

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Garden Residency	
2.	Name of the promoter	Ekaakshara Builders LLP	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector- 05, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Satpal Singh, Sh. Praveen Kumar, Sh. Ravinder Raghav	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-2086-2025	
10.	License no.	118 of 2025 dated 14.07.2025	valid upto 13.07.2030
11.	Total licensed area	11.0875 acres	Area to be registered 1.2471 acres
12.	Projected completion date	OC - 30.06.2029	
13.	QPR Compliances (if applicable)	RC no. 85 of 2025 - N/A	
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 85 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)	NIL	
19.	Total Units	132 units on 33 Plots	
20.	Total Project cost	Rs 79.25 crs	
21.	Project Expenditure So far	Rs 2.89 crs	
22.	Estimates expenditure for completion so far	Rs 76.36 crs	
23.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
		Date of approval	



	i)	License Approval	118 of 2025 dated 14.07.2025	13.07.2030
	ii)	Zoning Plan Approval	ZP-2175/JD(RA)/2025/30917 dated 11.08.2025	-
	iii)	Building plan Approval	Under Self certification policy and Email dated 15.09.2025, 17.09.2025, 18.09.2025 from DTCP	14.09.2027 16.09.2027 17.09.2027
	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	LC-5621/JE(DS)/2025/32466 dated 20.08.2025	
24.	Fee Details			
	Registration Fee		Residential - (For 132 residential floors on 33 plots)	
	Processing Fee		11,139.86 * 2.64 * 10 = Rs 2,94,092/-	
	Late Fee		11,139.86 * 10 = Rs 1,11,399/-	
	Total Fee		N/A	
25.	DD amount		Rs 3,70,000/- Rs 35,500/-	
	DD no. and date		430032 dated 04.10.2025 430058 dated 30.10.2025	
	Name of the bank issuing		YES Bank	
	Deficient amount		NIL	
26.	File Status		Date	
	File received on		09.10.2025	
	First notice Sent on		29.10.2025	
	First hearing on		03.11.2025	
27.	Case History:			
	<p>The Promoter Ekaakshara Builders LLP who is a Collaborator applied for the registration of real estate residential floors project namely "Garden Residency" located at Sector- 05, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 100327 dated 09.10.2025 and RPIN-972. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2086-2025. The project area for registration is 1.2471 acres.</p> <p>The DTCP has granted license no. 118 of 2025 dated 14.07.2025 admeasuring 11.0875 acres for the development of affordable residential plotted colony under DDJAY in Sector 05, Sohna, Gurugram.</p>			



The area admeasuring 11.0875 acres was registered vide registration number 85 of 2025 dated 01.10.2025 which is valid upto 30.07.2029.

The promoter applied for the registration of 132 residential floors on 33 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-12	15.09.2025	147.287	2.64	388.837
2.	B-13	15.09.2025	147.287	2.64	388.837
3.	B-14	15.09.2025	147.287	2.64	388.837
4.	B-15	15.09.2025	147.287	2.64	388.837
5.	D-63	17.09.2025	147.632	2.64	389.748
6.	D-64	17.09.2025	147.632	2.64	389.748
7.	D-65	17.09.2025	147.632	2.64	389.748
8.	D-66	17.09.2025	147.632	2.64	389.748
9.	D-67	17.09.2025	147.632	2.64	389.748
10.	D-68	17.09.2025	147.632	2.64	389.748
11.	D-69	17.09.2025	147.632	2.64	389.748
12.	D-70	17.09.2025	147.632	2.64	389.748
13.	D-71	17.09.2025	147.632	2.64	389.748
14.	D-72	17.09.2025	147.632	2.64	389.748
15.	E-81	18.09.2025	124.312	2.64	328.183
16.	E-82	18.09.2025	124.312	2.64	328.183
17.	J-117	18.09.2025	113.817	2.64	300.476
18.	J-118	18.09.2025	113.817	2.64	300.476
19.	J-119	18.09.2025	113.817	2.64	300.476
20.	J-120	18.09.2025	113.817	2.64	300.476
21.	J-121	18.09.2025	113.817	2.64	300.476
22.	J-122	18.09.2025	113.817	2.64	300.476
23.	J-123	18.09.2025	113.817	2.64	300.476
24.	J-138	18.09.2025	113.817	2.64	300.476
25.	J-139	18.09.2025	113.817	2.64	300.476
26.	J-140	18.09.2025	113.817	2.64	300.476
27.	J-141	18.09.2025	113.817	2.64	300.476
28.	J-142	18.09.2025	113.817	2.64	300.476
29.	J-143	18.09.2025	113.817	2.64	300.476
30.	J-144	15.09.2025	113.817	2.64	300.476
31.	K-151	18.09.2025	104.041	2.64	274.668
32.	K-152	18.09.2025	104.041	2.64	274.668
33.	K-153	18.09.2025	104.041	2.64	274.668
			4219.653		11,139.86



	<p>The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/972 dated 29.10.2025 was issued to the promoter with an opportunity of being heard on 03.10.2025.</p> <p>The promoter has submitted a reply on 15.10.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Times of India (English), The Tribune (English) and Dainik Bhaskar (Hindi) dated 15.10.2025 for objection till 29.10.2025 has been submitted.</p> <p>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 12m service road of 60 m wide proposed road which is yet to be developed.</p> <p>The promoter has submitted a reply on 30.10.2025 which was scrutinized and the status of documents are mentioned below.</p>	
<p>28.</p>	<p>Present compliance status as on 03.11.2025 of deficient documents conveyed through notice dated 29.10.2025.</p>	<ol style="list-style-type: none"> 1. Deficit Fee of Rs 35,491/- needs to be submitted. Status: Submitted vide DD no. 430058 dated 30.10.2025 amounting to Rs 35,500/-. 2. 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. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. REP-II needs to be revised. Status: Submitted. 5. Draft Application form needs to be revised. Status: Submitted. 6. Draft Allotment letter needs to be revised. Status: Submitted. 7. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 8. Draft Brochure needs to be revised. Status: Submitted. 9. Cost of the land amounts to Rs 1225.74 lakhs needs to be clarified according to the area applied for the registration is 1.2471 acres along with supporting documents. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. 10. Clarification needs to be submitted as EDC, IDC and IDW not mentioned in DPI. Details of any other cost mentioned in DPI amounts to Rs 214.86 lakhs needs to be submitted. Status: Not Submitted.



		<p>11. Original non-encumbrance certificate not below the rank of tehsildar certified on 03.04.2025 needs to be submitted. Status: Submitted.</p> <p>12. Independent Auditors Report along with audited financial statement for the financial year 2024-25, 2023-24 and 2022-23 needs to be submitted. Status: Submitted.</p> <p>13. Project Report, quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted but quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p> <p>14. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be notarized. Status: Submitted.</p>
29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Cost of the land amounts to Rs 1225.74 lakhs needs to be clarified according to the area applied for the registration is 1.2471 acres along with supporting documents. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>4. Clarification needs to be submitted as EDC, IDC and IDW not mentioned in DPI. Details of any other cost mentioned in DPI amounts to Rs 214.86 lakhs needs to be submitted.</p> <p>5. Project Report, quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted but quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p>

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.

Ashish Dubey
03/11/25

Ashish Dubey
Chartered Accountant

Ashish Kush
03/11/2025

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 03.11.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 03.11.2025

Sh. Ashish Kush Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

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

The site of the project was visited by the concerned officials, and it is observed 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 12m service road of 60 m wide proposed road which is yet to be developed.

In view of the above, the registration of the project is approved subject to rectification of the deficiencies mentioned above along with corrections in online DPI and A to H. 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 connected.

The registration certificate shall be issued after corrections in A to H, DPI and submission of above deficiencies.

(Arun Kumar)

(Arun Kumar)
Chairman, HARERA