# 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 :**PM1270002500530**
   - Project **Ashtavinayak Riverside**
   - Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 2 & 2A Sector-18, Taloja, Navi Mumbai** at **Taloje Panchnad, Panvel, Raigarh, 410208**
   - **M/s Ashtavinayak Enterprises** having its registered office / principal place of business at **Navi Mumbai (M Corp.), Thane, Thane, 400703**
   - Additional project details are provided as an annexure

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 **11/08/2025** and ending with **31/12/2030** 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

**Digitally Signed By**
Prakash Kaluram Sabale
(Secretary, MahaRERA)
29 DEC 2025 12:24:21 PM +0530

**Dated: 29/12/2025**
**Place : Mumbai**

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

# Annexure - Additional Project Details

**Project Name: Ashtavinayak Riverside**

**Registration Number: PM1270002500530**

**Project Built-up Area: 2221.05**

**Building Details:**

| Building Name / Number | Wing Name / Number | Sanctioned habitable floors | Number of Units (Residential + Non-Residential) | Commencement Certificate for construction Issued up-to (No. of Floors) |
|---|---|---|---|---|
| Ashtavinayak Riverside | NA | 5 | 17 | 10 |

**Parking Details:**

**Building Name: Ashtavinayak Riverside**

**Wing Name: NA**

| No. of 2-Wheeler Parking | No of 4-Wheeler Parking | No of Vehicle Bus Parking (if any) | No of Visitor Parking | Total No of Parking |
|---|---|---|---|---|
| 15 | 90 | 0 | 7 | 112 |

# Summary

Project Name: Ashtavinayak Riverside
Project Registration Certificate Number: PM1270002500530
Promoter Name: M/s Ashtavinayak Enterprises
Original Project Completion date: 31/12/2029
Project Type: Mixed

**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 | 29/12/2025 | 31/12/2030 |