



# GANGA Valley

SECTOR 78, GURUGRAM




# 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.

REGISTRATION NO. 04 of 2025

| FORM 'REP-III' [See rule 5 (1)]   |                                    |  |
|---|------------------------------------|--|
| <b>HARYANA REAL ESTATE REGULATORY AUTHORITY<br/>GURUGRAM</b>  |                                    |  |
|   |                                    |  |
| 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            |  |
| <b>REGISTRATION CERTIFICATE</b>   |                                    |  |
| <b>REAL ESTATE PROJECT</b>  |                                    |  |
| <b>GANGA VALLEY</b>   |                                    |  |
| 1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project. |                                    |  |
| <b>(A) PARTICULARS OF THE PART OF PROJECT REGISTERED</b>  |                                    |  |
| 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<br>Residential = 11946.299 sqm<br>Commercial = 809.036 sqm           |
| (viii)  | Number of units                    | 94 Residential Plots and 1 Commercial Block  |
| <b>(B) NAME OF THE PROMOTERS</b>  |                                    |  |
| 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) |
| <b>(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER</b>   |                                    |  |
| 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

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REGISTRATION NO. 04 of 2025

| (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  |  |
| <b>(D) PARTICULARS OF BANK ACCOUNTS</b>  |   |  |  |
| 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 |
| <b>(E) VALIDITY OF REGISTRATION</b>  |   |  |  |
| The registration of this project shall be valid for the <b>period commencing from 14<sup>th</sup> January 2025</b> and ending with <b>06<sup>th</sup> March 2026</b> (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.  |   |  |  |
| <b>(F) CONDITIONS OF REGISTRATION</b>  |   |  |  |
| 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  |  |  |

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ENGINEERING OFFICER

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VAISHNO MATA MANDIR

GLOBAL CITY GURUGRAM

Nandakā ANANTAM

IMT MANESAR

MANESAR

GANGA Valley

SECTOR 10A

SECTOR 34

SECTOR 48

SECTOR 49

SECTOR 45

SECTOR 52

SECTOR 67

SECTOR 78

SECTOR 83

SECTOR 85

SECTOR 86

SECTOR 92

SPR

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GANGA  
Valley



# Project Details

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

# Price (Per Sq.yd)

₹ 2,50,000



₹ 20,000

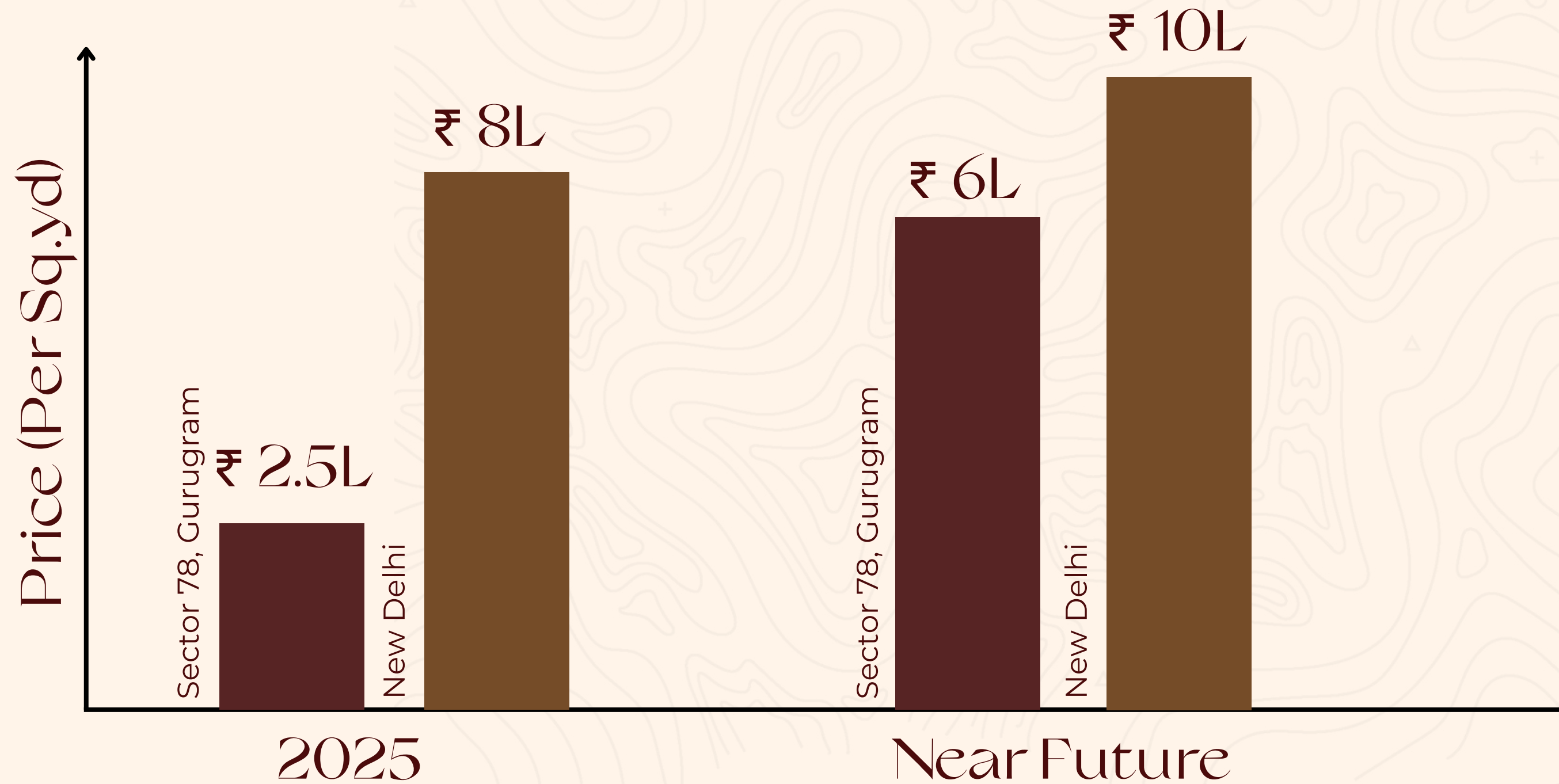
Inaugral Rebate

₹ 2,30,000

Effective Price



# Future Projected Growth (Sector 78)



# 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**

# Key Highlights

## Recreational



Kid's Play Area



Community Facility Area

## Health & Wellness



Yoga Studio



Gym



Jogging Track

## Infrastructure



Option to build 4 Independent 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
- GD Goenka Public School
- DPS International School
- Ryan International School

# Sector Plan

## GURGAON - MANESAR URBAN COMPLEX-2031AD

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

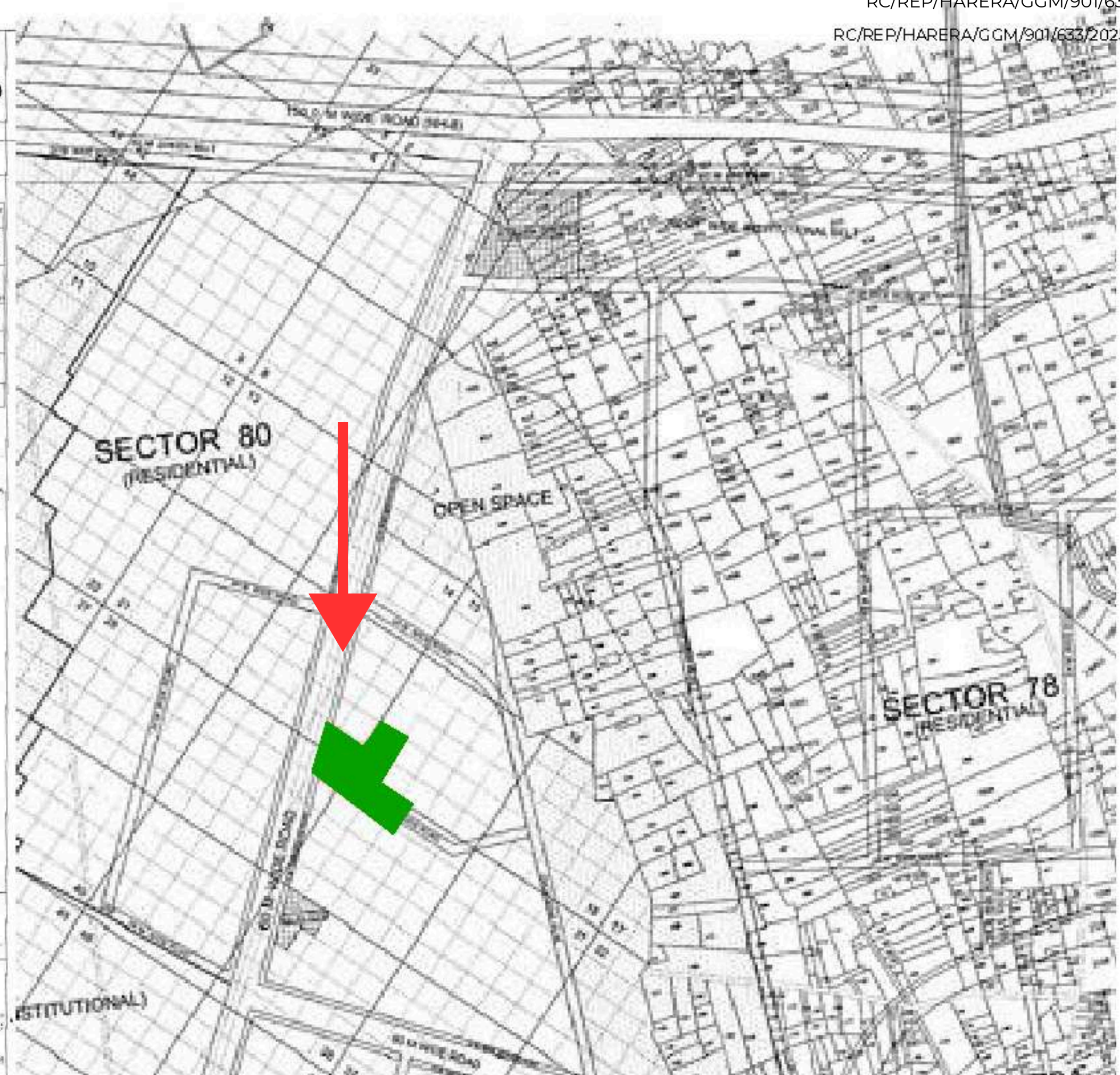
### DETAIL OF AREA

| SECTORS         | TOTAL AREA OF SECTOR | NET COVERED AREA | WELL SERVED AREA                        | NET PLANNED AREA | INFRASTRUCTURE PROVIDED               |
|-----------------|----------------------|------------------|---|------------------|---------------------------------------|
| 77 RESIDENTIAL  | 415.38               | 342.10(82%)      | OPEN SPACE / OPEN BELT - 10.38          | 278.80           | ROADS - 18<br>DRAIN - 12<br>OPEN - 04 |
| 78 RESIDENTIAL  | 88.10                | 76.10(86%)       | OPEN SPACE / OPEN BELT - 21.42          | 66.68            | ROADS - 17<br>DRAIN - 10<br>OPEN - 04 |
| 79 RESIDENTIAL  | 230.52               | -                | OPEN SPACE / OPEN BELT - 88.57          | 141.95           | ROADS - 18<br>DRAIN - 12<br>OPEN - 04 |
| 79A RESIDENTIAL | 40.45                | -                | WELL SERVED - 10.30<br>OPEN SPACE - 4.3 | 17.04            | ROADS - 1<br>DRAIN - 1<br>OPEN - 0    |
| 79B RESIDENTIAL | 40.38                | -                | OPEN SPACE / OPEN BELT - 40.38          | 19.08            | ROADS - 1<br>DRAIN - 1<br>OPEN - 0    |
| 80 RESIDENTIAL  | 201.78               | -                | WELL SERVED - 85.07                     | 116.71           | ROADS - 18<br>DRAIN - 12<br>OPEN - 04 |

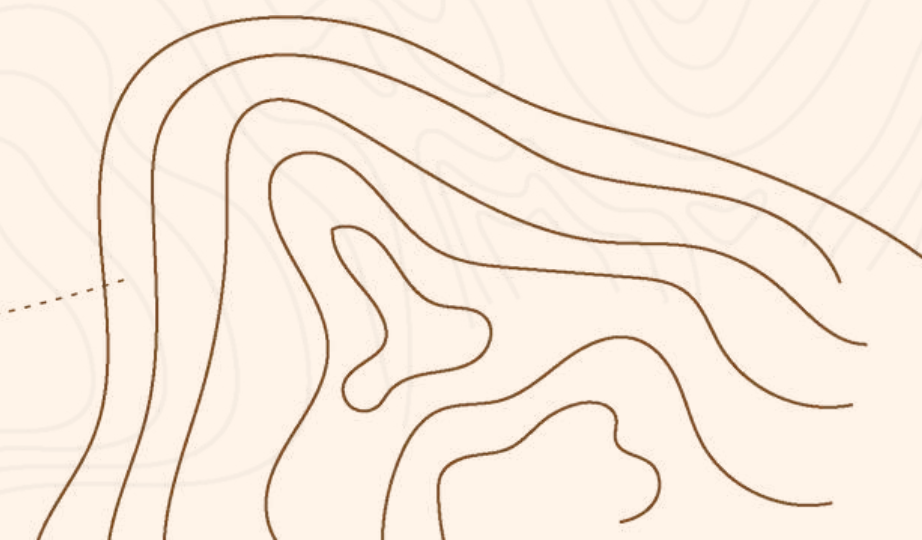
- NOTES:
- THE ALIGNMENT OF THE MAIN AND BRANCH ROADS TO BE IN ACCORDANCE WITH THE
  - THE DRAWING APPROVED BY THE AUTHORITY CONCERNED FOR THE URBAN COMPLEX AND THE ZONING REGULATIONS AND THE ZONING REGULATIONS.
  - NO CHANGE IN THE AREA OF THE SECTOR SHALL BE ALLOWED UNLESS THE AREA OF THE SECTOR IS INCREASED BY THE AUTHORITY CONCERNED.
  - THE ALIGNMENT OF THE MAIN AND BRANCH ROADS SHALL BE IN ACCORDANCE WITH THE URBAN COMPLEX AND THE ZONING REGULATIONS.

SCALE - 1:1000  
DRAWING NO. DTP/G/21/13/2012 DATE: 05.12.2012

DESIGNED BY: J.D. JAWAHERI  
CHECKED BY: P.A. PANDHARIPATE  
DRAWN BY: S.D. SHARMA  
SENIOR TOWN PLANNER: S.D. SHARMA  
DIST. TOWN PLANNER: GURGAON  
SENIOR TOWN PLANNER: GURGAON





