Nandaka
M/s Ganga Global Homes Pvt. Ltd.

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 March 2026		
13.	4(2)(l)(D) reports status (RC No. 96 of 2023)	Submitted		
14.	4(2)(l)(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	-
		Revised Zoning Plan Approval	Drg. DTCP 10602 dated 19.11.2024	-

	iii)	Building Plan Approval	ZP- 1853/PA(DK) / 2023 / 35228 dated 19.10.2023	18.10.2028
		Revised Building plan Approval	ZP- 1853-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	FS/2026/874 dated 03.06.2026	02.06.2031
	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/-**	
29.	DD amount submitted at the time of registration		Rs. 16,59,848/- Rs. 6,26,358/- Rs 10,000/-	

		Rs 1,00,000/- Rs. 24,14,380/-
	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 500302 dated 18.07.2026
	Name of the bank issuing	ICICI Bank
	Total fees received for registration	Rs 48,10,586/-
	Deficient amount	Nil
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
	Fourth hearing on	25.05.2026
	Fifth hearing on	22.06.2026 (Adjourned)
	Sixth hearing on	20.07.2026
	Seventh hearing on	24.08.2026 (Adjourned)
	Eighth hearing on	07.09.2026

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	Anusuyia 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	Sweety 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 Bhusenbahl	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
		59	110629	24-04-2026	Priti Sawhney	4372
		60	110630	24-04-2026	Kunal	4271
		61	110632	24-04-2026	Geeta Rani	4332
		62	110633	24-04-2026	Sumeet Sheokand	4222
		63	110634	24-04-2026	Bhuvan Narang	1391
		64	110635	24-04-2026	Himanshu Swami	4351
		65	110636	24-04-2026	Anubha Gupta	4232
		66	110637	24-04-2026	Anjana	2191
		67	112093	25-05-2026	Sunil Mehta	2201

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,

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

The promoter submitted reply dated 21.05.2026 stating that all allottees have consented to revision and the same are beneficial to project leading increase in green & common area. The revised building plans are approved by competent authority with due process. Further clause 6 of BBA executed with allottees constitutes prior, irrevocable consent for revisions, particularly in context of project expansion. Further, there is revision pertaining to redesign of towers layout to optimize land use & green spaces. There are no structural change, alteration to the units including carpet area, specification etc. regarding density increase the promoter states that they have reduced commercial component from 320% to 5% and increased residential component from 70% to 95%, thereby increasing green area and making project residentially focused. Further, DTCP invited objections from the allottees and no objections have been raised before the competent planning authority while approving revised building plans. The promoter states that

they are committed to timely delivery and they started the construction after approvals but the present objectors are causing delay & hindering the progress of construction. The promoter prays that the authority directs the objector that they shall be stopped from claiming any compensation for delay. There is no financial discrepancy in the project. The promoter has duly communicated all allottees about status and proposed revision through email, letters, public notices and there is no lack of transparency. Remaining allottees not objecting the present revision have given their deemed consent. DTCP has approved the plans in conformity with all applicable density norms, FAR regulations etc. Promoter has complied Section 14(2) of RERA by obtaining consent in two forms i.e., consent letters & clause 6 of BBA. The promoter further states that there is no specific format for consent and also believe that several allottees are added in the objector list without their consent/knowledge. Further there is no affidavit with objection and each objector should present physically to verify identity.

In view of above, the promoter prays that,

1. Dismiss the objections
2. Allow application for amendment of registration
3. Restrain the objectors from claiming any compensation on account of delays

The promoter has further submitted an application for referring the matter to mediation and grant provisional registration.

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% residentials 30% commercials	95% residentials 5% commercials
3.	Registered Area	5.8406 Acres	8.34375 Acres
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 deficiencies conveyed to the promoter.

On 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 submits 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 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.

The promoter has submitted a reply on 24.04.2026 and 08.05.2026 which have been scrutinized and the deficiencies conveyed to the promoter.

On 25.05.2026, 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 (Advocate) and Sh. Mohit Garg (Director) are present on behalf of the promoter.

Sh. Arsh Mehta (Advocate for objectors), Sh. Navin Dhingra, Sh. Sunil Mehta and a number of other allottees of the project are present in person.

The complainant allottees present in person submits that discussions are underway with the developer/promoter regarding the revision of building plans for the project.

The developer/promoter also acknowledges that discussions with the allottees are ongoing and efforts are being made to arrive at a conclusion in the matter and requests for some reasonable time.

In view of the above submission, the authority grants four weeks' time to conclude the objections of the allottees and also submit the deficit documents as conveyed.

The matter to come up on 22.06.2026.

On 22.06.2026, the matter is adjourned to 20.07.2026.

The promoter has submitted a reply on 21.05.2026 and 22.05.2026 which have been scrutinized and the deficiencies conveyed to the promoter.

On 20.07.2026, Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rahul Mangla (Advocate) and Sh. Mohit Garg (Director) are present on behalf of the promoter.

Sh. Arsh Mehta (Advocate for objectors), Sh. Raj Kumar Gupta, Sh. Prashant Rajpal and a number of other allottees of the project are present in person.

	The AR of the Promoter requests for the last opportunity to submit the consent of allottees regarding the revision of building plans for the project. The counsel for the complainant allottees/allottees presents in person have no objection in this regard. In view of the above submission, the authority grants four weeks' time to conclude the objections of the allottees and also submit the deficit documents as already conveyed along with the consent of 2/3rd existing allottees of the project including the objectors mentioned herein. Final opportunity is granted to the promoter to comply with the aforesaid directions as well as the provisions of the RERA, 2016 failing which the present application for amendment of registration filed by the promoter may be rejected. The matter is adjourned and to come up on 24.08.2026. **On 24.08.2026**, the matter is adjourned to 07.09.2026. The promoter has submitted the updated consents of more than 2/3rd of existing allottees including the objector but not all objectors. The promoter has submitted a reply on 11.08.2026, 13.08.2026, 18.08.2026, 21.08.2026 and 01.09.2026 which have been scrutinized and the status of documents is mentioned below.	
32.	**Present compliance status as on 07.09.2026 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: Submitted vide DD no. 500302 dated 18.07.2026 amount Rs. 24,14,380/-** 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: Submitted that no litigation.** 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. **Status: Submitted**

		6 Consent of 2/3rd existing allottees of the project submitted to the Authority needs to be clarified regarding revision in building plans. **Status: Promoter submitted that consents are submitted for 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 allotees furnished to the Authority, are genuine and original. **Status: Submitted** 8 Changes made in the building plans duly marked on approved layout plan and in tabular form needs to be submitted. **Status: Submitted** 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: Submitted** 13 Revised Fire Scheme approval needs to be submitted. **Status: Submitted. FS/2026/874 dated 03.06.2026.** 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. **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: 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: Promoter states that the mining permission is required after 6-8 months. The company shall obtain the same and submit to the Authority. 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: Original CA 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 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: Promoter stated that there is no real estate agent appointed by them.
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 Revised Service Plans and Estimates approval needs to be submitted. 4 PERT chart needs to be revised. 5 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: Promoter states that the mining permission is required after 6-8 months. The company shall obtain the same and submit to the Authority.** 6 REP II dated 10.04.2026, needs to be revised with correction in date of completion. 7 Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details.

Recommendation:

The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 33.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of approval of revised service plans & estimates along with other remaining deficiencies before the issuance of the addendum certificate.

(Ashish Dubey)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 07.09.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.09.2026.

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

Sh. Rahul Mangla (Advocate), Sh. Neeraj Kumar Mishra (Director) and Sh. Mohit Garg (MD) are present on behalf of the promoter.

Sh. Satbir Singh, Sh. Raj Kumar Gupta and a number of other allottees of the project are present in person during hearing.

The Authorized Representative of the promoter states that they have applied for amendment in registration of project pursuant to revision in building plans for the project. The promoter has also submitted the latest updated consent of more than 2/3rd of the existing allottees including the allottees who have filed objection herein but not all the objector allottees. The AR of the promoter further states that the matter is under discussion and meetings are being arranged from time to time with remaining objector allottees and further undertakes to address the grievance/objections of the remaining objector allottees in order to protect the interest of all existing allottees as mandated under the provisions of the RERA Act 2016.

The Authorized Representative of the promoter states that presently the approval of revised service plans and estimates and Mining Permission are under process and the said approval has not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Revised Service Plans and Estimates within 6 months from the date of grant of amendment in registration; and,
ii. Minig permission for remaining excavation works prior to start of further excavation work.

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval 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 Authorized Representative of the promoter 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 timely submission of Revised Service Plans and Estimates within the time period mentioned above. In the event of non-submission of the above approval 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 Mining permission before start of further excavation work at project site.

The Authority has noted that at the time of application for amendment in registration of project, the promoter has extended the timeline for completion of the project already declared at the time of initial registration of the project under Section 4(2)(l)(C) of the Act, 2016. The Authority observes that the date of completion declared by the Promoter under Section 4(2)(l)(C) of the Act is not a mere procedural or administrative declaration. It constitutes a statutory commitment of the Promoter and forms an essential component of the registration granted under the Act. The declared

timeline is intended to provide certainty to the allottees regarding completion and handing over of the project and is intrinsically connected with the statutory obligations of the Promoter under the Act. It is pertinent to mention here that the third party rights in favour of the allottees have already been created in the project on the basis of the declared completion timeline and the timeline under section 4(2)(l)(C) of the Act cannot be unilaterally altered by the promoter. Permitting such an extension through an amendment application would defeat the statutory object of the Act and would adversely affect the legitimate expectations and rights of the existing allottees. An application for amendment cannot be used to dilute, circumvent or override the completion obligation undertaken by the Promoter at the time of registration as per the provisions of the Act. In view of the above, and particularly considering that the Promoter has already created third-party rights in the project, the Authority is of the considered view that the completion timeline declared at the time of initial registration under Section 4(2)(l)(C) of the Act ought to be maintained in the interest of the existing allottees. Accordingly, the request of the Promoter seeking extension of the declared completion date through amendment of the registration cannot be acceded to. Therefore, the promoter is directed to submit the revised REP-II with completion date as already declared while granting registration of project.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 33. The amendment in registration is without prejudice to the rights of the existing allottees under the provisions of Act of 2016, Rules and Regulations made thereunder.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned above including correction in form REP-I (Part A-H), Online DPI, and submission of a DD/BG of Rs. 25 lakhs for submission of Revised Service Plans and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA