Project – Ekantam By Yashika
Promoter - Wal Buildcon LLP

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Ekantam By Yashika		
2.	Name of the promoter	Wal Buildcon LLP		
3.	Brief of promoter	Wal Buildcon LLP is a limited liability partnership firm incorporated on July 10, 2024, and registered under the Registrar of Companies, Haryana. It operates as part of the broader WAL Developments real estate group in Gurugram. Registered Office Address: Tower-1/C1, 27th Floor, M3M IFC (International Financial Center), Sector 66, Badshahpur, Gurugram, Haryana, 122002.Mr. Amit Yadav and Mr. Dheeraj Yadav are the partners in the promoter company.		
4.	Nature of the project	Retirement Housing Project under Retirement Housing Policy dated 04.11.2024		
5.	Location of the project	Sector- 78, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Name of the license holder	Sh. Vijayvir and Sh. Satbir		
8.	Name of collaborator	Wal Buildcon LLP		
9.	Name of change of developer	N/A		
10.	Status of project	New		
11.	Whether registration applied for Whole/Phase	Whole		
12.	Online application ID	RERA-GRG-PROJ-2326-2026		
13.	License no.	71 of 2026 dated 21.04.2026		Valid upto 20.04.2031
14.	Total licensed area	0.9875 acres	Area to be registered	0.9875 acres
15.	Projected completion date as per REP II	OC – 30.09.2031 CC – 31.03.2032		
16.	QPR Compliances (if applicable)	N/A		
17.	4(2)(l)(D) Compliances (if applicable)	N/A		
18.	4(2)(l)(C) Compliances (if applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	N/A		
21.	RC Conditions Compliances (if applicable)	N/A		
22.	Total no. of towers	1 residential tower (G+26 floors)		
23.	Total no. of units	90 residential units and 4 commercial units		

24.	**Carpet area**		626.35 sq ft to 850.35 sq ft	
25.	**Total project cost**		Rs. 113.09 Cr.	
26.	**Expenditure incurred**		Rs. 11.47 Cr.	
27.	**Expenditure to be incurred**		Rs. 101.62 Cr.	
28.	**Cost of construction**		Construction per sq ft. Rs. 4000/- Sq. Ft. for the floor area 172598.91 Sq. Ft.	
29.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	71 of 2026 dated 21.04.2026	20.04.2031
	ii)	**Zoning plan approval**	DRG. No. DTCP 12102 dated 23.04.2026	-
	iii)	**Building plan approval**	ZP-2353/PA(DK)/2026/33171 dated 11.09.2026	10.09.2031
	iv)	**Environment Clearance approval**	N/A (built-up area less than 20,000 Sq mtr.)	-
	v)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2026/1302/5053-56 dated 07.09.2026	06.09.2034
	vi)	**Fire scheme approval**	Applied on 01.10.2026	-
	vii)	**Service plan estimates approval**	Applied on 06.10.2026	-
	viii)	**Electrical load availability connection**	CH-35/OLNC-HT/GGM-I/EP-608 dated 13.08.2026	-
30.	**Fee Details**			
	Registration Fee		Residential: 9092.3006 * 2.37 * 10 = Rs 2,15,488/- Commercial: 378.846 * 2.37 * 20 = Rs 17,957/- Total: Rs. 2,33,445/-	
	Processing Fee		9471.1466 * 10 = Rs 94,711/-	
	Late fee		N/A	
	Total Fee		Rs. 3,28,156/-	
31.	**DD amount**		Rs 3,50,000/-	
	DD no. and date		516774 dated 14.09.2026	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Nil (Rs. 21,844/- Excess Amount)	
32.	**File Status**		**Date**	
	File received on		14.09.2026	
	First notice Sent on		08.10.2026	
	1st hearing on		12.10.2026 (Adjourned)	
	2nd hearing on		21.10.2026	
33.	**Case History:** I. The Promoter Wal Buildcon LLP who is a Collaborator applied for the registration of real estate Retirement Housing Project under Retirement Housing Policy dated			

	04.11.2024 project namely "Ekantam By Yashika" located at Sector-78, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 116842 dated 14.09.2026 and RPIN-1102. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2326-2026. The project area for registration and total licensed is 0.9875 acres vide License no – 71 of 2026 dated 21.04.2026 valid upto 20.04.2031. II. A public notice dated 19.09.2026 with respect to the inviting objections till 07.10.2026 with respect to application dated 14.09.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Times of India (English), and Dainik Bhaskar (Hindi). No objection received in the Authority. III. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1102 dated 08.10.2026 was issued to the promoter with an opportunity of being heard on 12.10.2026. IV. **On 12.10.2026**, the matter is adjourned to 21.10.2026. V. The site of project has been visited on 16.10.2026 and it is reported that the project site is located on 40 feet wide operational road developed by interlock tiles and the same is further connected to Naurangpur road abutting from Delhi-Jaipur Expressway. Further, assurance for water, sewer, storm has also been granted to the promoter for their connection The promoter has submitted a reply on 14.10.2026, which has been scrutinized and the status of documents is mentioned below.	
34.	**Present compliance status as on 21.10.2026 of deficient documents conveyed vide notice dated 08.10.2026**	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: Submitted but needs to be revised. 3. The details of ongoing litigations 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 the Rules, 2017 need to be submitted. Status: Submitted but needs to be revised. 4. Environmental clearance of the project needs to be submitted. **Status: The promoter has submitted a clarification stating that the built-up area is less than 20,000/- Sq mtr. Hence, the environmental clearance in not required as per the notification dated 14.09.2006** 5. Approved fire scheme of the project needs to be submitted. Status: Applied on 01.10.2026. copy attached. 6. Approved service plans and estimates needs to be submitted. Status: Applied on 06.10.2026. copy attached.

		7. Aks-shajra duly certified by the revenue officer six months prior to date of application needs to be submitted. **Status: Submitted.** 8. Information to revenue department regarding entry of license in the revenue record needs to be submitted. **Status: Submitted.** 9. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. Status: Submitted but needs to be revised. 10. Road access permission needs to be submitted. Status: Promoter states that the project is abutting along with the 12 mtr service road and the road is fully metaled. 11. Affidavit submitted regarding Natural Conservation Zone NOC, Tree cutting permission, powerline shifting NOC and forest land diversion NOC needs to be revised. **Status: Submitted.** 12. Mining permission needs to be submitted. Status: The promoter has submitted an affidavit stating that the mining permission will be submitted at the time of commencement of mining work. 13. PERT chart of the project needs to be submitted. **Status: Submitted.** 14. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised. Status: Submitted but needs to be revised. 15. Draft brochure/advertisement document of the project needs to be submitted. Status: Not submitted. 16. Superimposed demarcation plan on approved site plan needs to be submitted. **Status: Submitted.** 17. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted but needs to be clarified. 18. Original NEC needs to be provided. **Status: Submitted.** 19. Document regarding use of word "Yashika" needs to be submitted. Status: Not submitted. 20. GST certificate of the promoter needs to be provided. **Status: Submitted.** 21. LLP agreement needs to be provided. **Status: Submitted.** 22. Original bank undertaking submitted however name of the Authorized Signatory needs to be mentioned in the bank undertaking. Status: Not submitted.

		23. Background and experience of the promoter needs to be provided. **Status: Submitted.** 24. Quarterly schedule of estimated sources needs to be provided. **Status: Submitted.** 25. Cash flow statement needs to be provided. Status: Submitted. However complete needs to be submitted. 26. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted.** 27. CA certificate for non-default needs to be provided. **Status: Submitted.** 28. CA certificate for net worth needs to be provided. **Status: Submitted.** 29. CA certificate for REP I needs to be provided. **Status: Submitted.** 30. CA certificate for cost incurred and to be incurred needs to be provided. Status: Not submitted. 31. Annual balance sheet for the last 3 financial years needs to be submitted. **Status: Submitted.** 32. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted but needs to be revised.
35.	**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. 2. Corrections in online DPI need to be done. 3. The details of ongoing litigations 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 the Rules, 2017 need to be submitted. 4. Approved fire scheme of the project needs to be submitted. 5. Approved service plans and estimates needs to be submitted. 6. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. 7. Road access permission needs to be submitted. 8. Mining permission needs to be submitted. 9. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised.

		10. Draft brochure/advertisement document of the project needs to be submitted. 11. Cost of the land needs to be clarified according to the area applied for the registration. 12. Document regarding use of word "Yashika" needs to be submitted. 13. Cash flow statement needs to be provided. 14. CA certificate for cost incurred and to be incurred needs to be provided. 15. Affidavit regarding no loan on project land needs to be revised.

Recommendations: The application submitted by the promoter for registration of the 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 the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, submission of the fire scheme approval, service plan and estimates approval, mining permission and other documents mentioned above at S. No. 35.

It is recommended that the Authority may consider for grant of registration subject to the submission of the above.

Asha
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Wednesday and 21.10.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.10.2026

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Dheeraj Yadav and Sh. Heera Bisht (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have obtained license no. 71 of 2026 dated 21.04.2026 for setting up a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 0.9875 acres in Sector- 78, Gurugram. Further submits that the project site is located on 40 feet wide road which is metaled and motorable as on date.

Further states that the fire scheme approval, service plan and estimates approval, and mining permission are under process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration; and
ii. Mining permission before start of construction of project.

Further, he undertakes to submit two BG/DD amounting to Rs. 25 lakhs each, 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 AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission made by the AR of the Promoter and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate BG/DD amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amount for timely submission of fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration.

Needless to say that in the event of non-submission of the above approvals within the stipulated time frames as requested by the Promoter during the course of hearing, the said 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 Mining permission before the start of construction of project. A condition to the above effect be incorporated in the registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of correction in Form A–H, correction in online DPI and submission of two BG/DD of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of fire scheme approval, service plan and estimates within the time frame mentioned above, along with the other remaining deficiencies mentioned at S. No. 35.

(Arun Kumar)
Chairman, HARERA