA/PBF/0135/2024

**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

**TN/29/Building/0379/2024 dated 28.05.2024**

**Project Name: RISINGTON PHASE - II**

**Project Details & Address:**

Registration of High-Rise Building(South) – The revised Planning Permission Application for the proposed construction of 4 High Rise Building viz., now applied 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) out of Block 8 Blocks & Club House cum Commercial with 1332 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

**Applicant:**

**1 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, KILPAUK,  
Chennai - 600010

**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 29.06.2025 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 allottees/association of allottees.

**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: **ICICI Bank, KILPAUK, Chennai, Tamil Nadu.**  
Account Number : **027805005298**

**Dated:**28.05.2024  
**Place:** Chennai

Digitally Signed by  
**S Selvakumar**  
(Additional Director, TNRERA)

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

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



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.

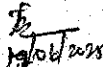
**2. This extension of registration is granted under Sec 7 (3) of the Real Estate (Regulation and Development) Act, 2016 subject to the following conditions, namely:-**

- (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 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;
- (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

