

REGIONAL CONSTRUCTION PVT LTD

CROP.OFF-11TH FLOOR, PARAS TWIN TOWER, GOLF COURSE ROAD, SEC-54, GURGAON, HARYANA -122002

Date: 05-12-2025

To

The Chairman,

Haryana Real Estate Regulatory Authority,

Gurugram.

Project TEMP ID: Project (RERA-GRG-2002-2025)

Respected Sir,

This is with reference to the deficiency raised on our RERA application regarding the land cost of ₹70 lakhs declared for the 0.599 acre parcel under the Ekam Courtyard project.

We respectfully submit the detailed clarification and calculation supporting the land cost.

Background Reference (Ekam Project – 15 Acres)

The land cost for our project Ekam under DDJAY policy, with registration no. 38 of 2019 and Project ID: RERA-GRG-202-2019 measuring 15 acres, was duly recorded as:

- **Total land cost for 15 acres: ₹ 1,779 lakhs**

The same can be seen in the Part C of REP-I of Ekam (enclosed with for your reference)

Calculation of Per-Acre Land Cost

Since Ekam Courtyard is the commercial component of Ekam (under DDJAY scheme), the land cost for Ekam Courtyard has been derived proportionately from the established cost of the 15-acre parcel.

Per-acre land cost $\frac{₹1,779 \text{ lakhs}}{15 \text{ acres}} = ₹118.60 \text{ lakhs per acre}$

Land cost for 0.599 acres = $0.599 \times ₹118.60 \text{ lakhs} = ₹71.01 \text{ lakhs}$

Accordingly, the proportional land cost works out to ₹71.01 lakhs, which has been rounded to ₹70 lakhs for the purpose of the RERA application.


We request the Authority to kindly consider the above justification and take the submission on record.

Thanking you.

M/s Regional Construction Pvt. Ltd.

For Regional Construction Pvt. Ltd.

(Authorised Signatory)


Authorised Signatory

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-202-2019
Submission Date : 15-03-2019 12:51:47 PM
Applicant Type : Company
Project Type: NEW

FORM REP-I

Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

REGIONAL CONSTRUCTION PVT. LTD.

ROOM NO 205, WELCOME PLAZA,S-551, SCHOOL BLOCK-II, SHAKARPUR, DELHI-110092

Phone(Landline)

01244561500

Phone(Mobile)

7905628631 (Number Shared by Promoter in Public)

Email ID

legal@parasbuildtech.com

Website

https://www.ekamhomes.com

Pan No.

(Annex a copy in Folder A)

XXXX967F

CIN No.

(Annex a copy in Folder A)

U45203DL2011PTC212558

2. Managing Director/HOD/CEO:

Name : **KUNAL RISHI**

Residential Address : **CO D-1202 La-lagune Golf Course Road Sec-54 Gurugram Near Suncity Gurgaon Haryana-122001**

Phone (landline) **01244561500**

Phone (Mobile) **7905628631** (Number Shared by Promoter in Public)

Email ID **shantanu.majumdar@parasbuildtech.com**

PAN No. **XXXX836A**

(Annex a copy in Folder A)



3. Director 1:

Name : **KARTIK MOHATO**

Residential Address : **House No-G-1164 Block-G Sangam Vihar Delhi-110062**



08/12/2025, 10:54



4. Authorised representative for
correspondance with Authority:



Phone (landline) **01244561500**

Phone (Mobile) **7905628631** (Number Shared by Promoter in Public)

Email ID **shantanu.majumdar@parasbuildtech.com**

PAN No. **XXXX024F**
(Annex a copy in Folder A)

Name : **CENTRIK LEGALISTIC LLP**

Residential Address : **401 DDA-2 District Centre Janak Puri New Delhi-110058**

Phone (landline) **01146074008**

Phone (Mobile) **8383011629** (Number Shared by Promoter in Public)

Email ID **rera@centrik.in**

PAN No. **XXXX005P**
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant/
authorised representative
Stamp _____
Date _____



FORM REP-I**Part - A****Location and Address of the project:**

1. Name of the project	EKAM
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR-5, SOHNA, GURUGRAM
Tehsil	GURGAON
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	01244561500
Phone(Mobile)	7905628631 (Number Shared by Promoter in Public)
Email	shantanu.majumdar@parasbuildtech.com
4. Contact person at the site office:	
Name	SHANTANU
Phone(Landline)	01244561500
Phone(Mobile)	7905628631 (Number Shared by Promoter in Public)
Email	shantanu.majumdar@parasbuildtech.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____



FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	462226	11-03-2019	305000	HDFC BANK	HRERA Gurugram
2	467886	28-03-2019	45000	HDFC BANK	HRERA Gurugram
3	170723	25-04-2019	600000	HDFC BANK	HRERA Gurugram
4	467885	28-03-2019	350000	HDFC BANK	HRERA Gurugram

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. _____

Email ID _____



FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|-----------|
| 1. Land area of the project | 15 (Acre) |
| 2. Permissible FAR | 0.5990 |
| 3. FAR proposed to be utilized in the project | 0 |
| 4. Total licensed area,
if the land area of the present project is a part
thereof | 15 (Acre) |
| 5. License number granted by the Town &
Country Planning Department for the
project/Allotted By Municipal
Corporation/Permission by Local Bodies
(Annex copy in folder B) | 55/2019 |
| 6. Is the applicant owner-licensee of the land
for which the registration is being sought. | Yes |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the
Applicant /
Authorised
Representative
Stamp**

Date _____



FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project:
(Annex a copy of the project in Folder C)

i. Cost of the land (if included in the estimated cost)

6645 Lakhs

ii. Estimated cost of construction of apartments

1779 Lakhs

iii. Estimated cost of infrastructure and other structures

0 Lakhs

iv. Other Costs including EDC, Taxes, Levies etc.

2583 Lakhs

918 Lakhs

2. The total land of the project measuring **15 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	8.221
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0.465
4	PAVEMENTS	0.465
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	1.125
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.365
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.50
12	ANY OTHER	2.859



Total	15
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