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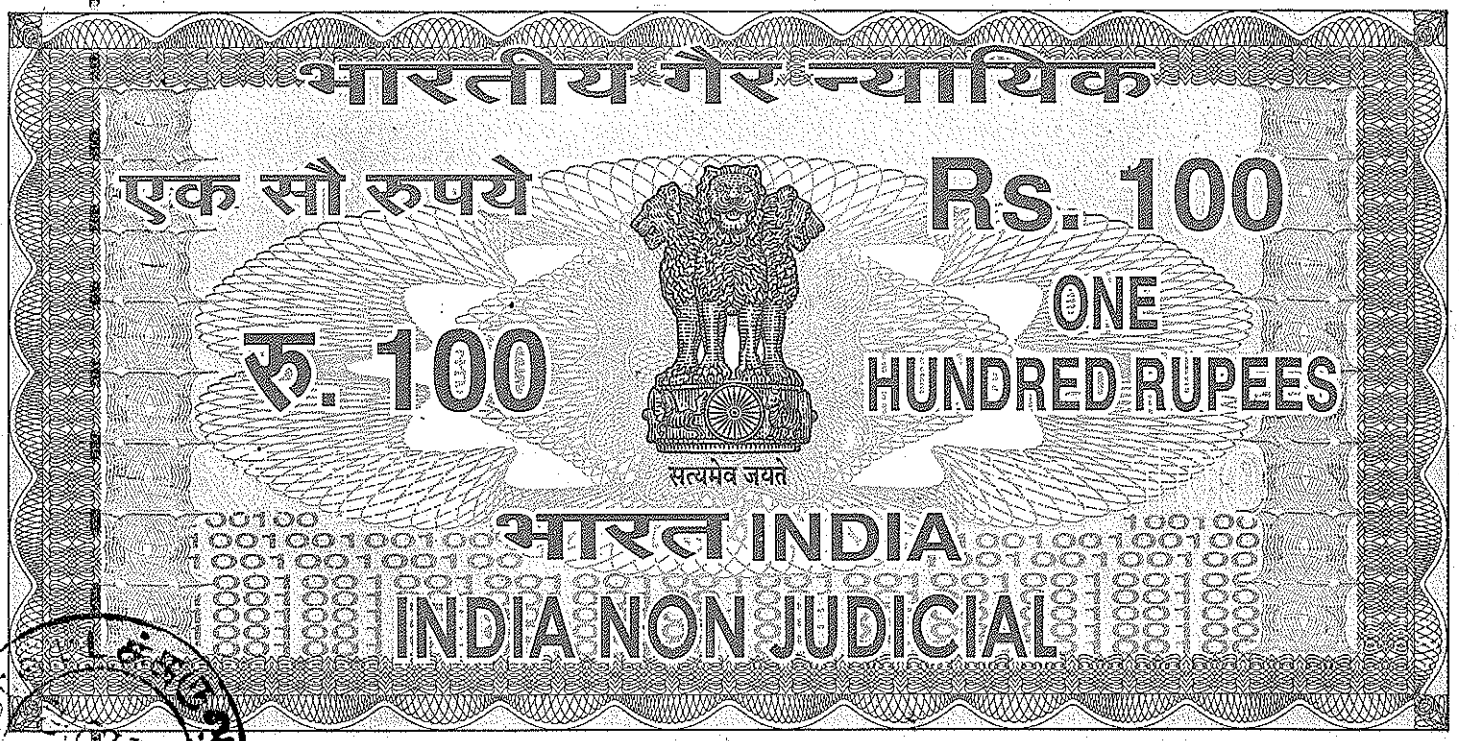
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தமிழ்நாடு तमिलनाडु TAMILNADU 20 MAR 2024 DB 507547

Shree Mahalaxmi Enterprises
Chennai

R. SHANMUGAVALLI
STAMP VENDOR L/No.1080/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile : 9445361[illegible]

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

M/s. SHREE MAHALAXMI ENTERPRISES Represented By its Partner Mrs.Yashumathi H. Doshi w/o Late Mr. Harshad V. Doshi aged, about 72 years having office at No.156 Poonamalle High Road, 9th Floor Doshi Towers, Kilpauk Chennai - 600 010., Developer of the Project "RISINGTON PHASE: II" in S. Nos: 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), Sholinganallur Taluk Chennai - 600 097., within the limits of Greater Chennai Corporation.

For SHREE MAHALAXMI ENTERPRISES

Yashu Doshi Partner

Yashu Doshi

AND

1. **YASHUMATHI H. DOSHI**, Wife of Late Harshad V. Doshi, Hindu, aged about 73 years, residing at Flat Nos.4A & 4B, Block- II, Doshi Llanstephen, No.72/95, Mc' Nichols Road, Chetpet, Chennai- 600 031

2. **JIGAR H DOSHI** Son of Late Harshad V. Doshi, aged about 40 years, residing at Flat No : 4C, Block - II, Doshi Llanstephen, No.72/95, Mc' Nichols Road, Chetpet, Chennai – 600 031

3. **NISHA PARESH VORA,** Daughter of Late Harshad V. Doshi, w/o Mr. Paresh Vora, aged about 51 years, residing at Flat Nos.4A & 4B, Block- II, Doshi Llanstephen, No.72/95, Mc' Nichols Road, Chetpet, Chennai – 600031.

4. **MEHUL H. DOSHI**, son of Late Harshad V Doshi, Hindu aged about 48 years, residing at Flat Nos. 4D & E, Block -II, Doshi Llanstephen, No. 72/95, Mc' Nichols Road, Chetpet, Chennai - 600 031.

5. **PRAVIN KUMAR M. JAIN**, son of Late Milapchand B.Jain, Jain, aged about 56 years, residing at Flat No: 1201, 12th Floor, 1st Block, Vimalachal, Old No.1088, New No-532, PH Road, Vepery, Chennai - 600 007.

6. **NARESH JAIN,** son of Mohanlal B. Jain, aged about 44 years, residing at No.1, Jermiah Road, Vepery, Chennai - 600 007.

1 to 6 hereinafter collectively referred to as Land Owners and represented herein by their Power Agents, **Mrs. Hetal M. Doshi**, wife of Mehul H. Doshi aged about 45 years residing at Flat Nos. 4D & E, Block -II, Doshi Llanstephen, No. 72/95, McNichols Road, Chetpet, Chennai - 600031, and **Mr. Praneeth Jain** son of Pravin Kumar Jain aged about 30 years

For SHREE MAHALAXMI ENTERPRISES

Yashu Doshi

Partner

residing at Flat No: 1201, 12th Floor, 1st Block, Vimalachal, Old No.1088, New No-532, PH Road, Vepery, Chennai - 600 007., vide Power of Attorney dated 16-06-2018,registered as Document No. 4091/2018 in the office of the Sub-Registrar, Neelankarai.

We do hereby solemnly declare, undertake and state as under:

We have entered into joint development agreement /collaboration agreement /development agreement dated 14.07.2014 or any other agreement with joint development who possess a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

1. We have availed a Project loan to the tune of **Rs. 95 Crores** from M/s Piramal Enterprises Ltd, Mumbai by way of a Simple Mortgage on 21st March 2024

2. That the time period within which the project shall be completed by me/promoter is **19/02/2032**

3. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

For SHREE MAHALAXMI ENTERPRISES

Yamu Doshi

Partner

Yamu Doshi

5. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

6. That I / promoter shall take all the pending approvals on time, from the competent authorities.

7. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For SHREE MAHALAXMI ENTERPRISES

Yashu Doshi

Deponent Partner

verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 20th day of March 2024.

For SHREE MAHALAXMI ENTERPRISES

Yashu Doshi

Deponent Partner



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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