Project – The Bungalows
Promoter - M/s Base Buildwell Pvt. Ltd.

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	**Name of the project**	The Bungalows		
2.	**Name of the promoter**	M/s Base Buildwell Pvt. Ltd. (Joint Development Rights/Marketing Rights Holder)		
3.	**Brief of promoter**	M/s Base Buildwell Private Limited is a real estate development company incorporated on May 30, 2012, and is now a wholly-owned subsidiary of Max Estates Limited. **Registered Office Address:1. Dr. Jha Mrg, Mx House, Okhla Phase III, New Delhi, Okhla Industrial Estate, South Delhi, New Delhi, India – 110020.** Mr. Archit Goyal, Mr. Akshay Lall and Mr. Nitin Kumar are the directors in the promoter company.		
4.	**Nature of the project**	Group Housing Colony		
5.	**Nature of the phase**	Group Housing Colony		
6.	**Location of the project**	Sector 59, Gurugram		
7.	**Legal capacity to act as a promoter**	Joint Development Rights/Marketing Rights Holder		
8.	**Name of the license holder**	M/s Base Buildwell Pvt. Ltd. and Others		
9.	**Name of collaborator**	M/s Base Exports Pvt Ltd and M/s Buzz Hotels Pvt Ltd		
10.	**Name of Joint Development Rights/Marketing Rights Holder**	M/s Base Buildwell Pvt. Ltd.		
11.	**Status of project**	Ongoing		
12.	**Whether registration applied for Whole/Phase**	Phase		
	Total no. of phases	5		
	Applied Phase no.	3		
13.	**Online application ID**	RERA-GRG-PROJ-2322-2026		
14.	**License no.**	16 of 2008 dated 31.01.2008 28 of 2008 dated 17.02.2008 44 of 2011 dated 13.05.2011		valid up to 30.01.2030 valid up to 16.02.2030 valid up to 12.05.2029
15.	**Total licensed area**	34.175 Acres	Area to be registered	8.19375 Acres
16.	**Projected completion date as per REP II**	30.05.2034		
17.	**QPR Compliances (if applicable)**	N/A		
18.	**4(2)(l)(D) Compliances (if applicable)**	N/A		
19.	**4(2)(l)(C) Compliances (if applicable)**	N/A		
20.	**Status of change of bank account**	N/A		

21.	**Details of proceedings pending against the project**	N/A		
22.	**RC Conditions Compliances (if applicable)**	N/A		
23.	**Total no. of towers**	2 Residential towers (G+42/43), I EWS tower (G+2) and 1 Club house (G+1)		
24.	**Total no. of units**	243 Residential units, 51 EWS units and 1 Commercial shop		
25.	**Carpet area**	2722 Sq ft to 6409 sq ft. for Residential Unit 190 sq ft. for EWS Unit 1556 sq ft. for Commercial Shop		
26.	**Total project cost**	Rs. 1776.18 crore.		
27.	**Expenditure incurred**	Rs. 132.40 Cr.		
28.	**Expenditure to be incurred**	Rs. 1643.78 Cr		
29.	**Cost of construction**	Rs. 7135.55/- Sq. Ft. to 7305.49 Sq. Ft.		
30.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	16 of 2008 dated 31.01.2008 28 of 2008 dated 17.02.2008 44 of 2011 dated 13.05.2011	30.01.2030 16.02.2030 12.05.2029
	ii)	**Phasing plan**	DRG No. DTCP 10512 dated 24.09.2024	-
	iii)	**Revised demarcation cum zoning plan approval**	DRG No. DTCP 12261 dated 08.06.2026	-
	iv)	**Building plan approval**	ZP-409-III/PA(DK)/2026/35927 dated 08.10.2026	07.10.2031
	v)	**Environmental Clearance**	Not Submitted	-
	vi)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2026/525 /2465-68 dated 06.04.2026 AAI/RHQ/NR/ATM/NOC/2026/526 /2469-72 dated 06.04.2026 AAI/RHQ/NR/ATM/NOC/2026/549 /2589-92 dated 07.04.2026	05.04.2034 05.04.2034 06.04.2034
	vii)	**Fire scheme approval**	Not submitted	-
	viii)	**Service plan estimates approval**	Not submitted	-
	ix)	**Electrical load availability connection**	Not submitted	-
31.	**Fee Details**			
	Registration Fee	Residential:87585.735 x 2.99 x 10 = Rs. 26,18,813/- Commercial:155.536 x 2.99 x 20 = Rs 9301/-		

		Total: Rs. 26,28,114/-
	Processing Fee	87741.271 x 10= Rs. 8,77,413/-
	Late Fee	N/A (In view of AG opinion regarding non approval of building plans)
	Total Fee	**Rs. 35,05,527/-**
	The applicant promoter and erstwhile promoters have submitted the affidavit from Director of the promoter companies regarding no approval of building plans prior to current approval along with no advertisement, marketing, sale on the project land applied for registration of project. Therefore. in view of the same late fee is not calculated in the current application for registration of project in view of AG opinion taken in DLF case.	
32.	**DD amount**	Rs. 20,00,000/- Rs. 15,05,527/-
	DD no. and date	593870 dated 08.10.2026 594006 dated 26.10.2026
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL
33.	**File Status**	**Date**
	File received on	12.10.2026
	First notice Sent on	23.10.2026
	1st hearing on	02.11.2026

34. Case History:

I. The Promoter M/s Base Buildwell Pvt. Ltd. who is a Joint Development Rights/Marketing Rights Holder applied for the registration of real estate group housing project namely "The Bungalows" located at Sector-59, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 118242 dated 12.10.2026 and RPIN-1111. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2322-2026. The project area for registration is 8.19375 acres group housing Phase – 3 out of the total licensed area i.e., 34.175 acres vide License no – 16 of 2008 dated 31.01.2008 valid up to 30.01.2030, 28 of 2008 dated 17.02.2008 valid up to 16.02.2030 and 44 of 2011 dated 13.05.2011 valid up to 12.05.2029 granted for group housing colony.

II. 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**.

III. 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 total licensed area of the colony is being developed in 5 phases as per details given below;

Phase details	Area (Acres)	RERA registration	Remarks
Phase 1	6.51875	Not obtained	60 mt road and 12 mt service road Completed
Phase 2	7.8375	47 of 2017 42 of 2017 26 of 2022	BIP to Mahindra Homes Pvt Ltd OC obtained
Phase 3	**8.19375**	**Applied**	**JDR to Base Buildwell Pvt Ltd**
Phase 4	8.9187	19 of 2019 27 of 2021	Heritage Max Realtech Pvt Ltd OC obtained
Phase 5	2.7063	Not obtained	Future development
Total	**34.175**		

IV. **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.**

V. 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.

VI. DTCP, Haryana granted the approval of change in beneficial interest due to 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.

VII. 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.

VIII. 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.

IX. 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. X. **The applicant promoter and Erstwhile promoters i.e., Base Buildwell Pvt Ltd, 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. Further no RERA registration of project and no development works carried out in the project land.** XI. **The licenses for the project have been granted in the year 2008, therefore, the project being an ongoing project as per Section 3 of the Act of 2016 but in view of the above submission that no building plans for the project area have been approved prior to current approval, the promoter cannot get the project registration with RERA as per legal opinion by AG Haryana in DLF case. Therefore, in this case standard fee for delay in application for registration of ongoing project is not considered and demanded from the applicant promoter.** XII. **The renewal of licenses for the project and assignment of joint development rights/marketing rights have been granted by DTCP, Haryana subject to the orders of Hon'ble Supreme Court in CA no. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan and Others verses State of Haryana and final outcome of CBI investigation under process.** XIII. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1111 dated 23.10.2026 was issued to the promoter with an opportunity of being heard on 02.11.2026. XIV. A public notice dated 16.10.2026 with respect to the application dated 12.10.2026 inviting objections with respect to registration of the project submitted by the promoter till 30.10.2026 was issued in The Times of India (English), Hindustan Times (English), Hindustan (Hindi) and Navbharat Times (Hindi). No objections received in the Authority. XV. The site of project has been visited on 30.10.2026 and it is reported that the project site is located at sector-59, Gurugram & connected to 12 mt service road adjacent to 60 mt wide road. The project site is also connected to 24 mt wide road, 12 mt wide road, 5 karam raasta. As on date the project site is vacant and barricading has been done. Further, assurance for water, sewer, storm has also been granted to the promoter for their connection. The promoter has submitted a reply on 28.10.2026 which has been scrutinized and the status of documents is mentioned below:	
35.	**Present compliance status as on 02.11.2026 of deficient documents conveyed vide notice dated 23.10.2026**	1. Deficit fee of Rs. 15,05,527/- subject to reconciliation needs to be paid. **Status: Submitted vide DD no. 594006 dated 26.10.2026 amount Rs. 15,05,527/-.**

		2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted but needs to be corrected. 3. Corrections in online DPI need to be done. Status: Submitted but needs to be corrected. 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. Further, litigations if any with respect to the applied land for registration of project needs to be submitted in the form of affidavit. **Status: Submitted** 5. Environmental clearance of the project needs to be submitted. Status: Not Submitted. Promoter submitted a BG vide no. 0031NDDG00166727 dated 29.09.2026 of Rs. 25 lakhs as a security amount to submit the said approval within 6 months. 6. Approved fire scheme of the project needs to be submitted. Status: Not Submitted. Promoter submitted a BG vide no. 0031NDDG00166927 dated 29.09.2026 of Rs. 25 lakhs as a security amount to submit the said approval within 6 months. 7. Approved service plans & estimates of the project needs to be submitted. Status: Not Submitted. Promoter submitted a BG vide no. 0031NDDG00166827 dated 29.09.2026 of Rs. 25 lakhs as a security amount to submit the said approval within 6 months. 8. Corrected copy of joint development right holder permission needs to be submitted. Status: Not Submitted. Applied with DTCP. Promoter submitted an affidavit to submit the said approval once received. 9. The collaboration agreement needs to be clarified along with submission of GPA & SPA executed along with Collaboration agreement. **Status: Submitted clarification along with GPA & SPA.** 10. Project report needs to be submitted. **Status: Submitted**

		11. Mutation, Jamabandi and Aks-shajra for complete area duly certified by the revenue officer six months prior to date of application needs to be submitted. **Status: Submitted** 12. Information to the revenue department with respect to the grant of license and collaboration agreement needs to be submitted. **Status: Submitted** 13. Land title search report by an advocate on latest date needs to be revised including the bar enrolment number of the Advocate. **Status: Submitted** 14. Non-encumbrance certificate not below the rank of tehsildar certified on latest date for entire area needs to be submitted. **Status: Submitted** 15. Approved electrification plan needs to be submitted. Status: Not Submitted. Applied with DHBVN on 05.06.2026. Promoter submitted an affidavit to submit the said approval within 6 months. 16. Mining permission needs to be submitted. Status: Not Submitted. Promoter submitted an affidavit to obtain & submit the said approval prior to construction. 17. Cost of land needs to be clarified according to the area applied for registration. **Status: Submitted** 18. Document regarding use of Max Estate needs to be submitted. **Status: Submitted** 19. Affidavit regarding payment to collaborator as per the compliance of Section 4(2)(l)(D) needs to be provided. **Status: Submitted** 20. Original Bank undertaking needs to be provided along with date of issue. **Status: Submitted** 21. CA Certificate of net worth needs to be provided. **Status: Submitted** 22. Latest detail of promoter company from MCA site needs to be submitted. **Status: Submitted**
36.	**Remarks**	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 2. Corrections in online DPI need to be done.

		3. Environmental clearance of the project needs to be submitted. 4. Approved fire scheme of the project needs to be submitted. 5. Approved service plans & estimates of the project needs to be submitted. 6. Corrected copy of joint development right holder permission needs to be submitted. 7. Approved electrification plan needs to be submitted. 8. Mining permission needs to be submitted.

Recommendations: The application submitted by the promoter for registration of the real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, submission of the Environmental clearance, fire scheme approval, service plan and estimates approval, mining permission and other documents mentioned above at S. No. 36.

It is recommended that the Authority may consider for grant of registration subject to the submission of the above.

Asha
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 02.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.11.2026.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Akshay Lall and Sh. Nitin Kumar, Directors along with Sh. Sanjeev Ailawadi, (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that the assignment of joint development rights/marketing rights have been granted by DTCP, Haryana for an area admeasuring 1.84375 acres in license no. 16 of 2008 and area admeasuring 6.35 acres in license no. 28 of 2008 **(total area 8.19375 acres i.e., phase no. 3)** in favour of M/s Base Buildwell Pvt. Ltd. vide DTCP Endst. no. LC-1042/ JE(RK)/2024/29932 dated 20.09.2024. Further, DTCP, Haryana granted the approval of change in beneficial interest due to change in share holding pattern of M/s Base Buildwell Pvt Ltd vide Endst. No. LC-1042-IV/JE(RK)/2026/3573-79 dated 30.01.2026. Accordingly, the approval of building plans was granted by DTCP Haryana for the subject **phase no. 3 of the aforesaid project applied herein for registration** forming part of group housing colony measuring 34.175 acres vide memo no. ZP-409-III/PA(DK)/2026/35927 dated 08.10.2026.

Further, the promoter states that the applicant promoter and erstwhile promoters i.e., M/s Base Buildwell Pvt Ltd., M/s Base Export Pvt. Ltd. and M/s Buzz Hotels Pvt. Ltd. have submitted an affidavit regarding the subject land measuring 8.19375 acres stating that no approval of building plan other than approval dated 08.10.2026 mentioned above have been approved and further it is stated that no

advertisement, marketing, booking, sale in the project land has been issued till date and accordingly, the project does not fall under the ongoing project.

The promoter further states that the environment clearance for the subject project has been granted by competent authority on 30.10.2026 and the copy of same shall be submitted in the authority. Therefore, the BG submitted by the promoter as a security amount for submission of environment clearance be returned to the promoter.

Further, the AR states that the fire scheme approval, service plan and estimates approval, electrification plan, correction in joint development right holder permission and mining permission are under process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes and assures the Authority to obtain and submit:

i. Fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration;
ii. Approved electrification plan within 6 months from the date of grant of registration;
iii. Corrected copy of joint development right holder permission after obtaining from DTCP Haryana; and
iv. Mining permission before start of construction of project.

Further, the promoter has submitted two BG/DD amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount is liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date and submission of two BG/DD amounting to Rs. 25 lakhs each, as a security deposit for timely compliance of fire scheme approval and service plan and estimates approval.

Needless to say that in the event of non-submission of the above mentioned approvals within the stipulated time frames as requested by the Promoter during the course of hearing, the said security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit Approved electrification plan within 6 months from the date of grant of registration, Corrected copy of joint development right holder permission after obtaining from DTCP Haryana and Mining permission before the start of construction of project. The conditions to the above effect be incorporated in the registration certificate.

As the environment clearance for the project has been granted by competent authority on 30.10.2026, the promoter is directed to submit a copy of the same in the Authority within a week and upon submission of the same, the office is directed to return the corresponding security amount deposited by the promoter in this regard.

The Authority has observed that the project has been named "The Bungalows", whereas the actual development proposed by the Promoter comprises a Group Housing Colony consisting of two residential high-rise towers etc., wherein residential apartments/flats are proposed to be constructed, advertised, marketed and sold to prospective allottees. However, the nomenclature of the project appears to be inconsistent with the nature and configuration of the proposed development, as the term "Bungalow" ordinarily refers to an independent, generally single-storeyed residential dwelling, whereas the

proposed project comprises multi-storeyed residential towers offering apartments/flats situated on different floors. Accordingly, the promoter is directed to ensure that prospective allottees are not misled by the nomenclature of the project while advertising/marketing the same.

Approved as proposed subject to rectification of deficiencies mentioned above. The registration is subject to the orders of Hon'ble Supreme Court in CA no. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan and Others verses State of Haryana and final outcome of CBI investigation under process.

The Registration Certificate shall be issued after submission of correction in Form A–H, correction in online DPI along with the other remaining deficiencies mentioned at S. No. 36.

(Arun Kumar)
Chairman, HARERA