THE

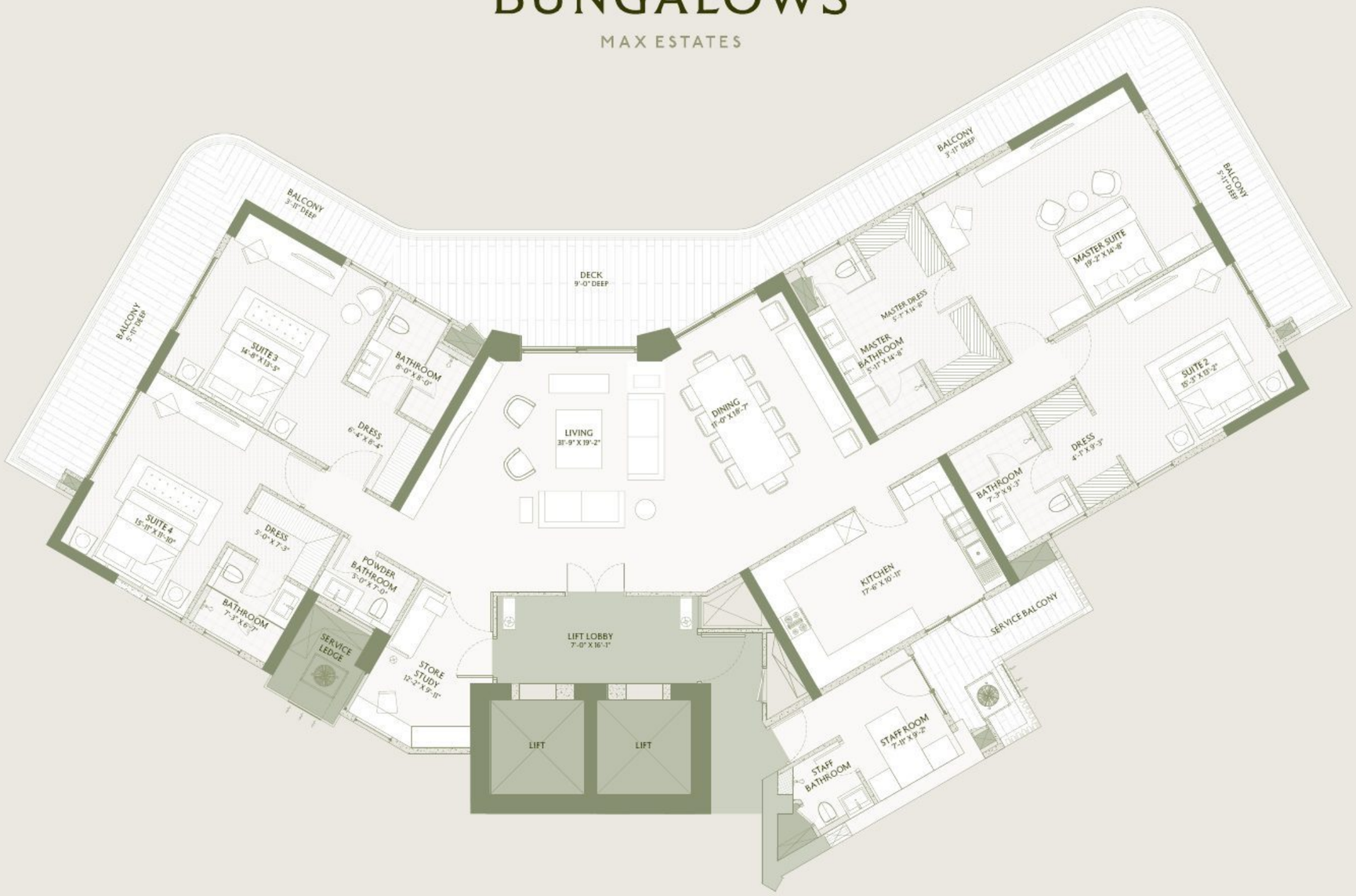
BUNGALOWS

MAX ESTATES

FLOOR PLANS

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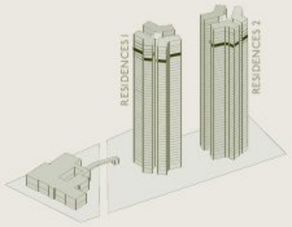
CLASSIC

4 BR + STUDY + STAFF

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ.FT, 468 SQM
CARPET:	2,722 SQ.FT, 253 SQM
BALCONY:	844 SQ.FT, 78 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2) Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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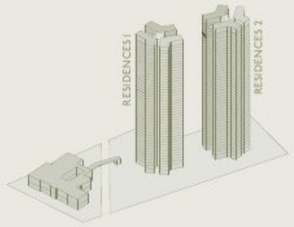
CLASSIC RESERVE

4 BR + STUDY + STAFF + FAMILY LOUNGE

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

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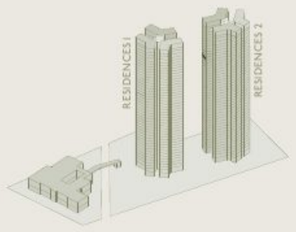
CLASSIC SELECT

4 BR + STAFF

AREA & DIMENSIONS	
SUPER AREA:	5,136 SQ.FT, 477 SQM
CARPET:	2,773 SQ.FT, 258 SQM
BALCONY:	973 SQ.FT, 90 SQM

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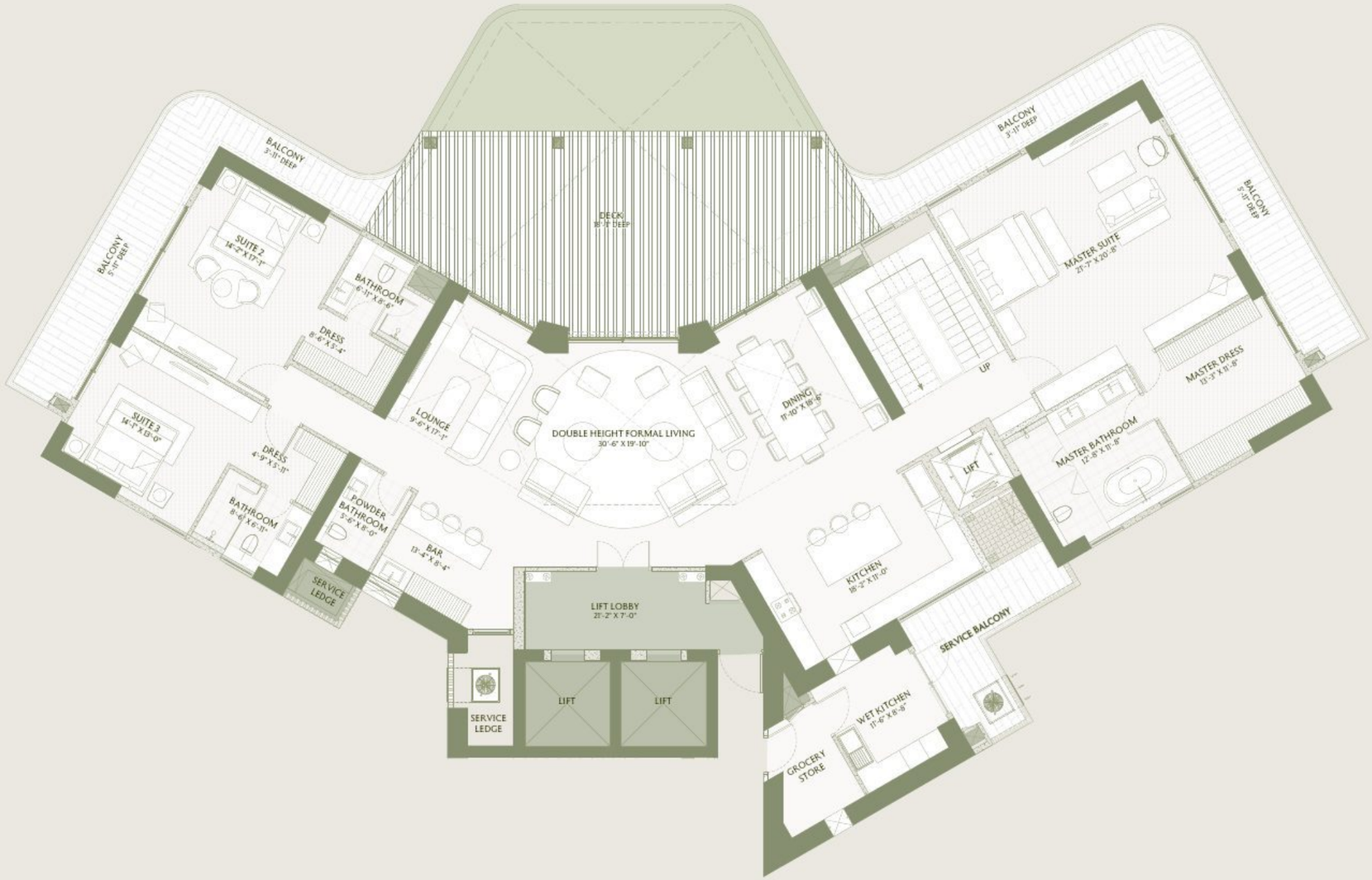






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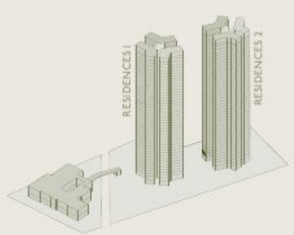
LEGACY RESERVE

4.5 BR LOWER TOWNHOUSE FLOOR PLAN

AREA & DIMENSIONS	
SUPER AREA:	11,004 SQ FT, 1,022 SQM
CARPET:	5,942 SQ FT, 552 SQM
BALCONY:	2,163 SQ FT, 201 SQM
GARDEN TERRACE:	326 SQ FT, 30 SQM

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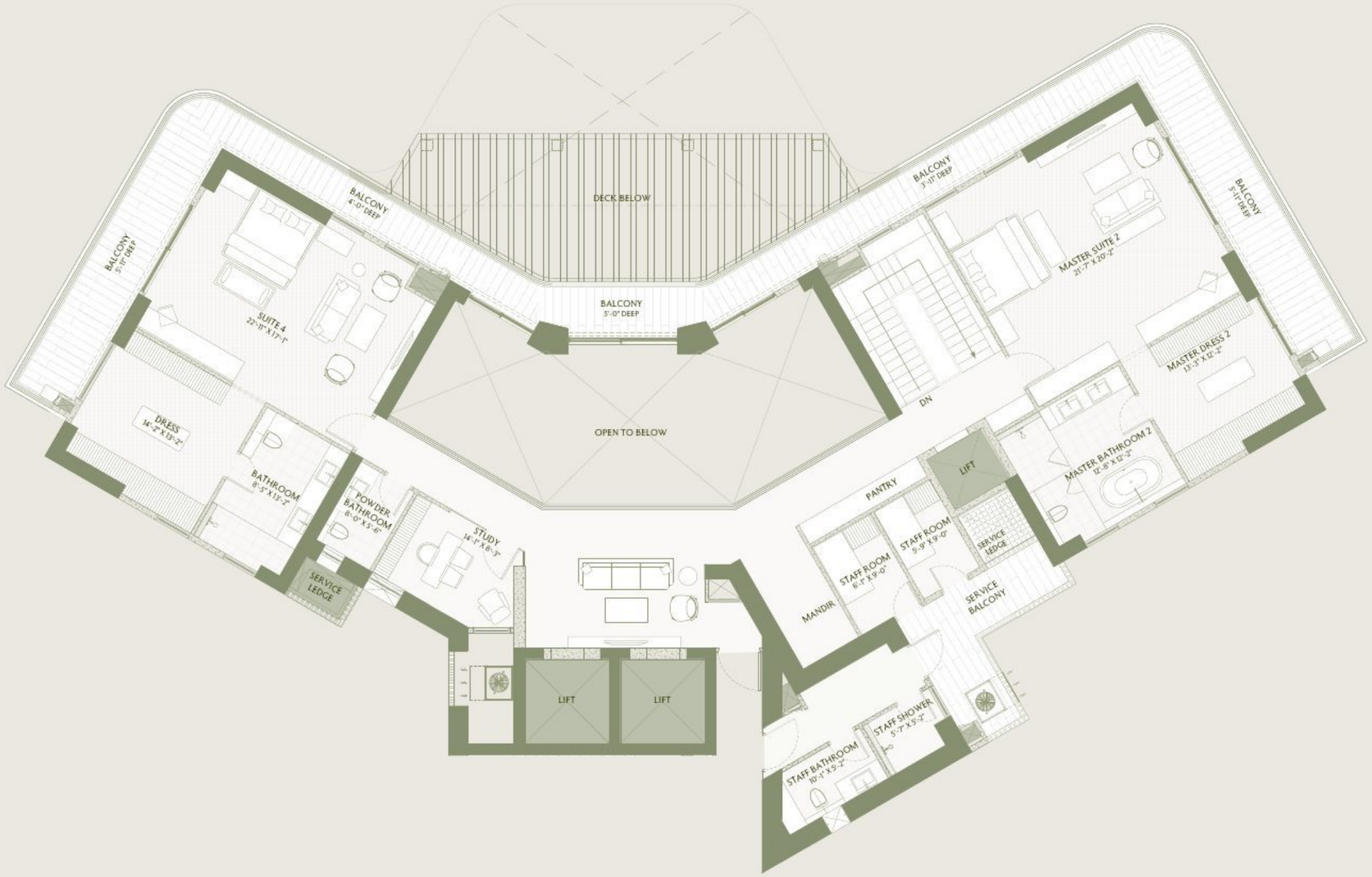






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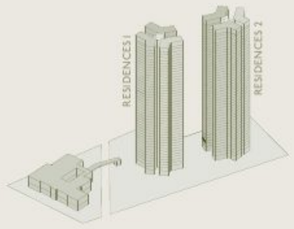
LEGACY RESERVE

4.5 BR UPPER TOWNHOUSE FLOOR PLAN

AREA & DIMENSIONS	
SUPER AREA:	11,004 SQ.FT, 1,022 SQM
CARPET:	5,942 SQ.FT, 552 SQM
BALCONY:	2,163 SQ.FT, 201 SQM
GARDEN TERRACE:	326 SQ.FT, 30 SQM

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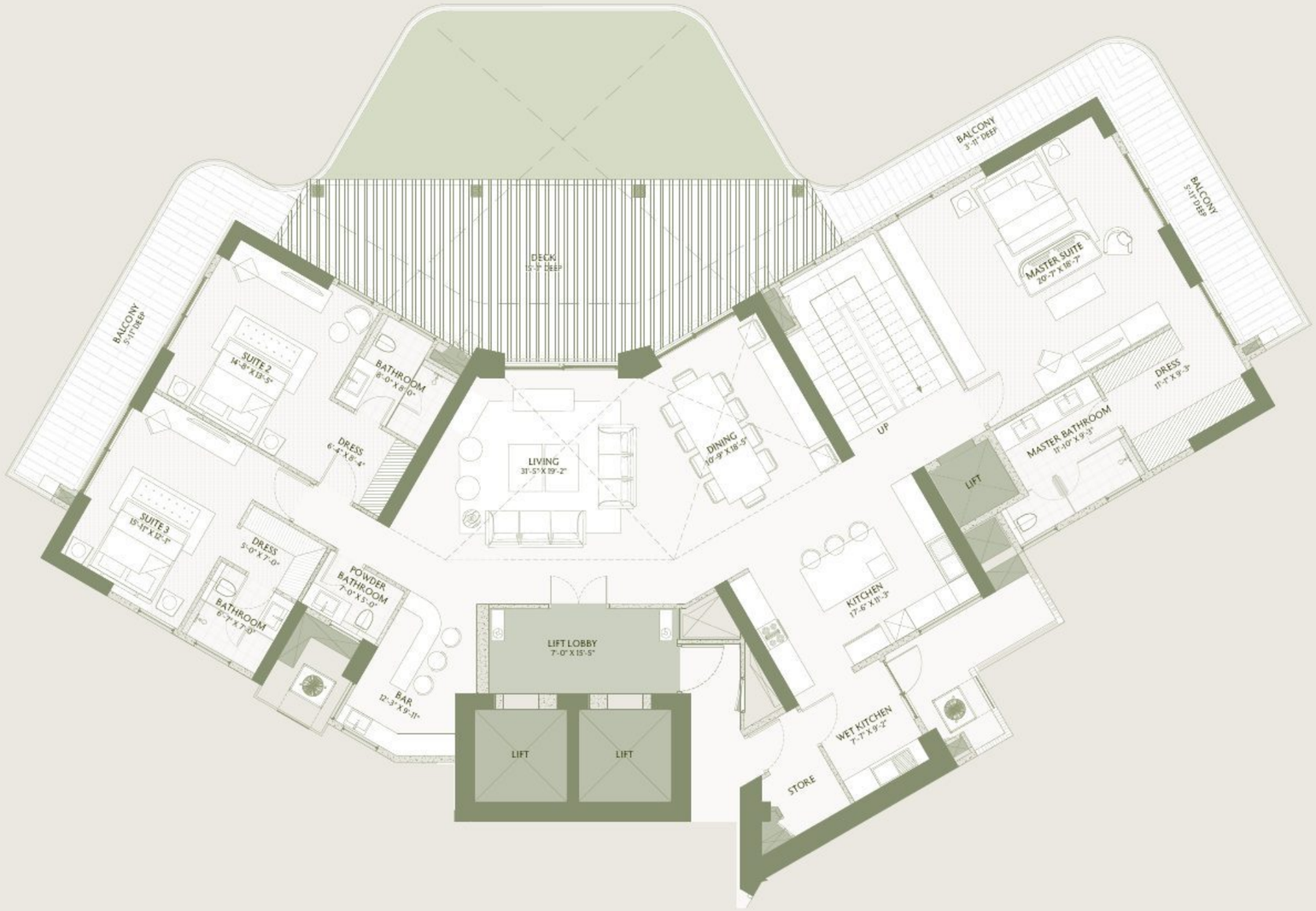






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LEGACY

4 BR LOWER TOWNHOUSE FLOOR PLAN

AREA & DIMENSIONS	
SUPER AREA:	9,276 SQ FT, 862 SQM
CARPET:	5,009 SQ FT, 465 SQM
BALCONY:	1,863 SQ FT, 173 SQM
GARDEN TERRACE:	418 SQ FT, 39 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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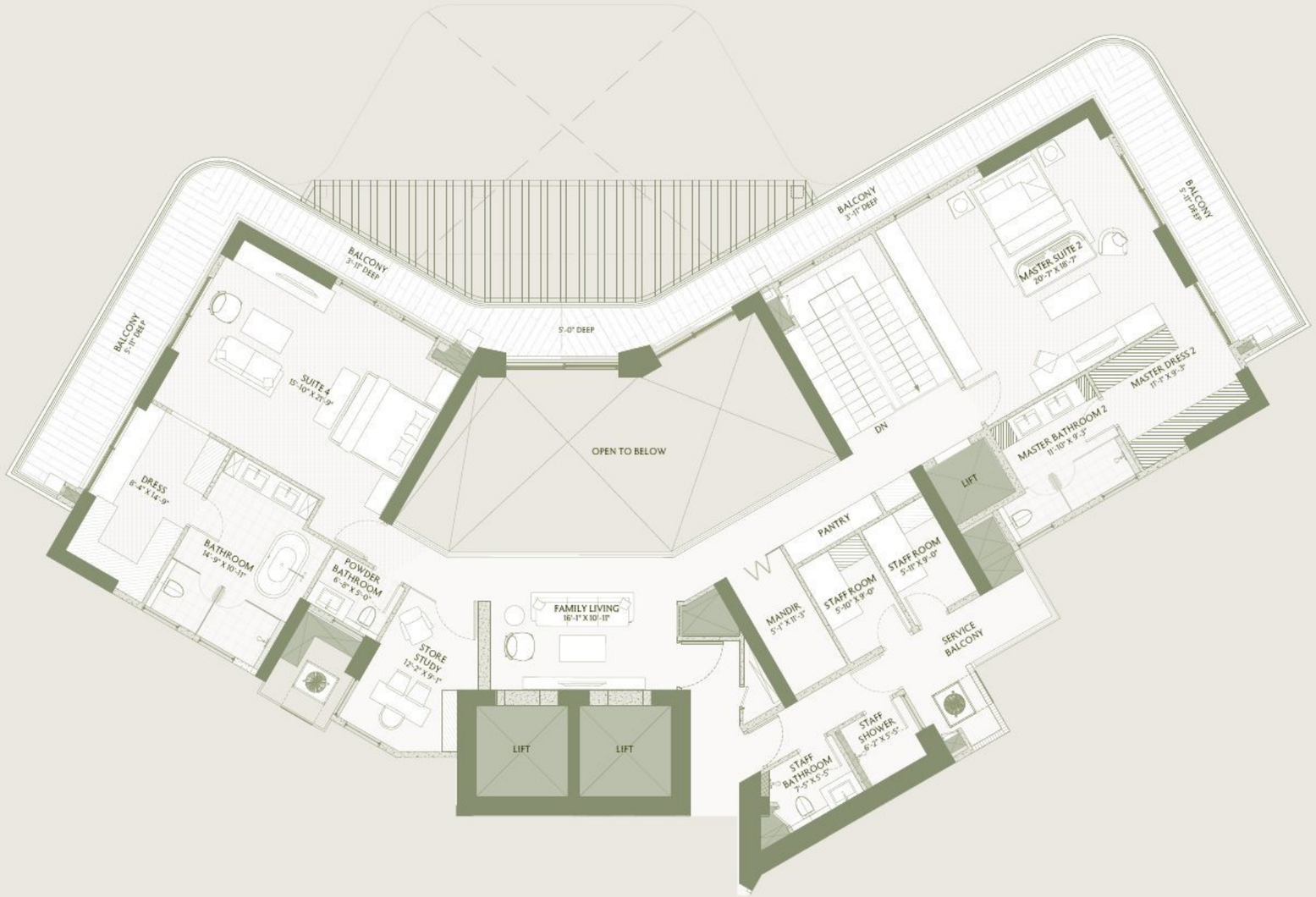






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LEGACY

4 BR UPPER TOWNHOUSE FLOOR PLAN

AREA & DIMENSIONS	
SUPER AREA:	9,276 SQ FT, 862 SQM
CARPET:	5,009 SQ FT, 465 SQM
BALCONY:	1,863 SQ FT, 173 SQM
GARDEN TERRACE:	418 SQ FT, 39 SQM

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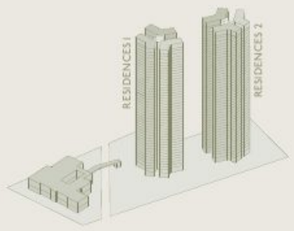
CROWN SELECT

4.5 BR LOWER PENTHOUSE LEVEL PLAN (R-1)

AREA & DIMENSIONS	
SUPER AREA:	11,137 SQ.FT, 1,035 SQM
CARPET:	6,014 SQ.FT, 559 SQM
BALCONY:	1,838 SQ.FT, 171 SQM
GARDEN TERRACE:	2,206 SQ.FT, 205 SQM

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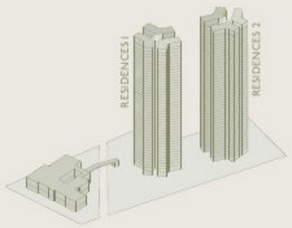
CROWN SELECT

4.5 BR UPPER PENTHOUSE LEVEL PLAN (R-1)

AREA & DIMENSIONS	
SUPER AREA:	11,137 SQ FT, 1,035 SQM
CARPET:	6,014 SQ FT, 559 SQM
BALCONY:	1,838 SQ FT, 171 SQM
GARDEN TERRACE:	2,206 SQ FT, 205 SQM

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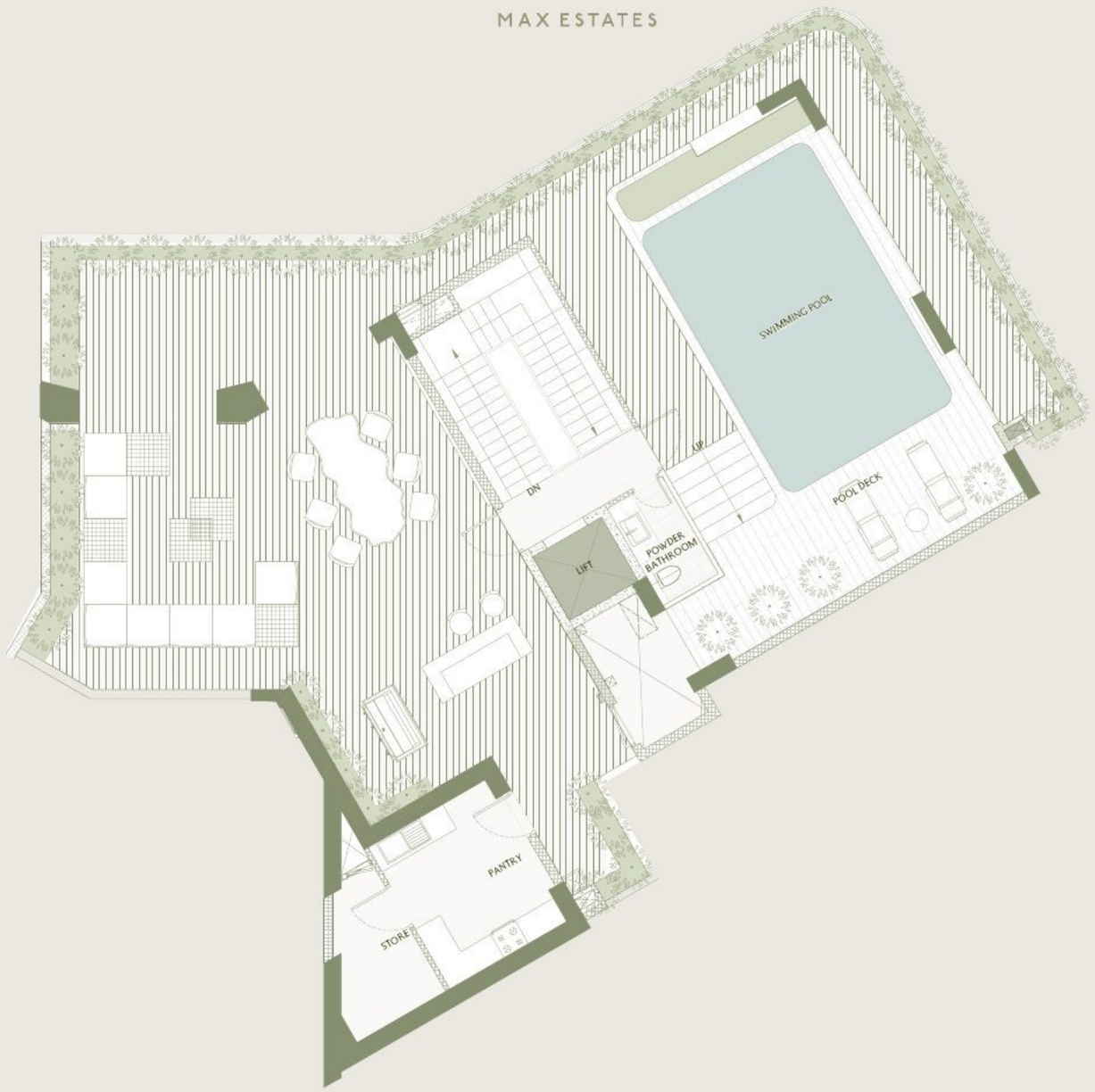






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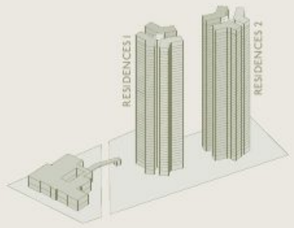
CROWN SELECT

4.5 BR PENTHOUSE TERRACE LEVEL PLAN (R-1)

AREA & DIMENSIONS	
SUPER AREA:	11,137 SQ FT, 1,035 SQM
CARPET:	6,014 SQ FT, 559 SQM
BALCONY:	1,838 SQ FT, 171 SQM
GARDEN TERRACE:	2,206 SQ FT, 205 SQM

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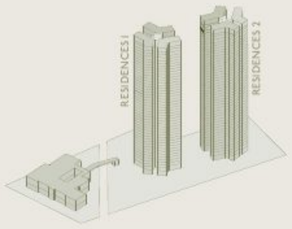
CROWN RESERVE

4.5 BR LOWER PENTHOUSE LEVEL PLAN (R-2)

AREA & DIMENSIONS	
SUPER AREA:	11,868 SQ.FT, 1,103 SQM
CARPET:	6,409 SQ.FT, 595 SQM
BALCONY:	1,904 SQ.FT, 177 SQM
GARDEN TERRACE:	2,206 SQ.FT, 205 SQM

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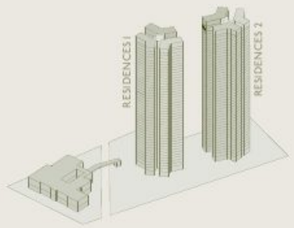
CROWN RESERVE

4.5 BR UPPER PENTHOUSE LEVEL PLAN (R-2)

AREA & DIMENSIONS	
SUPER AREA:	11,868 SQ.FT, 1,103 SQM
CARPET:	6,409 SQ.FT, 595 SQM
BALCONY:	1,904 SQ.FT, 177 SQM
GARDEN TERRACE:	2,206 SQ.FT, 205 SQM

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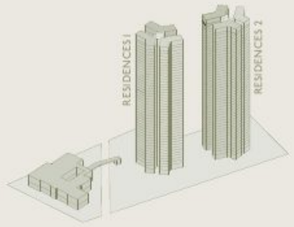
CROWN RESERVE

4.5 BR PENTHOUSE TERRACE LEVEL PLAN (R-2)

AREA & DIMENSIONS	
SUPER AREA:	11,868 SQ.FT, 1,103 SQM
CARPET:	6,409 SQ.FT, 595 SQM
BALCONY:	1,904 SQ.FT, 177 SQM
GARDEN TERRACE:	2,206 SQ.FT, 205 SQM

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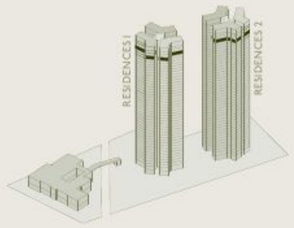
CROWN

4 BR LOWER PENTHOUSE LEVEL PLAN

AREA & DIMENSIONS	
SUPER AREA:	10,057 SQ.FT, 934 SQM
CARPET:	5,431 SQ.FT, 505 SQM
BALCONY:	1,605 SQ.FT, 149 SQM
GARDEN TERRACE:	1,842 SQ.FT, 171 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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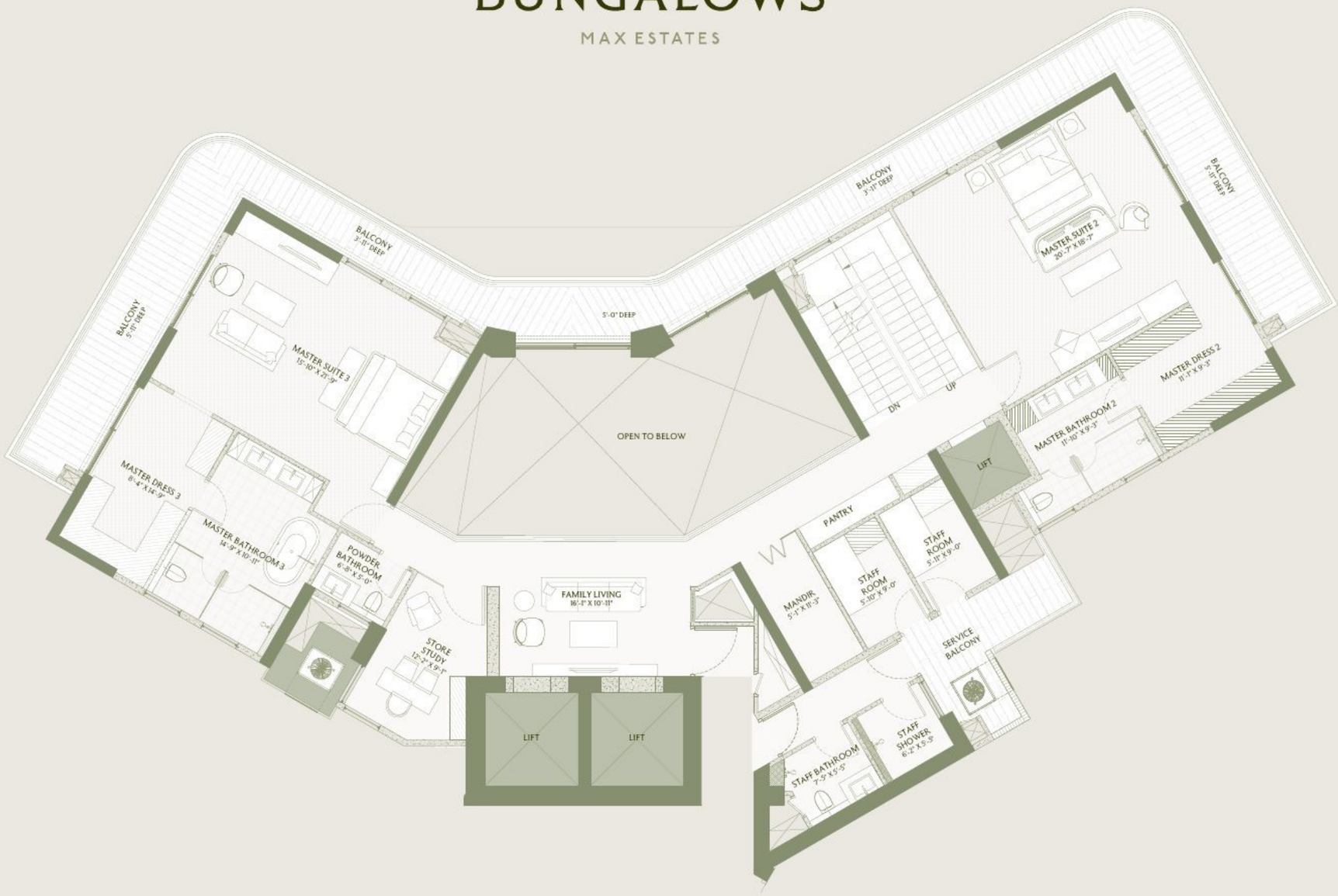






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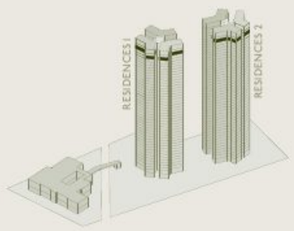
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4 BR UPPER PENTHOUSE LEVEL PLAN

