



**HARERA
GURUGRAM**

**CONDITIONS OF EXTENSION OF
REGISTRATION IN
CONTINUATION OF
REGISTRATION CERTIFICATE**

This extension of registration is granted subject to the following conditions, namely: —

- (i) The promoter shall submit the copy of occupation certificate, copy of OC application and attached documents, deed of declaration and enclosed documents;
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee(s) for Unit/Apartment for Residential/Commercial/any other usage (as the case may be) along with parking (if applicable);
- (iii) If there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the project as per registration with the authority, which shall include the extension of the registration if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the allottees;
- (iv) This extension is granted without prejudice to rights of allottees under section 18 as the promoter fail to prove reasonable circumstances and without fault to complete the project in the timeline declared under section 4(2)(l)(c);
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

REVOCATION OF REGISTRATION

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 thereunder.

AUTHENTICATED
Shashank
SHASHANK SHARMA
ASSOCIATE ENGINEER EXECUTIVE

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**

**HARERA
GURUGRAM**

EXTENSION NO. 44 OF 2025

RC/EXT./2025/44

DATE 04.11.2025

**EXTENSION OF
REGISTRATION CERTIFICATE**

**REAL ESTATE PROJECT
BIRLA NAVYA ANAIKA**

The registration granted vide no. 2022/71 revised as 2025/44 under section 6 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project extension number as mentioned above

DETAILS OF EARLIER REGISTRATION

S.No.	Particular	Detail
1.	Registration Certificate No.	71 of 2022 dated 27.07.2022.
2.	Valid up to	31.12.2025
3.	Extension granted up to	31.12.2026.

PARTICULARS OF THE PROJECT

S.No.	Particular	Detail
1.	Name of the project	Birla Navya Anaika.
2.	Location of the project	Sector-63A, Gurugram.
3.	Area of the project registered	2.0588 Acres.
4.	Nature of the project	Independent Residential Floors.
5.	Total saleable area of the project registered	18,366.27 sqmtr.
6.	Number of Units	120 floors on 30 plots

NAME OF THE PROMOTER

S.No.	Particular	Detail
1.	Promoter/Conveyance deed holder	M/s Avarna Projects LLP

PARTICULARS OF THE PROMOTER 1/ CONVEYANCE DEED HOLDER

S.No.	Particular	Detail
1.	Name	M/s Avarna Projects LLP
2.	Registered Address	H-65, Connaught Circus, New Delhi-110001.
3.	Corporate Office Address	H-65, Connaught Circus, New Delhi-110001.
4.	Local Address	Unit No 501, 5 th floor, Tower -03, Worldmark, Gurugram, Haryana-122001.
5.	LLPIN	AAP-6767
6.	PAN	ABPFA2911A
7.	Status	Active.
8.	Mobile No.	8828809059
9.	Email-Id	Be.ncr.legal@adityabirla.com
10.	Authorized Signatory	Nitin Sharma

This extension of registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith, which shall be read as part of this extension of registration certificate.

Dated: 04.11.2025.
Place: Gurugram

Arun Kumar

(Arun Kumar)

Chairman

Haryana Real Estate Regulatory Authority
Gurugram

Arun Kumar, IAS (Retd.)

Chairman

Haryana Real Estate Regulatory Authority
Gurugram

अरुण कुमार आई.ए.एस. (सेवानिवृत्त)

अध्यक्ष

हरियाणा भू-सम्पदा विनियामक प्राधिकरण
गुरुग्राम