



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

No.	HARERA/GGM/RPIN/990	Date:	12/12/2025
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From	To
Haryana Real Estate Regulatory Authority, Gurugram	M/s Ganga Global Homes Pvt. Ltd. GF, Tower A, Vatika Towers, Sector 54, Gurugram

Sub: Amendment of registration of the mix land use colony namely "Nandaka" admeasuring 5.8406 acres situated at Sector 84, Gurugram - removal of deficiencies in the application and clarifications thereof.

With reference to your application having temp project ID: **RERA-GRG-PROJ-2106-2025** regarding amendment of registration of the mix land use colony namely "Nandaka" admeasuring 5.8406 acres situated at Sector-84, Gurugram, submitted in the Authority on 17.11.2025 under Section 4 of the Real Estate (Regulation and Development) Act, 2016, I have been directed to intimate that on scrutiny of application, the following deficiencies have been observed which are as follows: -

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. Deficit fee Rs. 13,67,439/- need to be submitted.
4. As building plans are revised the prior written consent from 2/3rd allottees of the project needs to be submitted.
5. The approved building plans are revised, hence the changes made in the building plans in tabular form and duly marked on the plans is needs to be submitted.
6. The letter and drawing duly approved by DTCP regarding phasing of the project need to be submitted.
7. Copy of Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted.
8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.
9. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted.
10. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.
11. Revised Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
12. Revised Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted.
13. Electrical load availability connection assurance letter needs to be submitted.
14. Approval NOC's from various agencies for connecting external services like roads and storm water needs to be submitted.



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 अंतर्गत गठित प्राधिकरण

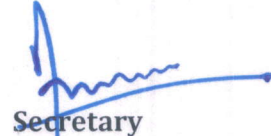
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



15. Natural conservation zone NOC, Tree cutting permission NOC, Forest land diversion and Power line shifting NOC from concerned departments need to be submitted.
16. Mining permission needs to be submitted.
17. Structural plan and parking plan need to be submitted.
18. Copy of demand draft/ banker's cheque submitted in the earlier application need to be submitted.
19. Allottee related documents like Draft application form, Draft Allotment letter, Draft Builder buyer agreement, Draft Conveyance deed and Payment receipt needs to be submitted.
20. Draft brochure needs to be revised.
21. Advertisement document needs to be submitted.
22. Cost of the land amounts to Rs 6283.67 lakhs needs to be clarified according to the area applied for the registration is 5.8406 acres along with supporting documents.
23. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 93066.34 lakhs, whereas as per the DPI, it is Rs 141041.31 lakhs.
24. Details of any other cost amounts to Rs. 2212.75 lakhs and details of financial resources from other sources amounts to Rs 18000 lakhs from loan from banks/financial institution and Rs 2800 lakhs from equity mentioned in DPI needs to be submitted.
25. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted.
26. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted.
27. Following Original CA Certificate needs to be submitted:
 - a) CA Certificate of net worth of promoter on latest date, and
 - b) CA Certificate of financial and inventory details.
28. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorized signatories needs to be submitted. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.
29. Original Bank Undertaking needs to be submitted.
30. Quarterly estimated expenditure and quarterly source of funds needs to be submitted. needs to be submitted.
31. 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 submitted.
32. Status of sold and unsold inventory based on earlier building plan along with copies of executed documents with allottees if any need to be submitted.

The deficiencies conveyed vide this notice are preliminary and not exhaustive in nature. You are also liable to remove/ rectify the deficiencies which are noticed during the course of hearing also.

You are advised to remove the deficiencies/observations within a period of 15 days. It may be noted that incase your reply is not received at least three days before the date fixed for the hearing i.e., 15.12.2025 then your case may not be listed for hearing. Your attention is further invited to section-5 of the Real Estate (Regulation and Development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017 under which your application is liable to be rejected in case, the deficiencies are not cleared within 30 days.



Secretary

For and on behalf of Haryana Real Estate
Regulatory Authority,
Gurugram



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