

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Ganga Valley
RERA-GRG-1779-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Ganga Valley	
2.	Name of the promoter	M/s Ganga Global Homes Pvt Ltd (Formerly known as Sudish Finance Services Pvt Ltd)	
3.	Nature of the project	Affordable Plotted Colony under DDJAY	
4.	Location of the project	Sector 78, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s PNG Housing Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no. applied	N/A	
	Nature of phase	N/A	
9.	Online application ID	RERA-GRG-PROJ-1779-2024	
10.	License no.	116 of 2023 dated 03.06.2023	Valid till 02.06.2028
11.	Total licensed area	5 acres	Area to be registered
			5 acres
12.	Projected completion date	06.03.2026	
13.	QPR Compliances	N/A	
14.	4(2)(I)(D) Compliances	N/A	
15.	4(2)(I)(C) Compliance	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances	N/A	
19.	Total cost of the project	Rs. 75.66 crore	
20.	Expenditure Incurred so far	Rs. 13.98 crore	
21.	Expenditure to be Incurred	Rs. 61.68 crore	
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	116 of 2023 dated 03.06.2023
	ii)	Revised Layout plan approval	Approved
			Validity upto
			02.06.2028
			-

	iii)	Zoning Plan Approval	DRG NO. DTCP 10602 dated 19.11.2024	-
	iv)	Environmental Clearance	N/A	-
	v)	Airport height clearance	N/A	-
	vi)	Fire scheme approval	N/A	-
	vii)	Service plan and estimate approval	Not Submitted	-
23.	Fee Details			
	Registration Fee		Resi. - $4.8 * 4046.86 * 1 * 10 = \text{Rs } 1,94,249/-$ Comm. - $0.2 * 4046.86 * 1 * 20 = \text{Rs } 16,187/-$ Total - $\text{Rs } 2,10,436/-$	
	Processing Fee		$5 * 4046.86 * 10 = \text{Rs } 2,02,343/-$	
	Late Fee		N/A	
	Total Fee		$\text{Rs } 4,12,779/-$	
24.	RTGS/DD amount		$\text{Rs } 2,10,500/-$ $\text{Rs } 2,02,279/-$	
	RTGS/DD no. and date		500124 dated 23.10.2024 500132 dated 07.12.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Nil	
25.	File Status		Date	
	File received on		08.11.2024	
	First hearing on		02.12.2024	
	First notice sent on		05.12.2024	
	Second hearing on		16.12.2024	
	Third hearing on		30.12.2024	
	Fourth hearing on		08.01.2025	
26.	Case History:			
	The Promoter M/s Ganga Global Homes Pvt Ltd (Formerly known as Sudish Finance Services Pvt Ltd) who is a collaborator applied for the registration of real estate project namely "Ganga Valley" located at Sector 78, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 82149 dated 08.11.2024 and RPIN-825. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1779-2024. The project area for registration is 5 acres vide license no. 116 of 2023 dated 03.06.2023 valid up to 02.06.2028.			
	There are 94 residential plots area ranging from 91.221 sq. mtrs. to 140.589 sq. mtrs. along with 1 commercial block measuring 809.036 sq. mtrs. over total area of project measuring 5 acres.			
	The application for registration of project was scrutinized and the matter was listed for hearing on 02.12.2024 but the matter was adjourned as the deficiencies were to be conveyed to the promoter.			
	The promoter has submitted the additional documents on 27.11.2024 where in revised layout cum demarcation and demarcation cum zoning plan have been submitted.			


	<p>The 1st deficiency notice vide notice no. HARERA/GGM/RPIN/825 dated 05.12.2024 was issued to the promoter with an opportunity of being heard on 16.12.2024.</p> <p>On 16.12.2024, the matter was adjourned to 30.12.2024.</p> <p>The promoter has submitted replies on 12.12.2024, 17.12.2024 & 20.12.2024 which have been scrutinized and the deficiencies conveyed to the promoter.</p> <p>On 30.12.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case. Sh. Ashok Kumar (AR) and Sh. Ashwani Kumar (AR) are present on behalf of the promoter. Sh. Gautam Budhraj (AR) and Sh. Arun Kumar (AR) are present on behalf of land owner company. The AR of the promoter is submitting the deficit documents today in the registry. Further an undertaking regarding non creation of 3rd party rights and approval of revised layout plan has been submitted and hence one-week public notice be issued in two English and one Hindi newspapers of wide circulation for general information and objection if any. The matter to come up on 08.01.2025 at 03:00 PM.</p> <p>The public notice has been published in three newspapers dated 31.12.2024 (The Times of India, Financial Express and Nav Bharat Times) for inviting objections if any up to 07.01.2025 against which no objections have been received in the authority. Further any concerned may also appear before authority on 08.01.2025 at 03:00 PM.</p> <p>The promoter has submitted replies on 24.12.2024, 26.12.2024, 30.12.2024 & 03.01.2025 which have been scrutinized and the status of documents is mentioned further.</p>	
27.	<p>Present compliance status as on 08.01.2025 of deficit documents conveyed through notice dated 05.12.2024.</p>	<ol style="list-style-type: none"> Deficit fee Rs 2,02,279/- needs to be submitted as per revised layout cum demarcation plan. Status: Submitted vide DD no. 500132 dated 07.12.2024 amounting Rs 2,02,279/-. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted Online DPI needs to be corrected. Status: Not Submitted Since the layout plan has been revised and hence undertaking regarding sale if any in terms of earlier approved layout plan needs to be submitted. Status: Submitted Undertaking Regarding No Sale in terms of earlier approved layout plan. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted. However, copy of applied submitted. Plot/area allotted to the landowners in terms of collaboration agreement needs to be submitted duly marked on layout plan and in tabular form along with signature of landowners and developer. Status: Submitted

	<p>7. Copy of GPA executed in continuation to collaboration agreement needs to be submitted. Status: Submitted</p> <p>8. Mutation and Ak-shijra certified on the latest date not prior to six months of application needs to be submitted Status: Submitted</p> <p>9. Pert chart needs to be revised. Status: Submitted</p> <p>10. Road access permission needs to be submitted. Status: Not Submitted. However, applied with GMDA dated 03.01.2025.</p> <p>11. Draft Application form and conveyance deed needs to be revised. Status: Submitted</p> <p>12. Draft Allotment letter, Draft Builder Buyer Agreement needs to be revised and submitted as per prescribed format. Status: Submitted</p> <p>13. Cost of land amounts to Rs 1007.25 lakhs needs to be clarified according to area applied i.e., 5.00 acres for registration. The area sharing model with landowners in collaboration agreement needs to be submitted. Status: Submitted.</p> <p>14. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 09.06.2022. Status: Submitted</p> <p>15. CA Certificated for non-default dated 08.11.2024 and CA Certificate for REP-1(A-H) dated 08.11.2024 needs to be revised. CA Certificate for net worth of latest date needs to be submitted. Status: Submitted</p> <p>16. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>17. Original Bank Undertaking needs to be submitted. Status: Submitted</p> <p>18. Original REP-II dated 22.10.2024 needs to be submitted. Details of financial resources amounts to Rs 1398.45 lakhs loan from Other Sources needs to be submitted. Status: Submitted</p> <p>19. Project Report needs to be submitted. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted</p> <p>20. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from</p>
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		separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted
		21. Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted. Status: Submitted
28.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved Service plan and estimates needs to be submitted. 4. Road access permission needs to be submitted.

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved service plans and estimates, road access permission, corrections in form A-H and DPI. The Authority may consider for grant of registration subject to submission of above.

on leave
Ashish
 Chartered Accountant


Sumeet
 Engineering Officer

Day and Date of hearing Wednesday and 08.01.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.01.2025

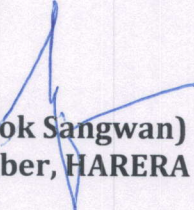
Sh. Sumeet, Engineering Officer briefed about the facts of the case.


Sh. Ashok Kumar (AR), Sh. Neeraj Mishra (AR) and Sh. Ashwani Kumar (AR) are present on behalf of the promoter.


A public notice was issued in three newspapers on 31.12.2024 for objections if any in view of the revised layout plan of the project and undertaking for no sale, booking w.r.t. earlier approved layout plan. Till date no objections received in the Authority and none appeared in person during hearing.

Approved as proposed subject to submission of 25 lakh BG/DD for obtaining and submission of approved SPE within four months. Further, a condition shall be imposed that the road access permission shall be submitted within four months failing which penal action shall be initiated.

The registration certificate shall be issued after submission of BG/DD, corrected copy of DPI & REP-I (Form A-H).


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA

