

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Nandaka		
2.	Name of the promoter	M/s Ganga Global Homes Pvt. Ltd.		
3.	Brief of promoter	M/s Ganga Global Homes Private Limited, widely known by its brand name Ganga Realty, is an active private unlisted company incorporated on February 13, 2020, and headquartered in New Delhi. The company maintains an authorized share capital of ₹50.00 crore and a paid-up capital of ₹40.00 crore. Its board of directors includes Vikas Garg, Mohit Garg, Mayank Garg, and Satish Kumar.		
4.	Nature of the project	Mix Land Use Colony		
5.	Location of the project	Sector- 84, Gurugram		
6.	Legal capacity to act as a promoter	License Holder		
7.	Name of license holder	M/s Ganga Global Homes Pvt. Ltd.		
8.	Status of project	New		
9.	Date of completion as per REP-II	15.04.2030 (Needs to be revised)		
10.	Whether registration applied for whole/phase	Whole Project (Amendment application)		
11.	Registration Temp ID	RERA-GRG-PROJ-2183-2026		
12.	QPR status (RC No. 96 of 2023)	Submitted till 2025 December		
13.	4(2)(I)(D) reports status (RC No. 96 of 2023)	Submitted		
14.	4(2)(I)(C) status (RC No. 96 of 2023)	Valid till 23.02.2028		
15.	Other conditions of RC (RC No. 96 of 2023)	EC – Submitted dated 16.03.2024 (Within time) Fire Scheme – Submitted dated 04.04.2024 (Delay) Service Plan & Estimates – Not submitted		
16.	Change in Bank Account (RC No. 96 of 2023)	N/A		
17.	Details of pending proceedings (RC No. 96 of 2023)	RERA-GRG-4371-2024 (RC condition compliances)		
18.	License no.	127 of 2023 dated 16.06.2023		Valid up to 15.06.2028
19.	Total licensed area	8.34375 Acres	Area for registration	8.34375 Acres
20.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	127 of 2023 dated 16.06.2023	15.06.2028
	ii)	Zoning Plan Approval	Drg. DTCP 9333 dated 16.06.2023	-



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	Revised Zoning Plan Approval	Drg. DTCP 10602 dated 19.11.2024	-
iii)	Building Plan Approval	ZP- 1 853/PA(DK) / 2023 / 35228 dated 19.10.2023	18.10.2028
	Revised Building plan Approval	ZP- 1 853-II/PA(DK) / 2025 / 36864 dated 19.09.2025	18.09.2030
iv)	Environment Clearance approval	EC23C3801HR5229902N dated 16.03.2024	15.03.2034
	Environment Clearance approval (Expansion)	EC25B3813HR5168470N dated 13.10.2025 (Proposal no. IA/HR/INFRA2/517813/2025)	12.10.2035
v)	Fire scheme approval	FS/2024/474 dated 04.04.2024	03.04.2029
	Revised fire scheme approval	Applied on 05.03.2026	-
vi)	Service plans and estimates approval	Not submitted (Earlier RC was conditional and now revised required)	
	Revised service plans and estimates approval	Applied on 21.10.2025	-
vii)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/614/2577-80 dated 21.08.2023	20.08.2031
21.	Total project cost	Rs 1701.09 Cr.	
22.	Cost Incurred	Rs 342.65 Cr.	
23.	Cost to be incurred	Rs 1358.44 Cr.	
24.	Construction cost	Rs 6980/- per sqft	
25.	Total no. of towers	6 Residentials, 1 EWS & 1 Commercial and 1 Residential future development - (upto 45 floors)	
26.	Total units	410 Residential & 100 EWS and 49 Commercial	
27.	Carpet area of units	160 sq mtr to 190 sq mtr for 400 units 285 sq mtr to 348 sq mtr for 10 units	
28.	Fee details		
	Registration fee	Resi - 85005.665 * 2.65 * 10 = Rs 22,52,650/- Comm - 4473.982 * 2.65 * 20 = Rs 2,37,121/-	
	Late Fee	N/A	
	Processing fee	89479.647 * 10 = Rs 8,94,796/-	
	Processing fee to be forfeited (At the time of registration application)	Rs 6,26,358/-	
	Processing fee to be forfeited (At the time of earlier amendment registration application)	Rs 7,99,651/-	
	Total fee	Rs 48,10,576/-	

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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

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29.	DD amount submitted at the time of registration	Rs. 16,59,848/- Rs. 6,26,358/- Rs 10,000/- Rs 1,00,000/-
	DD no. and date for registration	503861 dated 28.09.2023 503862 dated 28.09.2023 500198 dated 30.10.2025 500289 dated 13.03.2026
	Name of the bank issuing	ICICI Bank
	Total fees received for registration	Rs 23,96,206/-
	Deficient amount	Rs. 24,14,370/-
30.	File Status	Date
	File received on	13.03.2026
	First notice Sent on	02.04.2026
	First hearing on	06.04.2026 (Adjourned)
	Second hearing on	20.04.2026 (Adjourned)
	Third hearing on	27.04.2026
31.	Case History: - The Promoter M/s Ganga Global Homes Pvt. Ltd. who is a license holder applied for the amendment of registration of real estate project namely "Nandaka" located at Sector-84, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108600 dated 13.03.2026 and RPIN-1041. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2183-2026. The total licensed area and project area for the amendment of registration is 8.34375 acres vide license no - 127 of 2023 dated 16.06.2023. The project namely "Nandaka" is already registered with the Authority vide RC no 96 of 2023 dated 23.10.2023 for an area admeasuring 5.84 acres comprising only residential component at that time. Later on, the promoter has obtained the approval of revised building plan from DTCP Haryana, vide memo no. ZP- 1 853-II/PA(DK) / 2025 / 36864 dated 19.09.2025 for total license area. After that promoter has applied for amendment of registration of the project vide application dated 17.11.2025 and the same was returned vide order dated 05.01.2026 as the promoter failed to comply with deficiencies conveyed to the promoter through deficiency notice dated 12.12.2025. After that promoter has applied for amendment of registration of the project for total license area vide current application. The application for amendment of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1041 dated 02.04.2026 was issued to the promoter with an opportunity of being heard on 06.04.2026. On 06.04.2026, the matter is adjourned to 20.04.2026. The promoter has submitted documents file/reply on 06.04.2026 where in the promoter has submitted the copies of public notices published on 03.04.2026 in 3 newspapers (i.e. The Tribune, The Indian Express & Dainik Tribune) inviting objections till 16.04.2026 regarding their applications for amendment of registration of project.	



Multiple objections have been received against the application of the promoter for amendment in registration of project already registered vide RC no. 96 of 2023. The details of the objections is tabled below.

Sr No.	Rera Dak ID	Date of objection	Name of allottee	Unit no.
1	109253	01-04-2026	Charu Verma	2391
2	109354	02-04-2026	Rajeshwar Kumar Jain & Shashi Lata Jain	4342
3	109260	01-04-2026	Pushpender Kumar & Sushma Arora	4301
4	109262	01-04-2026	Prashant Rajpal	4362
5	109263	01-04-2026	Rishi Mishra & Shruti Mishra	1262
6	109264	01-04-2026	Ayushi Singh	1272
7	109238	01-04-2026	Tripti Gaur	4212
8	109239	01-04-2026	Anusuya Sharma	4422
9	109240	01-04-2026	Shilpa Sehgal	1221
10	109265	01-04-2026	Sanya Gambhir	1272
11	109267	01-04-2026	Rajender Sehgal	1352
12	109268	01-04-2026	Neha Khandelwal	1362
13	109241	01-04-2026	Prabha Gupta	1162
14	109243	01-04-2026	Rohit Arora	1122
15	109249	01-04-2026	Saroj Chamoli	4092
16	109248	01-04-2026	Sweetie Suri	1251
17	109246	01-04-2026	Raghav Aggarwal & Diksha Aggarwal	1332
18	109244	01-04-2026	Rajesh Kurana	1421
19	109252	01-04-2026	Suresh Kumar	2321
20	109251	01-04-2026	Ajit Pal Singh	2291
21	109250	01-04-2026	Sameer Sahu	2202
22	109125	30-03-2026	Supriya Sharma & Neeraj Sharma	4311
23	109127	30-03-2026	Sangeeta Jain & Vijay Jain	1141
24	109090	27-03-2026	Deepika Goyal	1212
25	109089	27-03-2026	Lal Chand Verma	1321
26	109091	27-03-2026	Sangeeta Goyal	1211
27	109083	27-03-2026	Saurabh Khattar	1082
28	109236	01-04-2026	Rajkumar Gupta	1412
29	109266	01-04-2026	Sunil Tarachand Soni	1281
30	109261	01-04-2026	Rajeshwar Kumar Jain & Shashi Lata Jain	4342
31	109351	02-04-2026	Yogi Dhanda	1102



32	109350	02-04-2026	Amar Sadani	4111
33	109349	02-04-2026	Nishant Srivastava & Chandni Singh Yadav	1312
34	109368	02-04-2026	Hemlata Lakra	1322
35	109355	02-04-2026	Geeta Pandey	4272
36	109353	02-04-2026	Anil Sharma	1252
37	109352	02-04-2026	Mihir Kumar Choudhary	4341
38	109367	02-04-2026	Rohit Arora	1122
39	109365	02-04-2026	Rajkumar Gupta	1412
40	109363	02-04-2026	Charu Verma	2391
41	109361	02-04-2026	Ajit Pal Singh & Ekpreet Kaur	2291
42	109343	02-04-2026	Satish Kumari Sharma	4262
43	109347	02-04-2026	Ranjit Kaur Sodhi	2082
44	109358	02-04-2026	Shilpa Sehgal	1221
45	109346	02-04-2026	Amit Dhingra & Naveen Dhingra	2281
46	109345	02-04-2026	Neeru Singh	4361
47	109344	02-04-2026	Jaanvi Jethani & Prem Jethani	1282
48	109339	02-04-2026	Jatin Ahuja	2401
49	109348	02-04-2026	Sapna Patni	2341
50	109341	02-04-2026	Shiv Kumar Goyal	2171
51	109342	02-04-2026	Bharat Bhushenbahl	1112
52	109337	02-04-2026	Anju Grewal	4402
53	109254	01-04-2026	Sunil Pandey	4122
54	109255	01-04-2026	Alok Aggarwal & Deepti Aggarwal	4161
55	109256	01-04-2026	Sakshi Mehra	4182
56	109257	01-04-2026	Vikas Gangwani	4202
57	109258	01-04-2026	Pradeep Vasudevan	4231
58	109259	01-04-2026	Surbhi Munshi	4261

Brief description of the objections:

The allottees /objectioner states that project was represented to them as ultra luxury, low density in 8.3 acres with 5.84 acres comprising four residentials tower and exclusive club- commercial facilities in remainder. With this configuration the project had approx. 35 units per acre, clear landscaping, un-obstructed view, privacy and exclusive leisure, club and commercials. Based on above allottees decided to invest in the project. The amendment application and recent disclosures indicate changes that may alter character, density and configuration of the project including,

- Density increase & additional towers: Maybe doubled resulting in reduce land parcel per flat and blockage of views.

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- ii) Alteration of architectural plan: Earlier curved four tower master plan along with club in front has been replaced with straight line foundation and revised configuration.
- iii) No consent from allottees: No consent taken
- iv) Delay in project timeline: Approx. 2.5 years extended.
- v) Financial discrepancy: Builder declared Rs. 257 Cr. already spent but does not reflect construction commensurate with such expenditure.
- vi) Lack of transparency: Buyer sought clarity but no formal response.

These changes collectively alter the value uses livability and fundamental character of project that was originally offered to allottees. As first-time buyer and investors, amendment will cause irreversible harmed to consumer interests.

Earlier amendment application was returned as no consent of allottees was taken by the builder.

Therefore, allottees humbly request to HARERA to:

1. Withhold approval of the amendment application dated 13.03.2026 until a full, transparent and buyer inclusive review is conducted.
2. Direct the promoter to share all revised plans, density calculation, land allocation, approvals and architectural changes.
3. No deviations from the originally committed specification without consent of allottees.
4. Protect the rights of buyers in accordance with the objectives of the RERA, 2016.

Promoters reply regarding objections:

No reply received.

Office comments regarding objections:

From perusal of the record submitted by the promoter it is submitted that as per promoter submission there are total 119 sold units out of which consents of 102 allottees have been submitted (**copy of consent enclosed with the brief for perusal of the Authority**). Density in terms of residential units has been increased from 306 units in four towers to 410 units in six towers and also 1 tower for future development. Further, there is alteration of architectural plan of the project.

The detailed changes in the project as per registered area, earlier building plan sanction and revised building plan sanction are sought from the promoter but not submitted till date. However, the brief description of changes is tabled below.

S. No.	Particulars	Previous	Current
1.	Total licensed area	8.34375 Acres	8.34375 Acres
2.	Demarcation cum Zoning Plan	DRG No. 9333 dated 16.06.2023	10602 dated 19.11.2024
3.	Building Plans	35228 dated 19.10.2023	36864 Dated 19.09.2025
4	Components	70% residential 30% commercials	95% residential 5% commercials
3.	Registered Area	5.8406 Acres	8.34375 Acres

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4.	No of towers	4 Residentials	6 Residentials, 1 EWS & 1 Commercial and 1 Residential future development
7.	Number of Residential Units	306 Units	410 Units
8.	Number of EWS Units	60 Units	100 Units
9.	Basements	Two Level	Two Level
10.	Ground Floor and Lobby	G+7 (Lobby)	G+4 (Lobby)

On 20.04.2026, the matter is adjourned to 27.04.2026.

The site of projects has been physically inspected on 23.04.2026 and it is submitted that the project site is demarketed/ located at 24 meter wide sector road and also on 7 karam wide revenue rasta in Sector 84 Gurugram. As on date motorable and operational road exists to approach the site. The project site is accessible through both roads and further 24-meter road connects to 7 karam wide revenue rasta. The promoter had started the construction of the project and as on date the structure work of 3 towers (tower 1,2 and 3) has been done for two level basements only and further progressing. The work of steel binding has been done for laying the raft foundation. The work so started and completed till date is as per revised building plan approval.

The promoter has submitted a reply on 15.04.2026 which has been scrutinized and the status of documents is mentioned below.

32.	Present compliance status as on 27.04.2026 of deficit documents as conveyed in notice dated 08.04.2026.	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. Status: Not submitted 2 Online DPI needs to be corrected. Status: Not submitted 3 Deficit fee Rs. 24,14,370/- needs to be submitted. Status: Not submitted 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 the format provided under annexure "C" of Rules 2017 need to be submitted. Status: Not submitted 5 A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be
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		submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. Status: Needs to be revised 6 Consent of 2/3rd existing allottees of the project submitted to the Authority needs to be clarified regarding revision in building plans. Status: Needs to be revised 7 A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. Status: Needs to be revised 8 Changes made in the building plans duly marked on approved layout plan and in tabular form needs to be submitted. Status: Needs to be revised 9 List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. Status: Submitted as per registered details (Total 119 sold units) 10 List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. Status: Submitted as per registered details (Total 187 unsold units) 11 Amendment sought in registration needs to be clarified and submitted along with area details of project. Status: Submitted 12 Status of development works in the project till date needs to be submitted. Status: Needs to be updated along with site photographs 13 Revised Fire Scheme approval needs to be submitted. Status: Not submitted 14 Revised Service Plans and Estimates approval needs to be submitted. Status: Not submitted 15 Project report needs to be revised incorporating approvals and inventory of the project. Status: Submitted 16 All finally approved floor plans along with parking plans on A1 size sheet need to be submitted.
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		Status: Submitted 17 Copy of five executed application form, allotment letter, Agreement to sale, Conveyance deed and payment receipt needs to be submitted. Status: Submitted five executed application form, allotment letter, Agreement to sale and payment receipt but the documents are slightly different from the prescribed/submitted to authority at the time of registration. 18 Brochure/Advertisement document of the project needs to be revised. Status: Not submitted 19 PERT chart needs to be revised. Status: Not submitted 20 Mining permission has been expired. The same needs to be clarified as further excavation is required or not. In case required than the revalidated mining permission needs to be submitted and if not required than affidavit to the same needs to be submitted. Status: Not submitted 21 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 170109.25 lakhs. Status: Submitted 22 Details of any other cost amounts to Rs. 656.03 lakhs and details of financial resources from equity amounts to Rs 4000 lakhs and loan from banks/financial institution amounts to Rs 35000 lakh mentioned in DPI needs to be submitted. Status: Submitted 23 REP II dated 11.03.2026, needs to be revised as details of loan is missing along with correction in date of completion. Status: Submitted but REP II dated 10.04.2026, needs to be revised as correction in date of completion is required 24 Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Status: Submitted 25 Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, and CA Certificate of financial and inventory details. Status: Submitted but Original CA Certificate of net worth of promoter dated 09-04-2026 and Original CA
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		Certificate of financial and inventory details needs to be submitted 26 Quarterly estimated expenditure and quarterly source of funds needs to be submitted. Status: Submitted but statement of quarterly source of funds needs to be submitted 27 Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted 28 KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Not submitted
33.	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 Deficit fee Rs. 24,14,370/- needs to be submitted. 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 the format provided under annexure "C" of Rules 2017 need to be submitted. 5 A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. 6 Consent of 2/3rd existing allottees of the project submitted to the Authority needs to be clarified regarding revision in building plans. 7 A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. 8 Changes made in the building plans duly marked on approved layout plan and in tabular form needs to be submitted. 9 Status of development works in the project till date needs to be submitted. 10 Revised Fire Scheme approval needs to be submitted.



	11 Revised Service Plans and Estimates approval needs to be submitted. 12 Copy of five executed application form, allotment letter, Agreement to sale and payment receipt submitted but the documents are slightly different from the prescribed/submitted to authority at the time of registration. 13 Brochure/Advertisement document of the project needs to be revised. 14 PERT chart needs to be revised. 15 Mining permission has been expired. The same needs to be clarified as further excavation is required or not. In case required than the revalidated mining permission needs to be submitted and if not required than affidavit to the same needs to be submitted. 16 REP II dated 10.04.2026, needs to be revised with correction in date of completion. 17 Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, and CA Certificate of financial and inventory details. 18 Quarterly source of funds needs to be submitted. 19 KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted.
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(Ashish Dubey)

Chartered Accountant

(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 27.04.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.04.2026.

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Ms. Kadambari Singh (Sr. Advocate), Sh. Rahul Mangla (AR) and Sh. Mohit Garg (Director) are present on behalf of the promoter.

Sh. Arsh Mehta (Advocate for objectors), Sh. Satbir Singh and a number of other allottees of the project are present.

It is pertinent to mention here that multiple objections have been received from the existing allottees of the project against the proposed amendment of registration and revised project configuration. The objecting allottees present in person submit that the promoter had initially advertised and sold units in the project representing it as an ultra-luxury, low-density development with clear landscaping, unobstructed views, privacy, and exclusive leisure, club, and commercial facilities. However, it was submitted that the promoter has now revised the



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building plans, resulting in increased density, alterations in tower design and layout, and other consequential impacts. It was further contended that no consent was obtained from the allottees regarding such revision of building plans. The allottees have also raised concerns regarding extension of project timelines, alleged lack of transparency and non-disclosure of revised plans and specifications.

The Senior Advocate present on behalf of the promoter states that the revised building plans have already been approved by the competent authority i.e., DTCP Haryana after submission of consent of more than two-third existing allottees of the project before DTCP. Copies of such consents have also been placed on record before this Authority. It is further submitted that the revised proposal enhances the residential component from 70% to 95%, reduces the commercial component from 30% to 5% along with increased green area and other changes. The comparative list showing changes along with other deficiencies has been submitted in the Authority on 24.04.2026. The office to examine the same. The learned counsel further seeks four weeks' time for submission of remaining documents and compliances.

The Authority has considered the submissions made on behalf of the promoter, the record available on file including the objections received from allottees, revised building plan approval and documents submitted by the promoter. The Authority also notes that although the promoter has submitted certain consent letters purportedly from 102 allottees out of 119 sold units, the consents placed on record prima facie appear to be in relation to inclusion of additional land and do not clearly and specifically disclose informed consent of the allottees regarding the revision building plans. Moreover, a large number of objections have been received regarding the application for amendment of the project registration pursuant to the revision of building plans.

In view of the above, the Authority directs the promoter to submit clear and specific consents from the allottees of the project with respect to the revision of building plans along with other deficit documents including deficit fees.

The matter is adjourned and to come up on 25.05.2026.

(Arun Kumar)
Chairman, HARERA