

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	Ganesh Complex
2.	Name of the license holders	Praveen Yadav S/o Ramavtar Yadav, Sunita w/o Ramavtar Yadav, Poonam Yadav w/o Praveen Yadav, Krishna Devi w/o Mukesh Yadav, Kamal Yadav S/o Mukesh Yadav, Rajesh Kumar S/o Mangal Singh, Rajni w/o Rajesh Kumar, Yogesh Yadav s/o Rajesh Kumar, Sagar Yadav s/o Rajesh Kumar, Ramrati Yadav w/o Rakesh Yadav, Sachin Yadav s/o Rakesh Yadav, Devender Yadav s/o Mangal Singh, Rekha w/o Devender Yadav, Deepak Yadav s/o Devender Yadav, Mukesh Kumar Yadav S/o Mangal Singh, Rakesh Kumar S/o Mangal Singh
3.	Name of collaborator	M/s Ganesh Panchratnam India Ltd.
4.	Name of the promoter	M/s Ganesh Panchratnam India Ltd.
5.	About the promoter	Ganesh Panchratnam India Limited (CIN: U51109WB2006PLC107132) is an active public limited company incorporated on 6 January 2006 and registered with ROC Kolkata. The company is promoted by the Bajoria family , led by Alok Kumar Bajoria, and is engaged in industrial real estate development, warehousing, logistics infrastructure, commercial properties, and allied activities. The company has developed the Ganesh Complex Industrial & Logistics Park at Raghudevapur, Howrah, located on NH-6 near Kolkata, offering industrial plots, warehouses, logistics facilities, and commercial infrastructure for manufacturing and distribution businesses. The group is focused on expanding industrial parks and warehousing infrastructure and has announced plans for additional industrial park developments in the Delhi-NCR region. The company has an authorized share capital of Rs. 19.00 crore and paid-up capital of Rs. 18.02 crore . Current directors include Alok Kumar Bajoria, Vikash Kumar Bajoria and Sneha Bajoria.
6.	Nature of the project	Industrial Plotted Colony
7.	Location of the project	Revenue estate of Village Khatrika, Tehsil Sohna, Gurugram
8.	Legal capacity to act as a promoter	Collaborator
9.	Status of project	New
10.	Whether registration applied for whole/Phase	Whole



HARERA
GURUGRAM

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

11.	Phase no. (If applicable)	N/A
12.	Online application ID	RERA-GRG-2205-2026



HARERA
GURUGRAM

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

	5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1055 dated 27.05.2026 with an opportunity of hearing on 08.06.2026. 6. The matter was earlier listed for hearing on 25.05.2026 which was adjourned to 08.06.2026. 7. On 08.06.2026, the matter was further adjourned on 09.06.2026. 8. A public notice dated 20.05.2026 with respect to the application dated 29.04.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Tribune (English), and Dainik Bhaskar (Hindi) and no objection has been received in the Authority with respect to the same. 9. Further, the site of the project was visited and it is noted that the site is accessible through 24 m wide Gurugram- Ballabgarh road. A 400 KV HT line passes through the site above the proposed 57.50 m wide road. ROW of 26 m is provided under the HT line. 10. The reply dated 03.06.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:	
31.	Present compliance status as on 09.06.2026 of deficient documents as conveyed on 27.05.2026	- Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted - Corrections in online DPI need to be done. Status: Not submitted - Copy of LC IV duly stamped and signed by the Director, Town & Country Planning Department, Haryana needs to be submitted. Status: Submitted - Legible copy of the collaboration agreement needs to be submitted. The clause regarding irrevocability of the collaboration agreement needs to be highlighted. Status: Submitted - Approved service plans and estimates need to be submitted. Status: Not submitted - Copy of super imposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted - Copies of approvals/ assurances for sewerage, water supply, storm water drainage and construction water from concerned department need to be submitted. Status: Not submitted - Road access permission needs to be submitted. Status: Not submitted. The promoter states that the

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

		Status: Submitted 10. Revised allotment letter after incorporating the details of the project in the draft needs to be submitted. Status: Needs to be revised 11. Revised BBA along with the prescribed annexures needs to be submitted Status: Needs to be revised 12. Draft conveyance deed and payment receipt needs to be submitted. Status: Submitted 13. Draft brochure and advertisement document need to be submitted. Status: Not submitted 14. Cost of the land amounts to Rs 14728.59 lakhs needs to be clarified according to the area applied for the registration is 44.5875 acres. Affidavit outlining the compliance of 4(2)(I)(D) with landowners dated 27.04.2026 needs to be revised. Status: Submitted but Cost of the land amounts to Rs 14728.59 lakhs needs to be clarified according to the area applied for the registration is 44.5875 acres. Affidavit outlining the compliance of 4(2)(I)(D) with landowners dated 27.04.2026 needs to be revised. 15. Clarification needs to be submitted as taxes, cess and EDC not mentioned in DPI. Details of any other cost amounts to Rs 365.80 lakhs and details of financial resources, loan from banks/financial institution amounts to Rs 7000 lakhs & Rs 800 lakhs from equity mentioned in DPI needs to be submitted. Status: Submitted but Clarification needs to be submitted as taxes and cess not mentioned in DPI. Revised DPI needs to be submitted. Details of financial resources, loan from banks/financial institution amounts to Rs 7000 lakhs & Rs 800 lakhs from equity mentioned in DPI needs to be submitted. 16. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. Status: Submitted 17. Following Original CA Certificate needs to be submitted: (i) CA Certificate of net worth of promoter on latest date, Status: Not Submitted
--	--	---



HARERA
GURUGRAM

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

		(ii) Revised CA Certificate of non-default dated 16.02.2026. Status: Not Submitted (iii) CA Certificate of REP-1, Status: Not Submitted (iv) CA Certificate of expenditure incurred and to be incurred. Status: Not Submitted 18. Project Report needs to be revised. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but Project Report needs to be revised as incurred costing details does not match with DPI. 19. REP II needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status: Not Submitted 20. Schedule and Challan of IDC paid for the project needs to be submitted. Status: Submitted but Challan of IDC paid for the project needs to be submitted. 21. Project Proponents, KYC of Real Estate Agent, Architect, CA, MEP Consultant and Background and experience of work of the promoter needs to be submitted. Status: Submitted but Project Proponents, KYC of Real Estate Agent and Background and experience of work of the promoter needs to be submitted.
32.	Remarks	1. Online corrections in REP-I (Part A-H) needs 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. Approved service plans and estimates need to be submitted. Status: Not submitted 4. Copies of approvals/ assurances for sewerage, water supply, storm water drainage and construction water from concerned department need to be submitted. Status: Not submitted 5. Road access permission needs to be submitted. Status: Not submitted. The promoter states that the same shall be submitted within 90 days.

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



HARERA
GURUGRAM

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

		12. Project Report needs to be revised. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but Project Report needs to be revised as incurred costing details does not match with DPI. 13. REP II needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status: Not Submitted 14. Schedule and Challan of IDC paid for the project needs to be submitted. Status: Submitted but Challan of IDC paid for the project needs to be submitted. 15. Project Proponents, KYC of Real Estate Agent, Architect, CA, MEP Consultant and Background and experience of work of the promoter needs to be submitted. Status: Submitted but Project Proponents, KYC of Real Estate Agent and Background and experience of work of the promoter needs to be submitted.
33.	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 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, approval service plan and of estimates, and other documents mentioned above at S. No. 32. It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans & estimates, approvals/ assurances for sewerage, water supply, storm water drainage and construction water from concerned department and road access permission within 4 months; and BG/ DD of Rs. 25 lakhs on account of timely submission of approved service plans & estimates along with other deficiencies as listed at S. No. 32 before the issuance of registration certificate.	
	 (Ashish Dubey) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing		Tuesday and 09.06.2026
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.		
Sh. Alok Kumar Bijoria (Director) along with Praveen Yadav (Landowner) and Rahul Jhawar (AR) appeared on behalf of the promoter. The Director of the promoter states that a reply with respect to the remaining deficiencies has been submitted in the Authority on 08.06.2026.		

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

		6. Revised allotment letter after incorporating the details of the project in the draft needs to be submitted. Status: Needs to be revised 7. Revised BBA along with the prescribed annexures needs to be submitted Status: Needs to be revised 8. Draft brochure and advertisement document need to be submitted. Status: Not submitted 9. Cost of the land amounts to Rs 14728.59 lakhs needs to be clarified according to the area applied for the registration is 44.5875 acres. Affidavit outlining the compliance of 4(2)(I)(D) with landowners dated 27.04.2026 needs to be revised. Status: Submitted but Cost of the land amounts to Rs 14728.59 lakhs needs to be clarified according to the area applied for the registration is 44.5875 acres. Affidavit outlining the compliance of 4(2)(I)(D) with landowners dated 27.04.2026 needs to be revised. 10. Clarification needs to be submitted as taxes, cess and EDC not mentioned in DPI. Details of any other cost amounts to Rs 365.80 lakhs and details of financial resources, loan from banks/financial institution amounts to Rs 7000 lakhs & Rs 800 lakhs from equity mentioned in DPI needs to be submitted. Status: Submitted but Clarification needs to be submitted as taxes and cess not mentioned in DPI. Revised DPI needs to be submitted. Details of financial resources, loan from banks/financial institution amounts to Rs 7000 lakhs & Rs 800 lakhs from equity mentioned in DPI needs to be submitted. 11. Following Original CA Certificate needs to be submitted: (i) CA Certificate of net worth of promoter on latest date, Status: Not Submitted (ii) Revised CA Certificate of non-default dated 16.02.2026. Status: Not Submitted (iii) CA Certificate of REP-1, Status: Not Submitted (iv) CA Certificate of expenditure incurred and to be incurred. Status: Not Submitted
--	--	--

Project	Ganesh Complex
Promoter	Ganesh Panchratnam India Ltd.

The Director of the promoter company further states that the approval of service plans & estimates, approvals/ assurances for sewerage, water supply, storm water drainage, construction water from concerned department and road access permission are under process and have not yet been obtained as on date.

Further, the Director of the promoter undertakes to obtain and submit:

- Approved Service Plans and Estimates within 4 months from the date of grant of registration;
- Approvals/ assurances for sewerage, water supply, storm water drainage, construction water from concerned department within 4 months from the date of grant of registration and
- Road access permission within 4 months from the date of grant of registration;

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs as a security deposit for timely submission of the approved service plans and estimates in the Authority. It is also expressly undertaken that in the event of failure to obtain and submit the approved service plans and estimates within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Director of the promoter company regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in favour of the Authority, as security amount for submission of Approved Service Plans & Estimates within 4 months from the date of grant of registration.

In the event of non-submission of the approved service plans & estimates within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the approvals/ assurances for sewerage, water supply, storm water drainage, construction water from concerned department and road access permission within 4 months from the date of grant of registration.

Registration of the project is approved as proposed subject to rectification of deficiencies mentioned above at S. No. 32.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 32 including correction in A-H form, Online DPI and submission of a BG/DD of Rs. 25 lakhs for submission of approved service plan and estimates within the timeframe mentioned above and examination/ verification of documents submitted by the promoter on 08.06.2026.



(Arun Kumar)
Chairman, HARERA