AREA & DIMENSIONS	
SUPER AREA:	10,057 SQ FT, 934 SQM
CARPET:	5,431 SQ FT, 505 SQM
BALCONY:	1,605 SQ FT, 149 SQM
GARDEN TERRACE:	1,842 SQ FT, 171 SQM

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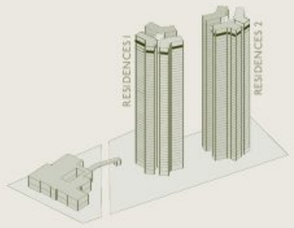
CROWN

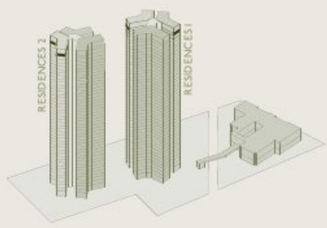
4 BR PENTHOUSE TERRACE LEVEL PLAN

AREA & DIMENSIONS	
SUPER AREA:	10,057 SQ.FT, 934 SQM
CARPET:	5,431 SQ.FT, 505 SQM
BALCONY:	1,605 SQ.FT, 149 SQM
GARDEN TERRACE:	1,842 SQ.FT, 171 SQM

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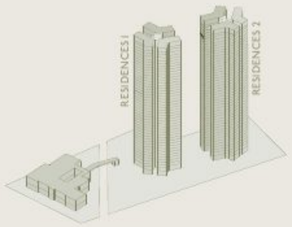


4.5 BR TYPICAL – 3 BR OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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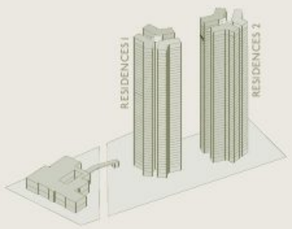


4.5 BR TYPICAL – 2 BR OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ.FT, 553 SQM
CARPET:	3,214 SQ.FT, 299 SQM
BALCONY:	1,040 SQ.FT, 97 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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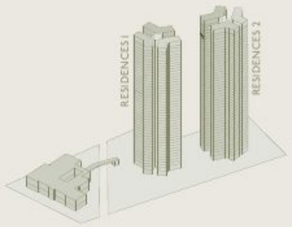


4.5 BR TYPICAL – 3 BR WITH GYM OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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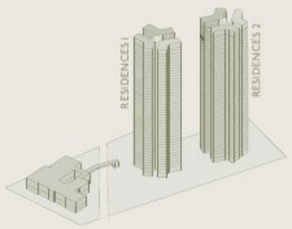


4.5 BR TYPICAL – 1 BR WITH AV OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ.FT, 553 SQM
CARPET:	3,214 SQ.FT, 299 SQM
BALCONY:	1,040 SQ.FT, 97 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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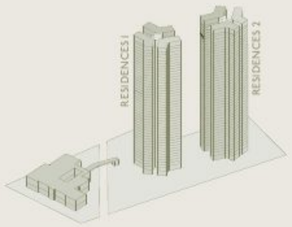


4.5 BR TYPICAL – 1 BR WITH LIVING DINING OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ.FT, 553 SQM
CARPET:	3,214 SQ.FT, 299 SQM
BALCONY:	1,040 SQ.FT, 97 SQM

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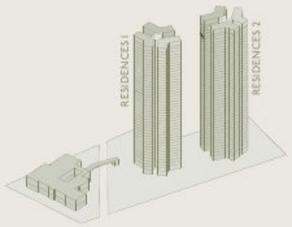


4.5 BR TYPICAL – 3 BR OPTION WITH SEPARATE DINING

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ.FT, 553 SQM
CARPET:	3,214 SQ.FT, 299 SQM
BALCONY:	1,040 SQ.FT, 97 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

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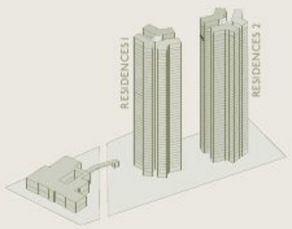


4.5 BR TYPICAL – 5 BR OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

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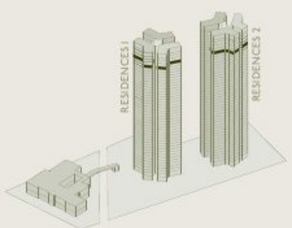


4 BR TYPICAL – 3 BR OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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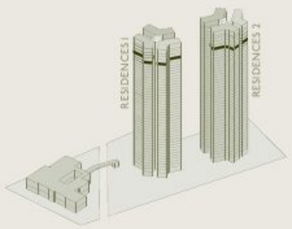


4 BR TYPICAL – 2 BR OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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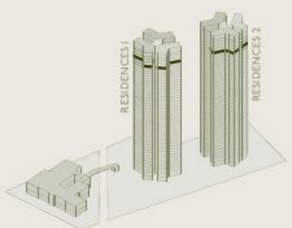


4 BR TYPICAL – 3 BR WITH GYM OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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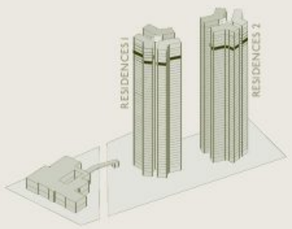


4 BR TYPICAL – 1 BR WITH AV OPTION

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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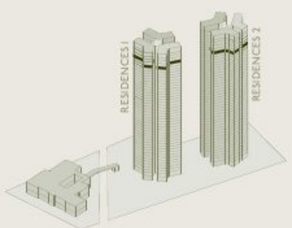


4 BR TYPICAL – 1 BR OPTION WITH SEPARATE DINING

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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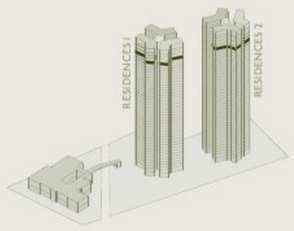


4 BR TYPICAL – 2 BR OPTION WITH SEPARATE DINING

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ.FT, 468 SQM
CARPET:	2,722 SQ.FT, 253 SQM
BALCONY:	844 SQ.FT, 78 SQM

All Residences are offered in bare-shell condition. Images and visuals are for representational purposes only and may depict finishes, fixtures, fittings, furniture and décor that are not part of the standard offering. (1 m^2= 10.7639 ft^2 | Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

Indicative details. Subject to change) Carpet Area has been calculated based on the clarification issued by MahaRERA via- MAHA RERA/SECY/ FILE NO.-27/84/2017 Dated: 14 June 2017. Any furniture, fixtures, furnishings, décor, accessories, appliances or other items depicted in any layout, brochure, marketing material or representation are indicative and for illustrative purposes only. The actual specifications, finishes, fittings, and fixtures forming part of the Apartment shall be as expressly set out in the Agreement for Sale.







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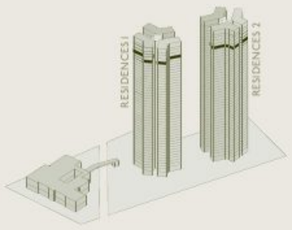


4 BR TYPICAL – 3 BR OPTION WITH SEPARATE DINING

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
CARPET:	2,722 SQ FT, 253 SQM
BALCONY:	844 SQ FT, 78 SQM

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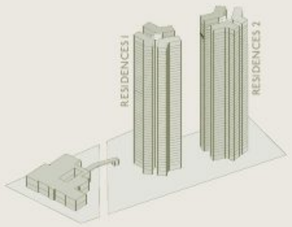
4.5 BR TYPICAL – DUPLEX OPTION

LOWER FLOOR

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

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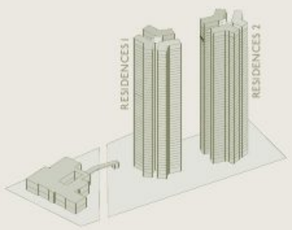
4.5 BR TYPICAL – DUPLEX OPTION

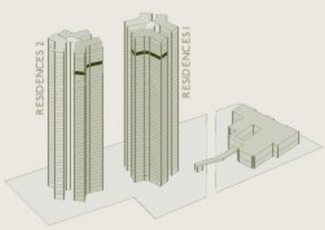
UPPER FLOOR

AREA & DIMENSIONS	
SUPER AREA:	5,952 SQ FT, 553 SQM
CARPET:	3,214 SQ FT, 299 SQM
BALCONY:	1,040 SQ FT, 97 SQM

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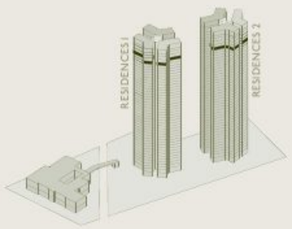
4 BR TYPICAL – DUPLEX OPTION

LOWER FLOOR

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ.FT, 468 SQM
CARPET:	2,722 SQ.FT, 253 SQM
BALCONY:	844 SQ.FT, 78 SQM

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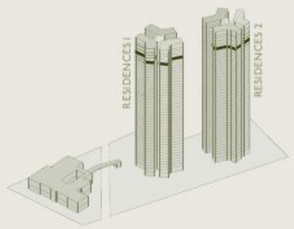
4 BR TYPICAL – DUPLEX OPTION

UPPER FLOOR

AREA & DIMENSIONS	
SUPER AREA:	5,041 SQ FT, 468 SQM
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Project Name
The Bungalows

Location
Sector 59, Gurugram

Promoter
Base Buildwell Private Ltd

HARERA Registration No.
RC/REP/HARERA/GGM/1099/831/2026/71

HARERA Website
https://haryanarera.gov.in/

DISCLAIMER

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The Project "The Bungalows" is proposed to be / is registered with the Haryana Real Estate Regulatory Authority ("HARERA") under registration no. RC/REP/HARERA/GGM/1099/831/2026/71. Customers and channel partners are requested to refer to the project details available on the HARERA website at https://haryanarera.gov.in before making any decision.

The promoter of the Project is Base Buildwell Private Ltd, having its registered office at 1, Dr. Jha Marg, Max House, Okhla Phase III, New Delhi, Okhla Industrial Estate, South Delhi, New Delhi, Delhi, India, 110020.

This presentation is intended for preliminary information and discussion with channel partners and stakeholders. It does not constitute an offer, invitation to offer, promise, representation, warranty, commitment or contract of any nature.

All images, renders, drawings, layouts, maps, diagrams, furniture arrangements, landscaping, amenities, finishes, specifications and lifestyle visuals shown in this presentation are indicative and for representational purposes only. They may include artistic impressions, stock images and work-in-progress design material. The final Project, apartments / units, amenities, specifications, services, layouts, dimensions, areas, finishes, fittings, fixtures and other details shall be subject to approved plans, statutory approvals, sanctioned drawings, RERA disclosures and the agreement for sale.

Furniture, accessories, paintings, decorative items, electronic goods, false ceilings, additional fittings / fixtures, loose items and other lifestyle elements shown in any image, render or plan are indicative only and may not form part of the standard specifications, amenities, services or deliverables.

Intending buyers are advised to exercise their own discretion and rely only on the documents and information uploaded by the promoter on the HARERA website, the approved plans, the agreement for sale and other binding documents executed between the parties.

1 sq. mtr. = 10.76 sq. ft.
1 acre = 4,046.86 sq mt

BASE BUILDWELL PRIVATE LIMITED

CIN: U70100DL2012PTC236737
Registered Office: 1, Dr. Jha Marg, Max House, Okhla Phase III, Okhla Industrial Estate, South Delhi, New Delhi, Delhi, India, 110020
Corporate Office: Max Towers, L-20, C-001/A/1, Sector - 16B, Gautam Buddha Nagar, Noida - 201301, UP, India
HARERA Website: https://haryanarera.gov.in
HARERA Registration No.: RC/REP/HARERA/GGM/1099/831/2026/71
Email: crm.thebungalows@maxestates.in | Phone No.: +91 9205940059

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