Bodh 79

M/s Top Haven Developers Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Bodh 79	
2.	**Name of the promoter**	M/s Top Haven Developers Pvt. Ltd.	
3.	**Promoter Background**	M/s Top Haven Developers Private Limited (CIN: U70109DL2020PTC373835) was incorporated on 27 November 2020 and is engaged in real-estate development. The company is a private, unlisted company registered with ROC Delhi and has an authorised share capital of ₹3.01 crore. Its paid-up share capital is also ₹3.01 crore. The company is promoted/developed by a team led by Shyamrup Roy Choudhury, who has been associated as a director since June 2021. Vinay Kumar Verma was appointed as a director in April 2025. The company has undertaken real-estate projects in Gurugram, Haryana, including development in Sector 79. Overall, the company is primarily involved in real-estate development and allied activities.	
4.	**Nature of the project**	Affordable Group Housing Colony	
5.	**Location of the project**	Sector-79, Gurugram	
6.	**Legal capacity to act as a promoter**	License holder	
7.	**Name of license holder**	M/s Top Haven Developers Pvt. Ltd.	
8.	**Status of project**	Ongoing	
9.	**RERA Registration No.**	23 of 2022 dated 07.04.2022	
10.	**Validity of Registration Certificate**	Valid From 07.04.2022	Valid Up to 09.11.2026 + 4 months Extension by Authority dated 11.08.2026 = 09.03.2027
11.	**Date of receipt of application for extension**	07.08.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	08.03.2028	
14.	**Online extension ID**	RERA-GRG-PROJ-2315-2026	
15.	**Registration Temp ID**	RERA-GRG-PROJ-984-2021	
16.	**QPR status**	Submitted till June 2026	
17.	**4(2)(l)(D) reports status**	All submitted	
18.	**4(2)(l)(C) Compliances**	Valid till 09.03.2027 and applied for extension U/s 6 on 07.08.2026.	
19.	**Other conditions of RC**	Approved EC – Submitted dated 17.11.2022 Approved Fire Scheme – Submitted dated 21.06.2022 Approved SP&E – Submitted dated 02.12.2022	

20.	**Change in Bank Account**		N/A		
21.	**Details of pending proceedings**		RERA-GRG-3562-2024 - RC condition compliance RERA-GRG-7043-2022 - RC condition compliance		
22.	**License no.**		91 of 2021 dated 10.11.2021		Valid up to 09.11.2026
23.	**Total licensed area**		4.30625 acres	**Area for extension of registration**	4.30625 acres
24.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**		**Validity up to**
	i)	**License Approval**	91 of 2021 dated 10.11.2021		09.11.2026
	ii)	**Zoning Plan Approval**	Drg No. DTCP 8002 dated 10.11.2021		-
	iii)	**Building plan approval**	ZP-1530/AD(RA)/2022/7641 dated 21.03.2022		20.03.2027
	iv)	**Environment Clearance approval**	EC22B038HR164661 dated 17.11.2022		16.11.2032
	v)	**Fire scheme approval**	FS/2022/124 dated 21.06.2022		20.06.2027
	vi)	**Airport Height Clearance**	AAI/RHQ/NR/ATM/NOC/2022/20/80-83 dated 17.01.2022		16.01.2030
	vii)	**Service plan estimates approval**	LC-4494-JE(DS)-2022/36213 dated 02.12.2022		
25.	**Reasons for delay**		GRAP restriction on construction activities, construction ban cycle and escalation in cost of construction material.		
26.	**Total project cost**		Rs 216.51 Cr		
27.	**Cost Incurred**		Rs. 147.68 Cr.		
28.	**Cost to be incurred**		Rs. 68.83 Cr		
29.	**Construction cost**		Rs. 2000-2500/- per sqft		
30.	**Number of towers**		6 residential (Stilt plus 14) and 2 commercial (Ground plus 1)		
31.	**Size of units**		533 sqft – 644 sqft for residential 87 sqft – 380 sqft for commercial		
32.	**Total units**		719 (595 residential and 124 commercial units)		
33.	**Sold units**		673 (594 residential and 79 commercial units)		
34.	**Unsold units**		46 (1 residential and 45 commercial units)		
35.	**Amount receivable from sold units**		Rs. 212.76 Cr.		
36.	**Amount collected from sold units**		Rs. 168.24 Crore.		
37.	**Balance receivable from sold units**		Rs. 44.52 Crore.		
38.	**Balance in project RERA account**		Rs. 1.99 Lakhs (As per QPR closing 30.06.2026)		
39.	**Fee details**				
	Registration fee		Resi- 37997.281*2.37*10 = Rs 9,00,536/- Comm - 2607.043 * 1.87 * 20 = Rs 97,503/- Total – Rs 9,98,039/-		

