

Artistic Impression

RC/REP/HARERA/GGM/901/633/2025/04 Date: 14 .01.2025

GANGA Valley

SECTOR 78, GURUGRAM

RC/REP/HARERA/GGM/901/633/2025/04 Date: 14 .01.2025



Sector 78

A Tranquil Retreat in the City

Nestled in the heart of Gurugram, Sector 78 is rapidly becoming one of the city's most sought-after residential hubs. Boasting excellent connectivity, world-class infrastructure, and an unmatched quality of life, this promising locality is setting new benchmarks in modern living

With seamless access to key destinations via the upcoming Delhi-Mumbai Industrial Corridor, Sector 78 is the ideal choice for discerning homebuyers and savvy investors seeking growth, convenience, and a vibrant community.

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

REGISTRATION NO. 04 OF 2025

RC/REP/HARERA/GGM/901/633/2025/04	Date: 14.01.2025
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1779-2024

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

GANGA VALLEY

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PART OF PROJECT REGISTERED

S.N.	Particulars	Details	
(i)	Name of the project	Ganga Valley	
(ii)	Location	Sector-78, Gurugram	
(iii)	License no. and validity	116 of 2023 dated 03.06.2023 valid up to 02.06.2028	
(iv)	Total licensed area of the project	5 acres	
(v)	Area of project for registration	5 acres	
(vi)	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
(vii)	Total saleable area	12755.335 sqm	Residential = 11946.299 sqm Commercial = 809.036 sqm
(viii)	Number of units	94 Residential Plots and 1 Commercial Block	

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holder	M/s PNG Housing Pvt Ltd
(ii)	Promoter 2/Collaborator	M/s Ganga Global Homes Pvt Ltd (Formerly known as Sudish Finance Services Pvt Ltd)

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Ganga Global Homes Pvt Ltd (Formerly known as Sudish Finance Services Pvt Ltd)
(ii)	Registered Address	806-807, Best Sky Tower, Netaji Subash Place, Pitampura, New Delhi – 110034

SUMEET
ENGINEERING OFFICER

(iii)	Corporate Office Address	Ground Floor, Tower A, Vatika Towers, Sector-54, Gurugram - 122011
(iv)	Local Address	Ground Floor, Tower A, Vatika Towers, Sector-54, Gurugram - 122011
(v)	CIN	U70100DL2020PTC361825
(vi)	PAN	ABDCS4322A
(vii)	Status	Active
(viii)	Mobile No.	
(ix)	Landline No.	+91 1244-544-650
(x)	Email-Id	ashok@gangarealty.com
(xi)	Authorized Signatory	Mr. Ashok Kumar

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	777705982301	ICICI Bank Ltd., Shop No. 5,6,7 Paras Down Town Centre, Golf Course Road, Sector-53, Gurugram - 122002
(ii)	Separate RERA account of the project (70%)	777705982302	ICICI Bank Ltd., Shop No. 5,6,7 Paras Down Town Centre, Golf Course Road, Sector-53, Gurugram - 122002
(iii)	Free account of the promoter of the project (30%)	777705982304	ICICI Bank Ltd., Shop No. 5,6,7 Paras Down Town Centre, Golf Course Road, Sector-53, Gurugram - 122002

(E) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 14th January 2025** and ending with **06th March 2026** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

(F) CONDITIONS OF REGISTRATION

2. This registration is granted subject to the following conditions, namely: —

(i)	The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by the authority.
(ii)	The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the

SUMEET
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Valley

Project Details

Project Name	**Ganga Valley**
Builder Name	**Ganga Realty**
Location	**Sector-78, Gurgaon**
Project Type.	**Stilt + 4 Approved Plots**
Unit Type.	**Residential Plots**
Facing Roads.	**60mt, 24mt and 10mt**
HRERA No.	**4 OF 2025**
Project Area.	**5 Acres***
Starting Price.	**INR 2.30 Lakh*/Sq Yd + Other Charges**
Project Status.	**HRERA Approved(New Launch)**

Price (Per Sq.yd)

₹ 2,50,000



₹ 20,000

Inaugral Rebate

₹ 2,30,000

Effective Price

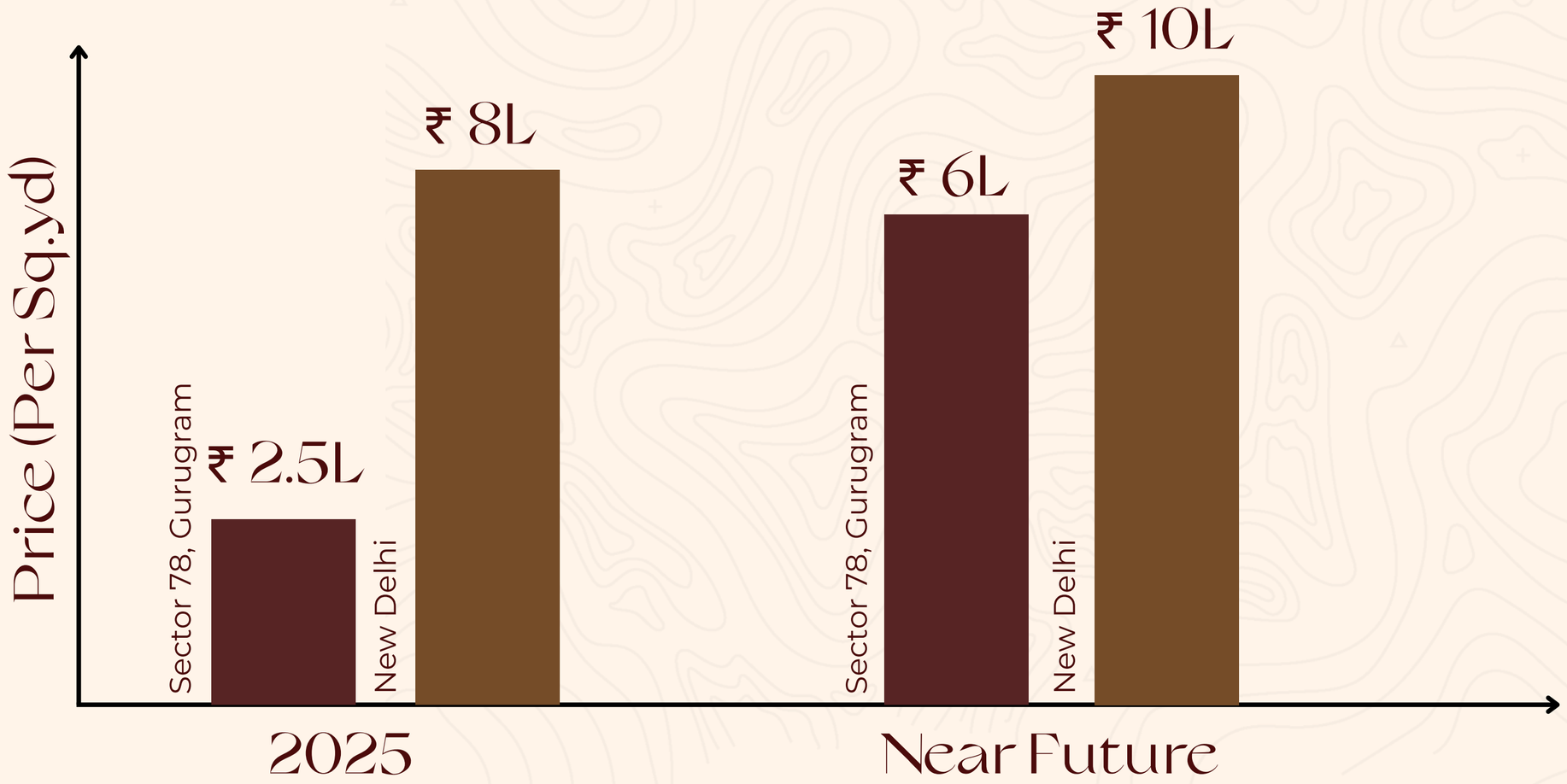




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Future Projected Growth (Sector 78)



Artistic Impression

Pricing List

Unit Size (Sq.Yrd)	Unit Size (Sq.Mtr)	BSP (Pr.Sq.Yrd)	Total
141.464	118.281	2,30,000	3,25,36,720
157.614	131.784	2,30,000	3,62,51,220
168.144	140.589	2,30,000	3,86,73,120

Note:

1. PLC, EDC/IDC, IFMS as Applicable.
2. GST@18% on PLC/ EDC/ IDC If Any.
3. *GST, Stamp duty or any other govt charges shall be charged extra (as applicable).
4. The payment shall be made in favour of
"GGHPL GANGA VALLEY COLLECTION A/C".
Bank Name: ICICI Bank Ltd
Account No: 777705982301
IFSC Code: ICIC0001652

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Key Highlights

Recreational

- Kid's Play Area
- Community Facility Area

Health & Wellness

- Yoga Studio
- Gym
- Jogging Track

Infrastructure

- Option to build 4 Independant Floors**
- Designer Light Poles with Electricity Savings LED Lamps
- Earth Inspired Garden
- Decorative Paver Roads
- Environment-Friendly Grass Concrete Paver Side Walks

World- Class Schools

- Pathways World School
- DPS International School
- GD Goenka Public School
- Ryan International School

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Sector Plan

GURGAON - MANESAR
URBAN COMPLEX-2031AD

REVISED
TENTATIVE SECTORAL PLAN
SECTOR 77, 78, 79, 79A, 79B & 80

DETAIL OF AREA :-

SECTOR NO.	TOTAL AREA OF SECTOR	AREA UNDER COMMERCIAL USE	VILLAGE ABADI & OTHER NON PLANNED AREA	NET PLANNED AREA	INFRASTRUCTURE PROVIDED
77 (RESIDENTIAL)	413.38	34.24 (NET)	OPEN SPACE / GREEN BELT = 102.84	219.80	HOSPITAL = 5.66 EDUCATION = 12.96 COMMERCIAL = 12.24
78 (RESIDENTIAL)	369.10	24.13 (NET)	OPEN SPACE / GREEN BELT = 211.42	181.55	UNDER EHV = 23 ROAD = 28.10 BUS STAND = 3.5 TRANSPORT = 10.1
79 (RESIDENTIAL)	210.62	-	OPEN SPACE = 38.57	172.05	VILLAGE = 33.58
79A (RESIDENTIAL)	160.45	-	VILLAGE ABADI = 15.32 OPEN SPACE = 4.37	137.84	-
79B (RESIDENTIAL)	242.38	-	OPEN SPACE / GREEN BELT = 42.78 FOREST LAND = 23.64	169.96	STREAM = 10.00
80 (RESIDENTIAL)	281.78	-	GREEN BELT = 8.01	273.75	-

NOTES:-
1. THE ALIGNMENT OF THE ROADS ARE TENTATIVE SUBJECT TO THEIR ACTUAL DEMARCATION AT SITE.
2. THIS DRAWING SUPERCEDES EARLIER APPROVED DRAWING NO. DTP(G)-2113/2012 DATED 03.12.2012 VIDE ITS MEMO NO. DTP(G)-2113/2012/18329 DATED 31.12.2012.
3. THE GREEN BELT AREA APPEARED AS UNDER ARE EXCL. HIGH TEN. LINE MEASURE APPROX. 42.78 HA. AND INCLUDING HIGH TEN. LINE APPROX. 42.0 HA.
4. MEASUREMENT OF DISTANCE, AREA IN FINAL CALCULATION SHALL BE MADE BY THE DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA CHANDIGARH AFTER PHYSICAL VERIFICATION AT SITE.
5. THE DRAWING IS PREPARED BY THE GIST AS SUPPLIED BY THE GMDA, GURGAON AND DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA CHANDIGARH AFTER PHYSICAL VERIFICATION AT SITE.
6. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE INDICATED.
7. THE LAND USE PLAN IS SUBJECT TO CHANGE AS PER THE DIRECTIONS OF THE COMPETENT AUTHORITY.

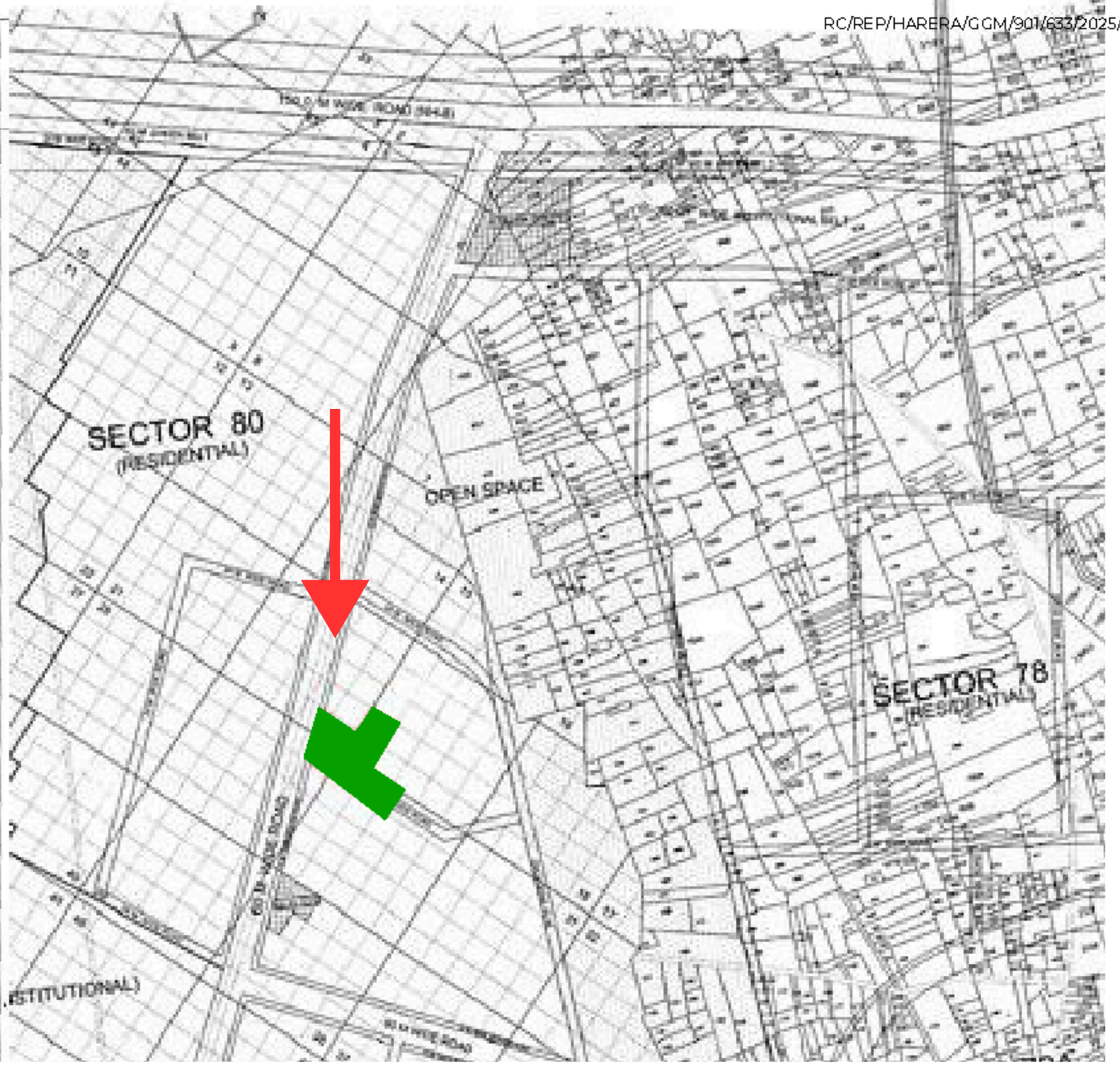
SCALE - 1:5000

DRAWING NO. DTP (G)-2113 / 2012 DATED 03.12.2012

DRAWN BY

JOHANN SINGH, J.D.
DIPAK DHALL (PATWARI)
JAGDISH KUMAR, S.D.
DEEPAK SINGH, P.A.

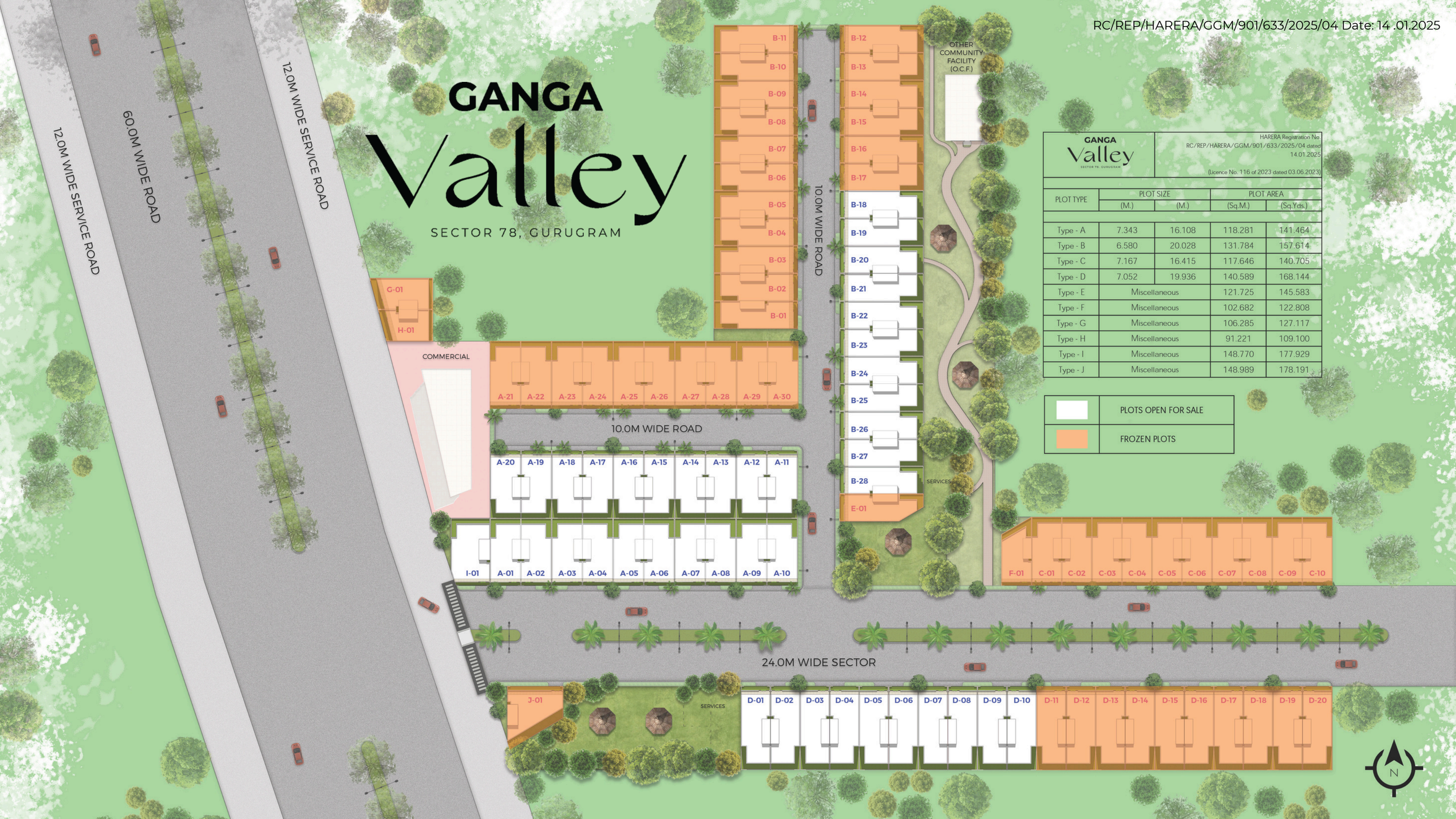
ASSTT. TOWN PLANNER
DISTT. TOWN PLANNER GURGAON
SENIOR TOWN PLANNER GURGAON



Masterplan

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GANGA Valley
SECTOR 78, GURUGRAM

HARERA Registration No.
RC/REP/HARERA/GGM/901/633/2025/04 dated 14.01.2025
(Licence No. 116 of 2023 dated 03.06.2023)

PLOT TYPE	PLOT SIZE (M.)	(M.)	PLOT AREA (Sq.M.)	(Sq.Yds.)
Type - A	7.343	16.108	118.281	141.464
Type - B	6.580	20.028	131.784	157.614
Type - C	7.167	16.415	117.646	140.705
Type - D	7.052	19.936	140.589	168.144
Type - E	Miscellaneous		121.725	145.583
Type - F	Miscellaneous		102.682	122.808
Type - G	Miscellaneous		106.285	127.117
Type - H	Miscellaneous		91.221	109.100
Type - I	Miscellaneous		148.770	177.929
Type - J	Miscellaneous		148.989	178.191

	PLOTS OPEN FOR SALE
	FROZEN PLOTS

A Project by

GANGA

REALTY

Happy Selling!