# Masterplan

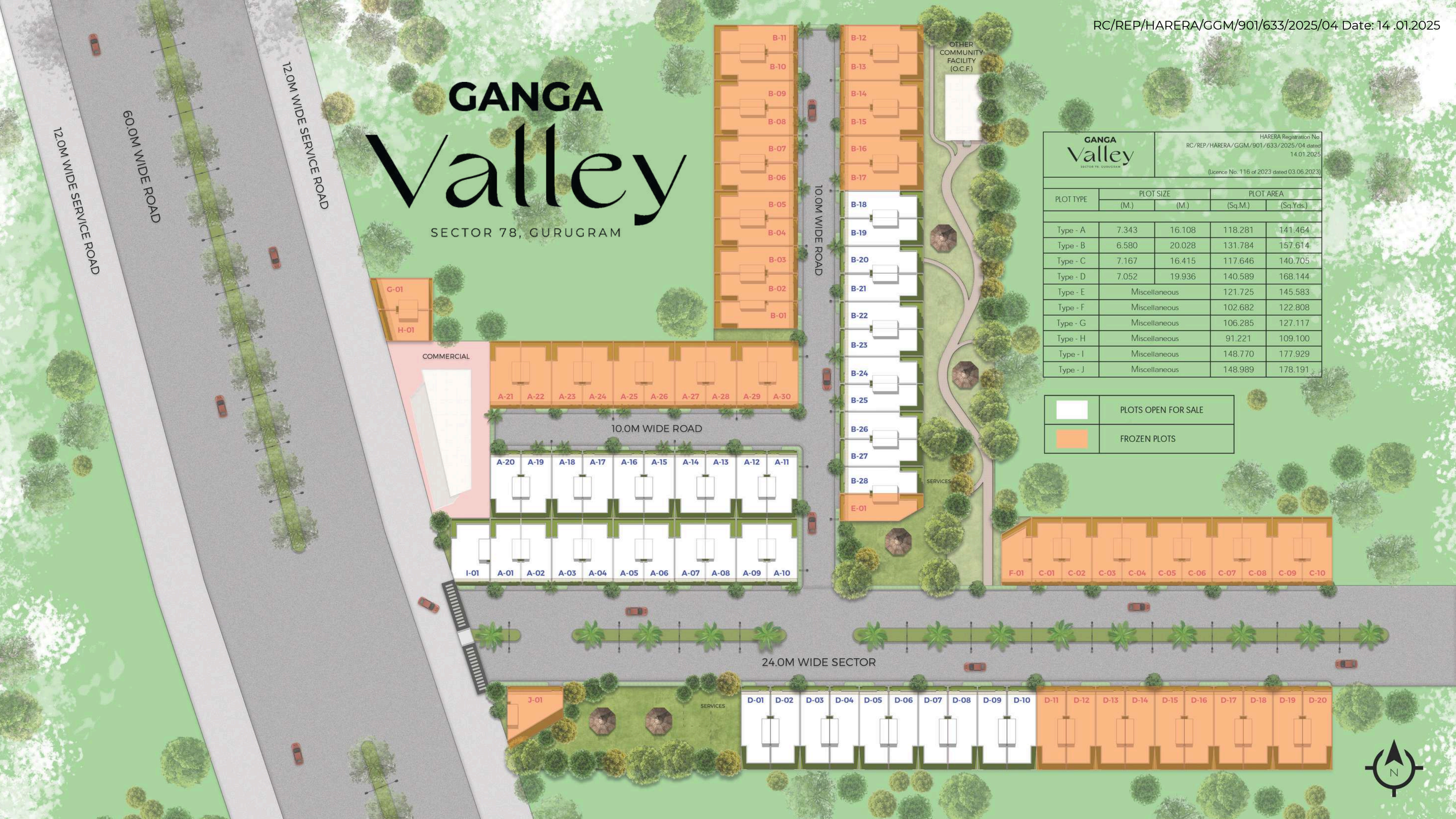


# GANGA Valley

SECTOR 78, GURUGRAM

| PLOT TYPE | PLOT SIZE     |        | PLOT AREA |           |
|-----------|---------------|--------|-----------|-----------|
|           | (M.)          | (M.)   | (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        |



12.0M WIDE SERVICE ROAD  
60.0M WIDE ROAD  
12.0M WIDE SERVICE ROAD

10.0M WIDE ROAD

10.0M WIDE ROAD

24.0M WIDE SECTOR

OTHER COMMUNITY FACILITY (O.C.F.)

COMMERCIAL

SERVICES

SERVICES



A Project by

**GANGA**

REALTY

Happy Selling!

