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FORM 'REP-V' [See rule 6 (3)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

EXTENSION NO. 20 OF 2026	
RC/EXT./2026/20	DATE 06.11.2026

EXTENSION OF REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

Bodh 79

The registration granted vide no. 23 of 2022 revised as 2026/20
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.N.	**Particular**	**Detail**
1.	Registration Certificate No.	23 of 2022 dated 07.04.2022
2.	Valid up to	09.11.2026 + 4 months Extension by Authority dated 11.08.2026 = 09.03.2027
3.	Extension granted up to	08.03.2028
PARTICULARS OF THE PROJECT		
S. N.	**Particular**	**Detail**
1.	Name of the project	Bodh 79
2.	Location of the project	Sector –79, Gurugram
3.	License No.	91 of 2021 dated 10.11.2021 valid upto 09.11.2026
4.	Total licensed area of the project	4.30625 acres
5.	Area of the project registered	4.30625 acres
6.	Nature of the project	Affordable Group Housing Colony
7.	Total FAR of the project registered	40,604.324 sqm
8.	Number of towers in the project	6 residential and 2 commercial
9.	Number of Units	719 (595 residential and 124 commercial units)
NAME OF THE PROMOTER		
S.N.	**Particular**	**Detail**
1.	Promoter 1/License holder	M/s Top Haven Developers Pvt. Ltd.
PARTICULARS OF THE PROMOTER 1/ DEVELOPER		
S.N.	**Particular**	**Detail**
1.	Name	M/s Top Haven Developers Pvt. Ltd.
2.	Registered Address	Unit No. A/GF-03, Ground Floor, Kh No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030
3.	Corporate Office Address	10th Floor, Tower 2, M3M IFC, Sector-66, Gurugram - 122101
4.	Local Address	10th Floor, Tower 2, M3M IFC, Sector-66, Gurugram - 122101
5.	CIN	U70109DL2020PTC373835
6.	PAN	AAICT2574M
7.	Status	Active
8.	Mobile No.	9871-522-881
9.	Landline No.	-
10.	Email-Id	Sanchit.bahl@aura-world.com
11.	Authorized Signatory	Sh. Sanchit Bahl

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: 06.11.2026
Place: Gurugram

(Arun Kumar)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

Arun Kumar, IAS (Retd.)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram
अरूण कुमार आई.ए.एस. (सेवानिवृत)
अध्यक्ष
हरियाणा भू–सम्पदा विनियामक प्राधिकरण
गुरूग्राम

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 completion certificate, copy of CC 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 allotee(s) for Unit for 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 prejudge 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.

SUMEET
ENGINEERING OFFICER