Telangana Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 6(d)]

This extension of registration is granted under section 6 of the Act, to the following project: *Project:* ***ETERNA****, Survey No.:* ***47/P*** *at* ***Gachi Bowli, Serilingampally, Ranga Reddy, 500032***; registered with the regulatory authority vide project registration certificate bearing No **P02400003690** of

1. **PHOENIX TECHNO BUILD PVT.LTD.** having its registered office / principal place of business at *Mandal:* ***Shaikpet****, District:* ***Hyderabad****, Pin:* ***500033***.

2. This extension of registration is granted subject to the following conditions, namely:-
   i. 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, plot or building, as the case may be, or the common areas as per section 17;
   ii. 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 sub-clause (D) of clause (I) of sub-section (2) of section 4;
   iii. The registration shall be extended by a period of **4 months** and shall be valid until **11/12/2027**
   iv. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   v. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
   vi. 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.
   vii. The Promoter shall protect the rights and interests of the Allottees and to follow the AOS conditions.
   viii. The Promoter shall be required to file/upload upto date QPR's and Form -7.
   ix. The Promoter shall be required to submit revised Form- B, indicating revised date of completion of the Project.
   x. The grant of extension of the project validity shall not affect/jeopardize the rights accrued in favour of the allottees who have booked their plot, or unit or apartment or building or villa in the said real estate project as the case may be for which extensions of project validity is sought.

Note: This is a special extension of 4 months as per TGRERA order 1414/TGRERA/2026 dt: 31.07.2026

Digitally Signed By
KADADHASU SRINIVAS
Secretary
Date: 29/09/2026 01:41:22 PM

Dated: **28/09/2026**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority