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REGISTRATION NO. 71 OF 2026	
RC/REP/HARERA/GGM/1099/831/2026/71	Date: 05.11.2026
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-2322-2026

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

THE BUNGALOWS

सत्यमेव जयते

HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

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FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

REGISTRATION NO. 71 OF 2026

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REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

THE BUNGALOWS

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PART OF PROJECT REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	The Bungalows
(ii)	Location	Sector -59, Gurugram
(iii)	License no. and validity	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 44 of 2011 dated 13.05.2011 valid up to 12.05.2029
(iv)	Total licensed area of the project	34.175 Acres
(v)	Area of phase for registration	8.19375 Acres
(vi)	Nature of the project	Group Housing Colony
(vii)	Nature of the phase	Group Housing Colony
(viii)	Total FAR area of the phase	87741.271 sqm
(ix)	Number of towers	Two residential and one EWS
(x)	Number of units	243 Residential, 51 EWS and 1 Commercial shop

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holder	M/s Base Buildwell Pvt. Ltd. and Others
(ii)	Promoter 2/ Collaborator	M/s Base Exports Pvt Ltd and M/s Buzz Hotels Pvt Ltd
(iii)	Promoter 3/ Joint Development	M/s Base Buildwell Pvt. Ltd.

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	Rights/Marketing Rights Holder	

(C) PARTICULARS OF THE PROMOTER 3/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Base Buildwell Pvt. Ltd.
(ii)	Registered Address	Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, New Delhi - 110020
(iii)	Corporate Office Address	Max Towers, L-20, Sector-16B, Noida, Gautam Bubha Nagar, UP - 201301
(iv)	Local Address	Village Behrampur, Sector-59, Gurugram - 122098
(v)	CIN	U70100DL2012PTC236737
(vi)	PAN	AAFCB0291C
(vii)	Status	Active
(viii)	Mobile No.	9811-058-065
(ix)	Landline No.	0120-474-322
(x)	Email-Id	rera@maxestates.in
(xi)	Authorized Signatory	Sh. Sanjeev Ailawadi

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	99959595959591	HDFC Bank, Shop No. 4-8, D Block, South City II, Commercial Shopping Center, Gurgaon
(ii)	Separate RERA account of the project (70%)	99959595959592	HDFC Bank, Shop No. 4-8, D Block, South City II, Commercial Shopping Center, Gurgaon
(iii)	Free account of the promoter of the project (30%)	99959595959593	HDFC Bank, Shop No. 4-8, D Block, South City II, Commercial Shopping Center, Gurgaon

(E) VALIDITY OF REGISTRATION

The registration of this phase of the project shall be valid for the **period commencing from 05th November, 2026 and ending with 30th May, 2034** (completion date as declared by the promoter in REP-II for this phase) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

(F) CONDITIONS OF REGISTRATION

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2.	**This registration is granted subject to the following conditions, namely: —**
(i)	The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by the authority.
(ii)	The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/apartment, plot or building as the case may be, as per section 17 of the Act;
(iii)	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(iv)	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section (2) of section 4;
(v)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
(vi)	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 as applicable in the State and regulations made thereunder applicable in the jurisdiction of this authority;
(vii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(viii)	The promoter shall comply with all other terms and conditions as mentioned in the attached detailed project information (DPI) and as conveyed by the Authority from time to time.
(ix)	The apartment or building shall be sold only on carpet area basis and not on super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration. Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2) *Explanation:* *(i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);* *(ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining*

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	the necessary approvals from competent authority for the purpose of such possession: *Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.*
(x)	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under: *"common areas" mean—* *(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;* *(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;* *(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;* *(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;* *(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;* *(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;* *(vii) all community and commercial facilities as provided in the real estate project;* *(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;*
(xi)	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter shall inform the same to the authority.
(xii)	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.
(xiii)	The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely– (a) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority. (b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity. [Obligation of the promoter under section 11(3)]
(xiv)	The promoter shall enable the formation an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of

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	allottees having booked their apartment/building/plot and inform the authority about the AOA. [Obligation of the promoter under section 11(4)(e),]
(xv)	At the time of issue of allotment letter an application form for membership of the association of allottee shall be got filled up from the allottee. The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of association of allottee to be registered for this project. Every allottee of the apartment, plot or building as the case may be, shall participate towards the formation of an association or society or corporative society or the allottees, or a federation of the same. [Duty of the allottee under section 19(9)]
(xvi)	The promoter shall issue the allotment letter as per draft annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter. In case, the promoter wants to amend certain conditions/clauses, a separate application with justification for such variation/change be submitted for consideration of the Authority and till such change is allowed, the draft allotment letter shall be followed as approved by the authority with the DPI or as per directions issued by the authority.
(xvii)	The promoter shall declare details of the unit along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent authority.
(xviii)	As per section 13(1), the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale as prescribed with such person and register the said agreement for sale, under any law for the time being in force.
(xix)	The promoter is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.
(xx)	The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
(xxi)	The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.
(xxii)	The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder.
(G)	**COMPLIANCES TO BE MADE BY THE PROMOTER**
(i)	The promoter shall submit the corrected copy of joint development right holder permission after obtaining from DTCP Haryana.

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(ii)	The promoter shall submit the approved electrification plan within 6 months from the date of grant of registration and mining permission before start of excavation work at the project site.
(iii)	The promoter shall submit the approved fire scheme and approved Service Plans and Estimates in the Authority within six months from the date of grant of registration certificate.
(iv)	The promoter has submitted the BG no. 0031NDDG00166927 dated 29.09.2026 and 0031NDDG00166827 dated 29.09.2026 of ICICI Bank amounting to Rs. 25 lakhs each on account of submission of fire scheme approval and approved Service Plans and Estimates within 6 months from the date of grant of registration certificate. These security amount deposited in form of BG shall be forfeited in case the promoter fails to submit the fire scheme approval and approved Service Plans and Estimates in the Authority within the stipulated time period mentioned in the condition.
(v)	The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.
(vi)	The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation, any allottee gets the defective title of land and in case of any loss caused to him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.

3. **If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.**

4. **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.**

Dated : 05.11.2026

Place : Gurugram

HARERA
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

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Received
5/11/2026
Sanjeev Ailawadi
Auth. Rep. Bath Buildwell Pvt. L