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 :**P51800048376**
   - Project **DEM PHOENIX**
   - Plot Bearing / CTS / Survey / Final Plot No.: **118I pt** at **Malad, Borivali, Mumbai Suburban, 400097**
   - **DEM BUILDWELL** having its registered office / principal place of business at **Malad, Borivali, Mumbai Suburban, 400097**

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 **27/12/2022** and ending with **31/07/2026** 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 20/10/2025"

Digitally Signed By
Prakash Kaluram Sabale
(Secretary, MahaRERA)
13 AUG 2026 03:16:32 PM +0530

Dated: 13/08/2026
Place : Mumbai

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

Summary

Project Name: DEM PHOENIX
Project Registration Certificate Number: P51800048376
Promoter Name: DEM BUILDWELL
Original Project Completion date: 31/10/2025
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	21/03/2023
Correction-2	09/10/2023
Correction-3	09/12/2024

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	18/10/2025	31/07/2026

"This certificate of registration supersedes and replaces the previous certificate of registration dated 20/10/2025"