

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	The Story House
2.	Name of the promoter	M/s Arttech Elegant Homes LLP
3.	Nature of the project	Group Housing
4.	Location of the project	Sector-89A, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of the license holder	M/s Arttech Elegant Homes LLP
7.	Status of project	New
8.	Whether registration applied for whole	Onego
	Phase no.	N/A
9.	Online application ID	RERA-GRG-PROJ-2026-2025
10.	License no.	16 of 2025 dated 30.01.2025
		valid up to 29.01.2030
11.	Total licensed area	4.5250 acres
		Area to be registered
		4.5250 acres
12.	Projected completion date	OC - 31.03.2031 CC - 31.03.2032
13.	QPR Compliances (if applicable)	N/A
14.	4(2)(I)(D) Compliances (if applicable)	N/A
15.	4(2)(I)(C) Compliances (if applicable)	N/A
16.	Status of change of bank account	N/A
17.	Details of proceedings pending against the project	N/A
18.	RC Conditions Compliances (if applicable)	N/A
19.	Number of Towers	Residential - 5 + Commercial - 1
20.	Number of units	Residential - 406 + Commercial - 58
21.	Total Project cost	Rs 476.51 Crores
22.	Project Expenditure So far	Rs 60.06 Crores
23.	Estimates expenditure for completion so far	Rs 406.45 Crores
24.	Statutory approvals either applied for or obtained prior to registration	



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	16 of 2025 dated 30.01.2025	29.01.2030
ii)	Zoning Plan Approval	DRG. NO. DG,TCP 10828 dated 30.01.2025	-
iii)	Building plan Approval	ZP-2110/JD(RA)/2025/30565 dated 07.08.2025	06.08.2030
iv)	Environmental Clearance	Applied	
v)	Airport height clearance	PALM/NORTH/B/020125/153336 2 dated 27.02.2025	-
vi)	Fire scheme approval	Applied on 29.08.2025	-
vii)	Service plan and estimate approval	Not Submitted	
25.	Fee Details		
	Registration Fee	Resi- 39553.912 * 2.25 * 10 = Rs 8,89,963/- Comm- 1648.080 * 2.25 * 20 = Rs 74,164/- Total = Rs 9,64,127/-	
	Processing Fee	41201.992 * 10 = Rs 4,12,020/-	
	Late Fee	N/A	
	Total Fee	Rs 13,76,147/-	
26.	DD amount	Rs 17,52,033/-	
	DD no. and date	HDFCR52025081199901387 dated 11.08.2025	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	NIL	
27.	File Status	Date	
	File received on	12.08.2025	
	First notice Sent on	27.08.2025	
	First hearing on	08.09.2025	
28.	Case History: The Promoter M/s Arttech Elegant Homes LLP who is a License Holder applied for the registration of real estate group housing colony namely “The Story House” located at Sector-89A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 96260 dated 12.08.2025 and RPIN-944. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2026-2025. The project area for registration is 4.5250 acres as that of the licensed area i.e., 4.5250 acres granted under License no – 16 of 2025 dated 30.01.2025 which is valid upto 29.01.2030. The DTCP has granted license no. 16 of 2025 dated 30.01.2025 (after migration from Affordable group housing colony bearing license no. 20 of 2024 dated 09.02.2024) for the development of Group Housing Colony over an area admeasuring 4.5250 acres in Sector 89A, Gurugram. The application for registration of group housing colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/944 dated 27.08.2025 was issued to the promoter with an opportunity of being heard on 08.09.2025. The promoter has submitted a reply on 03.09.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Millenium Post (English), The		



	<p>Tribune (English) and Dainik Tribune (Hindi) dated 15.08.2025 for objection till 29.08.2025 along with reply to the deficiencies has been submitted which was scrutinized and the status of the documents is mentioned below:</p> <p>The site of the project has been visited on 02.09.2025 to check the status of development and connectivity with road. It is confirmed that the project has access through existing 24m wide road.</p>	
29.	<p>Present compliance status as on 08.09.2025 of deficient documents conveyed through notice dated 27.08.2025.</p>	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. Online DPI needs to be corrected. Status: Submitted but needs to be revised. The license no. 16 of 2025 dated 30.01.2025 for an area admeasuring 4.5250 acres is granted by DTCP after migration from license no. 20 of 2024 dated 09.02.2024 granted for Affordable group housing colony over an area admeasuring 4.5250 acres. You are therefore required to provide the status of registration of the project pertaining to license no. 20 of 2024. You are further required to provide the details of sold and unsold inventory alongwith the status of development works on site. If not sold, an affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 20 of 2024 dated 09.02.2024 from the license holder along with the board resolution needs to be submitted. Status: The promoter has submitted an affidavit stating that the project under license no. 20 of 2024 dated 09.02.2024 was not registered and the other approvals like building plans, Environment Clearance were not sanctioned except the issue of license. Further, stated that no advertisement, marketing, booking or sale was made in respect of license no. 20 of 2024. 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 the Rules, 2017 need to be submitted. Status: Submitted. Approved Environment Clearance needs to be submitted. Status: Applied. copy of receipt attached. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 29.08.2025. copy of receipt attached. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.



	<p>Status: Not Submitted.</p> <p>8. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted. Status: The promoter stated that the site is already connected.</p> <p>9. Pert chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>10. Draft Application form needs to be revised. Status: Submitted.</p> <p>11. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Submitted.</p> <p>12. Draft Builder buyer agreement needs to be revised as per the prescribed format. Status: Submitted.</p> <p>13. Mining permission needs to be submitted. Status: The promoter submitted an affidavit stating the the permission will be submitted after obtaining of EC and before start of construction.</p> <p>14. Draft Brochure needs to be revised. Status: Submitted.</p> <p>15. Costing details and bank details in REP-1 (A-H) needs to be revised. Status: Submitted.</p> <p>16. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 1000 lakhs, financial resources from equity amounts to Rs 6606.53 lakhs and loan from financial institution/banks amounts to Rs 48153.93 lakhs needs to be submitted along with supporting documents. Status: Submitted.</p> <p>17. Original non-encumbrance certificate dated 01.08.2025 needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted.</p> <p>18. Following Original CA Certificate needs to be submitted: Revised CA Certificate of net worth dated 14.07.2025, CA Certificate of REP-1 (A-H) and non-default dated 14.07.2025 and CA Certificate of expenditure incurred and to be incurred. Status: Submitted.</p> <p>19. Independent Auditors Report along with audited financial statement for the latest three financial year needs to be submitted. Status: Submitted for year for 2023-2024.</p> <p>20. Original Bank Undertaking needs to be submitted Status: Submitted.</p>
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		<p>21. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorized signatory and KYC of Engineer, CA & Architect needs to be submitted. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted Status: Submitted.</p> <p>22. Project Report, Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted.</p> <p>23. Challan and Schedule of payment of IDC and EDC paid for the project and undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p>
30.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The license no. 16 of 2025 dated 30.01.2025 for an area admeasuring 4.5250 acres is granted by DTCP after migration from license no. 20 of 2024 dated 09.02.2024 granted for Affordable group housing colony over an area admeasuring 4.5250 acres. You are therefore required to provide the status of registration of the project pertaining to license no. 20 of 2024. You are further required to provide the details of sold and unsold inventory alongwith the status of development works on site. If not sold, an affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 20 of 2024 dated 09.02.2024 from the license holder along with the board resolution needs to be submitted. Status: The promoter has submitted an affidavit stating that the project under license no. 20 of 2024 dated 09.02.2024 was not registered and the other approvals like building plans, Environment Clearance were not sanctioned except the issue of license. Further, stated that no advertisement, marketing, booking or sale was made in respect of license no. 20 of 2024.</p> <p>4. Approved Environment Clearance needs to be submitted. Status: Applied. copy of receipt attached.</p> <p>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 29.08.2025. copy of receipt attached.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



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Ashish Dubey
08/09/25

Ashish Dubey
Chartered Accountant

Ashish Kush
08/09/2025

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 08.09.2025
Proceeding recorded by	Sh. H.R Mehta

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Manish Yadav is present on behalf of the company.

It is noted that the present license 16 of 2025 dated 30.01.2025 is granted for the development of Group Housing Colony under Retirement Housing policy after migration from Affordable group housing colony bearing license no. 20 of 2024 dated 09.02.2024.

The AR of the promoter stated that the project under license no. 20 of 2024 dated 09.02.2024 was not registered with the Authority as well as the other approvals like building plans, Environment Clearance were not sanctioned except the issue of license. Further, stated that no advertisement, marketing, booking or sale was made in respect of license no. 20 of 2024. An affidavit regarding the above has been submitted in the Authority.

In view of the above, the promoter is directed to issue a public notice of 10 days in three prominent newspapers (Two English and One Hindi) for inviting objections, if any in respect of the above statement. Further directed the promoter to submit the road access permission alongwith the remaining deficiencies mentioned above.

The AR of the promoter seek two weeks time to submit the remaining deficiencies.

The matter to come up on 29.09.2025.

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA