



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Ganga Valley Floors
RERA-GRG-2037-2025

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Ganga Valley Floors		
2.	Name of the promoter	M/s Ganga Global Homes Pvt. Ltd.		
3.	Nature of the project	Residential Floors		
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.	N/A		
9.	Online application ID	RERA-GRG-PROJ-2037-2025		
10.	License no.	116 of 2023 dated 03.06.2023		valid up to 02.06.2028
11.	Total licensed area	5 acres	Area to be registered	0.5080 acres
12.	Projected completion date	OC – 17.02.2028		
13.	QPR Compliances (if applicable)	RC no. 04 of 2025 – Not Submitted.		
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 04 of 2025 – N/A		
15.	4(2)(I)(C) Compliances (if applicable)	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 (if applicable)	Service Plan and Estimates within 4 months i.e., upto 13.05.2025 – Not Submitted. Road Access permission within 4 months i.e., upto 13.05.2025 –Submitted.		
19.	Total Units	60 units on 15 Plots		
20.	Total Project cost	Rs 126.49 Crores		
21.	Project Expenditure So far	Rs 2.16 Crores		
22.	Estimates expenditure for completion so far	Rs 124.33 Crores		
23.	Statutory approvals either applied for or obtained prior to registration			

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



RERA-GRG-2037-2023			
S.No	Particulars	Date of approval	Validity upto
i)	License Approval	116 of 2023 dated 03.06.2023	02.06.2028
ii)	Zoning Plan Approval	DRG NO. DTCP 10602 dated 19.11.2024 (For residential plotted colony)	-
iii)	Building plan Approval	B 18 -19, B 24-27, D 2-10 dated 25.07.2025, 28.07.2025, 30.07.2025, 11.08.2025 and 12.08.2025	24.07.2027 27.07.2027 29.07.2027 10.08.2027 11.08.2027 (Under Self certification policy and Email dated 25.07.2025, 28.07.2025, 30.07.2025, 11.08.2025 and 12.08.2025 from DTCP)
iv)	Environmental Clearance	N/A	N/A
v)	Airport height clearance	N/A (Height is less than 30 mtrs.)	
vi)	Fire scheme approval	N/A (Height is less than 15 mtrs.)	
vii)	Service plan and estimate approval	Not Submitted	
24.	Fee Details		
	Registration Fee	Residential – (For 15 plots) 5427.846 * 2.64 * 10 = Rs 1,43,295/-	
	Processing Fee	5427.846 * 10 = Rs 54,278/-	
	Late Fee	N/A	
	Total Fee	Rs 1,97,573/-	
25.	DD amount	Rs 1,97,600/-	
	DD no. and date	500182 dated 01.08.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
26.	File Status	Date	
	File received on	25.08.2025	
	First notice Sent on	08.09.2025	
	First hearing on	15.09.2025	
27.	Case History:		
	The Promoter M/s Ganga Global Homes Pvt. Ltd. who is a Collaborator applied for the registration of real estate residential floors project namely “Ganga Valley Floors” located at Sector- 78, Gurugram under section 4 of the Real Estate (Regulations and Development) Act,		



2016 vide central receipt no. 97176 dated 25.08.2025 and RPIN-949. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2037-2025. The project area for registration is 0.5080 acres. The DTCP has granted license no. 116 of 2023 dated 03.06.2023 admeasuring 5 acres for the development of Residential Plotted Colony in Sector 78, Gurugram.

The area admeasuring 5 acres (Ganga Valley) was registered vide registration number 04 of 2025 dated 14.01.2025 which is valid upto 06.03.2026.

The promoter applied for the registration of 60 residential floors on 15 plots.

Details of plots applied for registration as follows:

S.No	Plot no	BR-III email date	Area in sq mtr	FAR	Total FAR
1	B-18	11.08.2025	131.7842	2.64	347.910
2	B-19	12.08.2025	131.7842	2.64	347.910
3	B-24	30.07.2025	131.7842	2.64	347.910
4	B-25	30.07.2025	131.7842	2.64	347.910
5	B-26	30.07.2025	131.7842	2.64	347.910
6	B-27	12.08.2025	131.7842	2.64	347.910
7	D-2	28.07.2025	140.5887	2.64	371.154
8	D-3	25.07.2025	140.5887	2.64	371.154
9	D-4	28.07.2025	140.5887	2.64	371.154
10	D-5	25.07.2025	140.5887	2.64	371.154
11	D-6	05.08.2025	140.5887	2.64	371.154
12	D-7	25.07.2025	140.5887	2.64	371.154
13	D-8	28.07.2025	140.5887	2.64	371.154
14	D-9	25.07.2025	140.5887	2.64	371.154
15	D-10	28.07.2025	140.5887	2.64	371.154
			2056.0035		5427.846

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/949 dated 08.09.2025 was issued to the promoter with an opportunity of being heard on 15.09.2025.

The promoter has submitted a reply on 05.09.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Indian Express (English), The Tribune (English) and Dainik Tribune (Hindi) dated 11.09.2025 for objection till 04.09.2025 has been submitted.

No objection has been received in respect of above public notice.

The promoter has submitted a reply on 09.09.2025 which was scrutinized and the status of documents is mentioned below.

28.	Present compliance status as on 15.09.2025 of deficient documents conveyed through notice dated 08.09.2025.	- The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted.
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		3. Approved Service Plan and estimates needs to be submitted. Status: Not Submitted. 4. REP-II needs to be revised. Status: Submitted. 5. Draft Allotment letter needs to be revised. Status: Submitted. 6. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 7. Pert Chart needs to be submitted. Status: Submitted. 8. Cost of plots needs to be clarified. Status: Submitted. 9. Project report needs to be revised. Status: Submitted. 10. CA certificate regarding cash flow statement needs to be revised. Status: Submitted. 11. Complete details of promoter from MCA site needs to be submitted. Status: Submitted. 12. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted. 13. CA certificate for REP I needs to be revised. Status: Submitted. 14. CA certificate for net worth needs to be submitted. Status: Submitted. 15. Quarterly statements of expenditure and sources needs to be provided. Status: Submitted. 16. Board resolution for operation of bank account needs to be revised. Status: Submitted. 17. KYC of authorized person to operate bank account needs to be submitted. Status: Submitted. 18. KYC of project consultant needs to be provided. Status: Submitted. 19. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted.
29.	Remarks	1. The annexures in the online application are not uploaded as well as 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.

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies pending in S. No. 29. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Asha
Asha

Chartered Accountant

on leave
Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 15.09.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.09.2025

Sh. Asha, Chartered Accountant briefed about the facts of the case.

Shri Neeraj K Mishra (AR) and Ashwani Kumar (AR) are present on behalf of the promoter.

The site of the project was visited by the concerned officials, and it is confirmed that as on date the project site has access through the 6.5 mtr. Wide metallic and operational road. However, as per the approved layout plan the project has access through 12 mtr wide service road along with 60 mtr wide proposed road.

The Authority observed that the total cost of the project submitted by the promoter in the registration application seems to be overstated.

The promoter is directed to re-examine/ reconcile the project cost which seems to be justified/reasonable and submit the updated project cost along with requisite document and approved Service Plan of the DDJAY plotted colony.

Promoter states that they will submit the revised/ updated project cost along with requisite document and approved Service Plan and estimates within 2-3 days and request to grant of the registration of the project subject to above condition.

In view of the above, the registration of the project is approved as proposed subject to the compliance of the above deficiencies along with corrections in online DPI and Ato H. The registration certificate shall be issued after corrections in A to H, DPI and submission of above deficiencies.

V. I. 3
(Vijay Kumar Goyal)
Member, HARERA

[Signature]
(Arun Kumar)
Chairman, HARERA