	Processing fee	40,604.324 * 10 = Rs 4,06,043/-
	Late Fee	N/A
	Extension Fee (Half of Registration fee)	9,98,039/2 = Rs. 4,99,020/-
	Processing fee	40,604.324 * 10 = Rs 4,06,043/-
	Late fee	N/A
	Total fee	Rs 23,09,145/-
40.	**DD amount submitted at the time of registration & extension**	Rs 2,00,000/- Rs 2,00,000/- Rs 10,04,084/- Rs 5,00,000/- Rs 4,05,061/-
	DD no. and date for registration & extension	016206 dated 02.02.2022 016207 dated 02.02.2022 215185 dated 14.03.2022 520264 dated 31.07.2026 520298 dated 03.09.2026
	Name of the bank issuing	ICICI Bank
	Total fees received for registration & extension	Rs. 23,09,145/-
	Deficient amount	Nil
41.	**File Status**	**Date**
	File received on	07.08.2026
	First notice Sent on	25.08.2026
	First hearing on	31.08.2026 (Adjourned to 07.09.2026)
	Second hearing on	07.09.2026 (Adjourned to 21.09.2026)
	Third hearing on	21.09.2026

42. **Case History: -** The Promoter M/s Top Haven Developers Pvt. Ltd. who is a license holder applied for the extension of registration of real estate project namely "Bodh 79" located at Sector-79, Gurugram under Section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 115420 dated 07.08.2026 and EPIN-195. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-984-2021 and online generated for project extension temp id RERA-GRG-PROJ-2315-2026. The total licensed area and project area for the extension of registration is 4.30625 acres vide license no – 91 of 2021 dated 10.11.2021 valid upto 09.11.2026 and registration number 23 of 2022 dated 07.04.2022 valid till 09.11.2026 + 4 months Extension by Authority dated 11.08.2026 = 09.03.2027.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/195 dated 25.08.2026 was issued to the promoter with an opportunity of being heard on 31.08.2026.

The promoter has submitted document/reply on 27.08.2026 wherein the promoter has submitted the copies of public notices published on 19.08.2026 in 3 newspapers (i.e. The Tribune, The Pioneer & Pioneer) inviting objections till 03.09.2026. regarding their applications for extension of registration of project. No objections have been received in the Authority during the said period.

On 31.08.2026, the matter was adjourned to 07.09.2026.

On 07.09.026, the matter was adjourned to 21.09.2026.

	The site of projects has been physically inspected on 18.09.2026 and it is submitted that the project site area measuring 4.3063 acres is located on 60 mt wide road & 24-meter-wide road, both fully operational. There are 6 residential towers and 2 commercial blocks in the project having floors upto fourteen. The structure work is partially completed and finishing works are progressing at project site. Flooring, door windows in the apartments and putty/paint are progressing simultaneously along with installation of lift in one tower. As on date the work speed is slower. The promoter has submitted a reply on 02.09.2026 and 15.09.2026 which has been scrutinized and the status of documents is mentioned below.	
43.	**Present compliance status as on 21.09.2026 of deficit documents as conveyed in notice dated 25.08.2026.**	1 REP-V form needs to be Submitted. Status: Needs to be revised. 2 Corrections in online DPI needs to be done. Status: Not submitted. 3 Deficit fee Rs 4,05,061/- needs to be submitted. **Status: Submitted vide DD no. 520298 dated 03.09.2026 Amounting Rs. 4,05,061/-** 4 Original registration certificate needs to be submitted. Status: Not submitted. However, promoter stated that original registration certificate has been misplaced and submitted the copy of FIR for the same. 5 A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. **Status: Submitted.** 6 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount collected needs to be provided. **Status: Submitted.** 7 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be submitted. **Status: Submitted.** 8 PERT chart needs to be submitted. **Status: Submitted.** 9 Site photographs for the physical status of construction of project needs to be submitted. **Status: Submitted.** 10 Reason for delay in completion of project along with the supporting documents needs to be submitted. Status: Submitted but supporting documents pending. 11 REP-II needs to be revised. **Status: Submitted.**

		12 DPI needs to be revised as incurred costing details is missing. Status: Not submitted. 13 Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 16637.38 lakhs, whereas as per the DPI, it is Rs 21151.20 lakhs. **Status: Submitted.** 14 Original non-encumbrance certificate not below the rank of tehsildar certified on 15.07.2026 needs to be submitted. **Status: Submitted.** 15 Bank Undertaking dated 23.07.2026 needs to be revised as employee designation is missing. **Status: Submitted.** 16 NOC from lender needs to be submitted Status: Submitted but NOC from lender needs to be revised. 17 Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project. CA Certificate of expenditure incurred and to be incurred. **Status: Submitted** 18 Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 19 Schedule of payment of EDC & IDC for the project needs to be submitted. Status: Submitted but Schedule of payment of IDC for the project needs to be submitted. 20 Bank Statement of RERA Accounts for the month of June 2026 needs to be submitted. Status: Submitted but needs to be clarified
44.	**Remarks**	1 REP-V form needs to be Submitted. 2 Corrections in online DPI needs to be done. 3 Original registration certificate needs to be submitted. **Status: Not submitted. However, promoter stated that original registration certificate has been misplaced and submitted the copy of FIR for the same.** 4 Reason for delay in completion of project along with the supporting documents needs to be submitted. 5 DPI needs to be revised as incurred costing details is missing. 6 NOC from lender needs to be revised.

		7	Schedule of payment of IDC for the project needs to be submitted.
		8	Bank Statement of RERA Accounts for the month of June 2026 needs to be clarified.

Recommendations:

All the required documents for extension of registration of project under Section 6 of the Act, 2016 have been submitted by the promoter except corrections in REP-V, DPI along with documents mentioned above at s. no. 44 remarks.

In view of above, it is recommended that the Authority may consider for grant of extension of registration of project for one year under Section 6 of the Act, 2016 subject to submission of documents mentioned above at s. no. 44 remarks.

(Ashish Dubey)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 21.09.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.09.2026.

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Shyamrup Roy Choudhary and Sh. Yatin Dev, AR are present on behalf of the promoter.

The Authorized Representative of the promoter states that the construction works for completion of the project are in full swing and as on date structure work of all residential towers is completed except one tower and water tanks on terraces of all towers. Further, the finishing works are also progressing on the site. The AR of the promoter requests to grant an extension of registration of project for one year under Section 6 of the Act, 2016 for completion of the pending works in the project and to issue the extension certificate after adding extension of four months granted by the Authority vide order dated 11.08.2026.

In view of the above, approved as proposed subject to submission of remaining deficiencies mentioned above as Remarks at S. No. 44. The Authority noted that the promoter is entitled to the benefit of additional period of four (4) months in view of the Office Order dated 11.08.2026, accordingly, the benefit of the said 4 months period be incorporated in the certificate.

The extension of registration certificate shall be issued after submission of documents mentioned at S. No. 44.

(Arun Kumar)
Chairman, HARERA