Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number : **PR1180002501493**
   - Project **Invictus by GS Tower F**
   - Plot Bearing / CTS / Survey / Final Plot No.: **647 (Part)** at **Others, CTSO Bandra, Mumbai Suburban, 400051**
   - **TEN X REALTY WEST LIMITED** having its registered office / principal place of business at **Thane (M Corp.), Thane, Thane, 400011**
   - Additional project details are provided as an annexure

2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees.
   - 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 Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,Rates of Interest and Disclosures on Website) Rules,2017
   - 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 **18/11/2025** and ending with **31/08/2031** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - 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)
24 FEB 2026 12:26:49 PM +0530

Dated: 24/02/2026
Place : Mumbai

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

Annexure - Additional Project Details

Project Name: Invictus by GS Tower F

Registration Number: PR1180002501493

Project Built-up Area: 5210.65

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)
Tower F	NA	14	26	Plinth

Parking Details:

Building Name: Tower F

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
0	118	0	8	126

Summary

Project Name: Invictus by GS Tower F
Project Registration Certificate Number: PR1180002501493
Promoter Name: TEN X REALTY WEST LIMITED
Original Project Completion date: 31/08/2031
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	24/02/2026