



PUBLIC NOTICE

**APPLICATION FOR REGISTRATION OF THE PROJECT NAMEDLY
“THE BUNGALOWS”
SITUATED IN SECTOR- 59, GURUGRAM BEING DEVELOPED BY
M/s BASE BUILDWELL PVT. LTD.**

It is for the information of the general public and existing allottees of the project group housing colony being developed under DTCP license no.'s 16 of 2008, 28 of 2008 and 44 of 2011 issued in collaboration with Base Export Pvt. Ltd. and Buzz Hotels Pvt. Ltd. in Sector-59, Gurugram, that an application dated 12.10.2026 for registration of the Real Estate Project namely “THE BUNGALOWS” under Section 4 of the Act of 2016 is submitted in the Authority by M/s BASE BUILDWELL PVT. LTD.

The Director, Town and Country Planning, Haryana (“DTCP”) granted Licence No. 16 of 2008 dated 31.01.2008 for land admeasuring 17.55 acres in favour of M/s Aspirants Builders Private Limited and others in collaboration with M/s Base Exports Private Limited, Licence No. 28 of 2008 dated 17.02.2008 for land admeasuring 11.90 acres in favour of M/s Hi-Energy Realtors Private Limited and others in collaboration with M/s Buzz Hotels Private Limited and Licence No. 44 of 2011 dated 13.05.2011 for land measuring 4.725 acres in favour of Hi-Energy Realtors Private Limited and others in collaboration with Buzz Hotels Private Limited for development of Group Housing Colony in Sector 59, Gurugram. Total Licensed area of the colony comprising above mentioned three licenses becomes 34.175 acres.

The phasing plan for the group housing colony measuring 34.175 acres has been approved by DTCP, Haryana vide DRG no. DTCP 10512 dated 24.09.2024. Accordingly, the colony is being developed in 5 phases as per details given below;

1. Phase 1 admeasuring 6.51875 acres was earmarked for road.

2. Phase 2 admeasuring 7.8375 acres have a group housing by Mahindra Homes Private Limited registered with the Authority vide RC No. 42 of 2017 dated 26.10.2017, 47 of 2017 dated 26.10.2017 and 26 of 2022 dated 15.03.2022.
- 3. Phase 3 admeasuring 8.19375 acres is earmarked for future development and now proposed to be developed by Base Buildwell Private Limited (applicant herein) as a group housing by the name of "The Bungalows".**
4. Phase 4 admeasuring 8.9187 acres have a group housing by Heritage Max Realtech Private Limited, registered with the Authority vide RC No. 19 of 2019 dated 01.04.2019 and 27 of 2021 dated 22.06.2021.
5. Phase 5 admeasuring 2.7063 acres is earmarked for future development.

Further, assignment of joint development rights/marketing rights have been granted by DTCP, Haryana for area measuring 1.84375 acres in license no. 16 of 2008 and area measuring 6.35 acres in license no. 28 of 2008 (total area 8.19375 acres i.e., phase 3) in favour of Base Buildwell Pvt. Ltd. vide DTCP Endst. no. LC-1042/ JE(RK)/2024/29932 dated 20.09.2024.

Out of total license area admeasuring 34.175 acres, an area measuring 1.23125 acres from license no. 16 of 2008 and an area measuring 6.025 acres from license no. 28 of 2008 (total area 7.25625 acres) has been transferred in favour of Base Buildwell Pvt. Ltd. vide DTCP Endst. no. LC-1042-IV/JE(RK)/2026/3558 dated 30.01.2026 and DTCP Endst. no. LC-1040-III/JE(RK)/2026/3536 dated 30.01.2026 respectively. Further, land admeasuring 0.9375 acres falling under 24 mtr road has been gifted to the Government of Haryana vide gift deed dated 14.02.2025. Therefore, total licensed area (i.e., $7.25625 + 0.9375 = 8.19375$ acres) under phase 3 vests with Base Buildwell Pvt. Ltd. and Government of Haryana respectively.

DTCP, Haryana granted the approval of change in beneficial interest by change in share holding pattern of Base Buildwell Pvt Ltd vide Endst. No. LC-1042-IV/JE(RK)/2026/3573-79 dated 30.01.2026.

The revised demarcation cum zoning plan of the group housing colony measuring 34.175 acres has been approved by DTCP, Haryana vide DRG No DTCP 12261 dated 08.06.2026.

Further, DTCP, Haryana granted the approval of building plans for the project phase 3 part of group housing colony measuring 34.175 acres vide memo no. ZP-409-III/PA(DK)/2026/35927 dated 08.10.2026.

Now, the promoter (M/s Base Buildwell Pvt. Ltd.) has approached the Haryana Real Estate Regulatory Authority, Gurugram for registration of the project (Phase 3) namely "The Bungalows" under Section 4 of the Act of 2016 vide their application dated 12.10.2026.

The applicant promoter and Erstwhile promoters i.e., Base Export Pvt. Ltd. and Buzz Hotels Pvt. Ltd. have submitted the affidavit regarding the subject land 8.19375 acres that no approval of building plan other than approval dated 08.10.2026 mentioned above along with no advertisement, marketing, booking, sale in the project land has been granted/issued till date.

The Authority is considering the application of the promoter to grant registration certificate under Section 4 of the Act 2016 for this project and hereby invite objections if any, in this regard.

The relevant application and related documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours up to 30.10.2026 from 11:00 AM to 04:00 PM. The objections, if any, shall be filed in the registry of the Authority up to 30.10.2026. Also, if anyone wishes to appear, may appear before the Authority on 02.11.2026 at 11:00 AM during the hearing.

Given under the approval of the Authority and its seal.

Dated: 15.10.2026

Sd/-
Secretary,
Haryana Real Estate Regulatory Authority,
Gurugram