Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number :**P51900023852**
   - Project **AAYESHA PALACE**
   - Plot Bearing / CTS / Survey / Final Plot No.: **23, DADAR NAIGAON DIVISION** at **LOHGAON, Ward FSouth, Mumbai City, 400012**
   - **ZOEB ENTERPRISES** having its registered office / principal place of business at **Ward E, Mumbai City, 400008**

2. This renewal of registration is granted subject to the following conditions, namely:-
   - 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 sub-rule (2) of rule 9
   - The promoter shall deposit seventy percent of the amounts 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 subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
     OR
   - That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The registration shall be valid for a period commencing from **07/01/2020** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
   - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the 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

"This certificate of registration supersedes and replaces the previous certificate of registration dated 16/03/2026"

Digitally Signed By
Prakash Kaluram Sabale
(Secretary, MahaRERA)
18 AUG 2026 12:39:36 PM +0530

Dated: 18/08/2026
Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: AAYESHA PALACE
Project Registration Certificate Number: P51900023852
Promoter Name: ZOEB ENTERPRISES
Original Project Completion date: 30/12/2023
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	08/06/2023

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1		31/12/2025
Covid Extension -2	14/04/2020	31/03/2023
Covid Extension -3	10/06/2020	30/06/2023
Covid Extension -4	08/09/2021	30/12/2023
Extension-5	31/01/2024	29/12/2024
Extension-6	14/03/2026	31/12/2027

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