

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Garden Avenue
Promoter	Ekaakshara Builders LLP

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	Garden Avenue	
2.	Name of the license holders	Sh. Satpal Singh- Bhopal Singh Ss/o Sh. Surta, Sh. Praveen Kumar- Sh. Lokesh Kumar Ss/o Sh. Rajkumar Singh Sh. Ravinder Raghav S/o Sh. Narender Singh	
3.	Name of the promoter (collaborator)	M/s Ekaakshara Builders LLP	
4.	Nature of the phase	Affordable Residential Plotted Colony under DDJAY	
5.	Location of the project	Sector 05, Sohna, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Status of project	New	
8.	Whether registration applied for whole/Phase	Whole	
9.	Phase no. (If applicable)	N/A	
10.	Online application ID	RERA-GRG-2021-2025	
11.	License no.	118 of 2025 dated 14.07.2025	Valid up to 13.07.2030
12.	Total licensed area	11.0875 Acres	Area to be registered 11.0875 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	30.07.2029 (Date of CC)	
14.	QPR Compliance (If applicable)	N/A	
15.	4(2)(I)(C) Compliance (If applicable)	N/A	
16.	4(2)(I)(D) Compliance (If applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	RC compliance	N/A	
19.	Number of units	153 residential plots and 2 commercial blocks	
20.	Total Project cost	Rs. 202.49 crores	



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21.	Project Expenditure So far	Rs. 12.64 crores		
22.	Expenditure to be incurred	Rs. 189.84 crores		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	118 of 2025 dated 14.07.2025	13.07.2030
	2.	Layout plan approval	DTCP 11255 dated 14.07.2025	
	3.	Zoning Plan Approval	ZP-2175/JD (RA)/2025/30917 dated 11.08.2025	
	4.	Environmental Clearance	N/A	
	5.	Airport Height Clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	LC-5621/JE(DS)/2025/32466 dated 20.08.2025	
	8.	Electrical load	Letter to SE from CE, DHBVN submitted	
16.	Fee Details			
	Registration fee		(1776.57 x 20) + (43092.95 x 10) =Rs. 4,66,461/-	
	Late fee		N/A	
	Processing fee		44869.52 x 10 =Rs. 4,48,695/-	
	Total fee		Rs. 9,15,156/-	
17.	DD Details			
	DD amount		Rs. 9,00,000/- Rs. 15,200/-	
	DD no. and date		430017 dated 01.08.2025 430022 dated 26.08.2025	
	Name of the bank issuing		Yes Bank	
	Total fee paid		Rs. 9,15,200/-	
	Deficient amount		Nil	
	18.	File Status		Date
File received on		08.08.2025		
First notice Sent on		27.08.2025		
1 st reply submitted on		27.08.2025		



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	1st hearing on	01.09.2025 (Adjourned)
	2nd hearing on	08.09.2025
19.	Case History: - <ol style="list-style-type: none"> 1. The applicant M/s Ekaakshara Builders LLP has applied on 08.08.2025 for registration of affordable residential plotted colony under DDJAY namely "GARDEN AVENUE" under section 4 of Real Estate (Regulation and Development), Act 2016 vide temp ID RERA-GRG-2021-2025. 2. DTCP Haryana granted license no. 118 of 2025 dated 14.07.2025 measuring 11.0875 Acres situated in sector 05, Sohna, Gurugram granted by DTCP in favour of Sh. Satpal Singh- Bhopal Singh Ss/o Sh. Surta, Sh. Praveen Kumar- Sh. Lokesh Kumar Ss/o Sh. Rajkumar Singh and Sh. Ravinder Raghav S/o Sh. Narender Singh in collaboration with M/s Ekaakshara Builders LLP for development of affordable plotted colony under DDJAY. 3. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/941 dated 27.08.2025. 4. Further, a public notice dated 17.08.2025 with respect to the application dated 08.08.2025 for registration of the project submitted by the promoter was issued in The Times of India (English), The Tribune (English), and Dainik Bhaskar (Hindi). No objection is received in the Authority till date. 5. Further, the site of the project was visited and it is noted that the site is presently accessible through 8 Karam wide revenue road only and as per the layout/ zoning plan of the project, the project will have access through 12 m service road of 60 m wide proposed road which is yet to be developed. 6. The reply dated 27.08.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below. 	
20.	Present compliance status as on 08.09.2025 of deficient documents as conveyed on 27.08.2025	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. Deficit fee of Rs. 15,156/- needs to be deposited. Status: Paid through DD no. 430022 dated 26.08.2025 of Rs. 15,200/- 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

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	<p>the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p>Status: Affidavits of LLP partners regarding no ongoing litigation is submitted.</p> <p>5. Copy of mutations for entire licensed land duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted.</p> <p>Status: Submitted</p> <p>6. Approved service plans and estimates need to be submitted.</p> <p>Status: Submitted</p> <p>7. Electrical load availability connection needs to be submitted.</p> <p>Status: Letter to SE from CE, DHBVN submitted wherein it is stated that the ultimate load for the project shall be catered through 11KV feeder</p> <p>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>Status: Submitted</p> <p>9. PERT chart of the project needs to be revised. Percentage of work done till the date of application and balance work to be carried out in each quarter in terms of percentage needs to be submitted.</p> <p>Status: Submitted</p> <p>10. Draft brochure and advertisement material need to be revised.</p> <p>Status: Submitted. However, it is noted that the current access to the site is through 8 Karam revenue road and same shall be declared in the brochure and advertisement material.</p> <p>11. Road access permission needs to be submitted.</p> <p>Status: Not submitted. Promoter states that it is not applicable as the land comprising the 60 m wide road is in the ownership of the promoter. therefore, the developer has full control and authority over the land earmarked for access, ensuring uninterrupted egress to the colony.</p> <p>12. Project report needs to be submitted.</p> <p>Status: Submitted. Needs to be revised.</p> <p>13. CA certificate regarding cost of land needs to be clarified.</p> <p>Status: Needs to be revised.</p>
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		<p>14. Quarterly statement of expenditure and resources needs to be provided. Status: Submitted.</p> <p>15. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. Status: Submitted</p> <p>16. Cash flow statement needs to be provided. Status: Not submitted</p> <p>17. Financial resources of the project need to be met with project cost. Status: Not submitted</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Not submitted</p> <p>3. Draft brochure and advertisement material need to be revised. Status: Submitted. However, it is noted that the current access to the site is through 8 Karam revenue road and same shall be declared in the brochure and advertisement material.</p> <p>4. Road access permission needs to be submitted. Status: Not submitted. Promoter states that it is not applicable as the land comprising the 60 m wide road is in the ownership of the promoter. Therefore, the developer has full control and authority over the land earmarked for access, ensuring uninterrupted egress to the colony.</p> <p>5. Project report needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>6. CA certificate regarding cost of land needs to be clarified. Status: Needs to be revised.</p> <p>7. Cash flow statement needs to be provided. Status: Not submitted</p> <p>8. Financial resources of the project need to be met with project cost. Status: Not submitted</p>

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22. Recommendation: The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and it is noted that all the documents are found to be in order except the corrections in form REP-I, DPI, revision in brochure/ advertisement material, road access permission, revision in project report, land cost clarification, cash flow and financial resource clarification.
- It is recommended that the Authority may consider for grant of registration subject to the rectification of remaining documents as listed above at S. No. 21 before the issuance of registration certificate.


 (Asha)

Chartered Accountant


 (Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 08.09.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

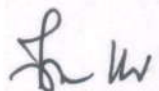
Ms. Megha Solanki (Advocate), Shri Sanjay Rai and Prince Kumar (AR) are present on behalf of the promoter.

The site of the project was visited by the concerned executive and it is observed that site is presently accessible through 8 Karam wide revenue road only, however, as per the layout/ zoning plan of the project, the project will have access through 12 m service road of 60 m wide proposed road which is yet to be developed.

The registration of the project is approved as proposed subject to rectification of minor deficiencies listed above at S. No. 21 and submission of notarized list of mutually agreed plot allocation of various landowners and developer in accordance with the collaboration agreement duly signed by all the parties and marked on the layout plan of the project. Further, a declaration regarding existing access to the site from 8 Karam wide revenue road shall be part of the advertisement and brochure and access permission shall be obtained from GMDA / HSVP as and when the sector road is constructed.

The registration certificate shall be issued after the rectification/ submission of the above documents along with the condition to be mentioned in the registration certificate regarding declaration of existing accessibility of the site.


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA