

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 - 78		
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	
	Second hearing on	29.09.2025	
28.	Case History:		
	<p>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.</p> <p>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.</p> <p>The application for registration of group housing colony was scrutinized and 1st 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.</p>		



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 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 remaining deficiencies were conveyed to the promoter.

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.

On 08.09.2025, 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.

The promoter has submitted a reply on 18.09.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Millenium Post (English), The Tribune (English) and Dainik Tribune (Hindi) dated 10.09.2025 for objection till 19.09.2025 along with reply to the deficiencies has been submitted which was scrutinized and the status of documents are mentioned below.

<p>29. Present compliance status as on 29.09.2025 of deficient documents conveyed in hearing dated 08.09.2025.</p>	<ol style="list-style-type: none"> 1. 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. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 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
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	<p>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.</p> <p>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. 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.</p> <p>Status: Submitted.</p> <p>5. Approved Environment Clearance needs to be submitted. Status: Applied. copy of receipt attached.</p> <p>6. 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>7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 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. Further, stated that the road has been constructed on the land owned by them so they do not need any approval from PWD for road access.</p> <p>9. Pert chart needs to be revised. Status: Submitted.</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>
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		<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.</p> <p>20. Original Bank Undertaking needs to be submitted Status: Submitted.</p> <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</p>
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		<p>Status: Submitted.</p> <p>22. Project Report, Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p> <p>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.</p> <p>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.</p> <p>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>

	<p>7. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted.</p> <p>Status: The promoter stated that the site is already connected. Further, stated that the road has been constructed on the land owned by them so they do not need any approval from PWD for road access.</p> <p>8. Mining permission needs to be submitted.</p> <p>Status: The promoter submitted an affidavit stating the the permission will be submitted after obtaining of EC and before start of construction.</p>
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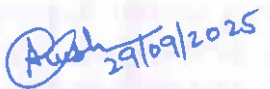
Recommendations:

The application submitted by the promoter for registration of 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 Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Environment Clearance, Fire Scheme approval, Approved Service plan and Estimates and the documents mentioned above.

The promoter shall submit three BG/DD amounting to Rs 25 lakhs each as a security amount for submission of Approved Environment Clearance within 6 months from the grant of registration, Fire Scheme approval, Approved Service plan and Estimates within 4 months from the grant of registration.

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

On Tour
Ashish Dubey
 Chartered Accountant


Ashish Kush
 Planning Executive

Day and Date of hearing	Monday and 29.09.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Manish Yadav and Sh. S.P Chopra (Advocate) are present on behalf of the promoter.

Sh. Yogesh Yadav (Advocate) appeared and states that an objection/complaint has been filed on behalf of M/s Interstate Development Design & Engineering Consultancy Pvt. Ltd. in respect of public notice in the present matter. It is alleged that they are the owner of the land parcel situated at Sector 89A, Gurugram falling under Khewat no. 861 khatauni no. 911, 912, 914, 915 and Khewat no. 906 khatauni no. 961, total admeasuring 29.52 acres. It has further been contended that M/s Arttech Elegant Home LLP, the promoter has allegedly encroached upon a portion of the complainant's land with ulterior motives of additional construction illegally on the land which is not owned by the license holder. The complainant has also stated that a civil suit bearing no. CS/4322/2018 has been filed against the promoter herein i.e., M/s Arttech Elegant Homes LLP regarding the land involved in the project and is pending adjudication before the Civil judge (Junior Division) Gurugram District Courts. By virtue of order dated **09.07.2017**, the Civil Court directed all parties to maintain status

quo with respect to the said land and restrained them from undertaking any construction activity thereon until further orders. The said encroachment is shown as Khasra no. 53//18 admeasuring encroached area 2522.6 sq. yards, Khasra no. 53//19 admeasuring encroached area 1431.7 sq. yards, Khasra no. 53//22 admeasuring encroached area 1858 sq. yards and Khasra no. 75//3 admeasuring encroached area 499 sq. yards. Thereafter, M/s Arttech Elelegant Homes LLP in connivance with Mr. Rajan Thind has purchased the said project land in the month of October 2024.

In response, the Authorized Representative of the promoter has submitted that there is no pending litigation with respect to the licensed land for which registration has been sought. It is further stated that the area mentioned by the complainant does not fall within the licensed land as per the sanctioned license granted by the competent authority.

Upon consideration of the submissions and after examining the documents on record, the Authority observes and concludes as follows:

- The land parcels alleged by the complainant as encroached upon do not fall within the licensed area for which registration is being sought by the promoter.
- The promoter has also clarified on record that no litigation is pending in respect of the licensed area forming part of the subject project.
- Accordingly, the complainant's grievance does not pertain to the licensed land under the jurisdiction of this Authority.

In view of the above, the Authority finds no bar to the processing of the application for registration of the licensed land in question. However, if the complainant is aggrieved by any alleged encroachment or unlawful construction on land, they are at liberty to pursue appropriate legal remedies before the competent civil court or appropriate authority, in accordance with law.

The Authorized Representative of the promoter submits that presently, the Environment clearance, Fire Scheme Approval and Approved service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Approved Environmental Clearance within 6 months from the date of grant of registration, and
- ii. The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration.

Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) 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 three separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Environmental Clearance: within 6 months from the date of grant of registration;
- b. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- c. Approved Service Plans and Estimates: within 4 months from the date of grant of registration.



In the event of non-submission of any of the above approvals within the prescribed time frames, 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.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

