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| Project | Elan The Statement |
| Promoter | M/s Elan Enclave Pvt. Ltd. |

| PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016 | | | |
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| S.No | Particulars | Details | |
| 1. | Name of the project | Elan The Statement | |
| 2. | Name of the license holders | M/s V A Agriculture Pvt. Ltd. | |
| 3. | Name of collaborator | M/s Elan Enclave Pvt. Ltd. (Change of developer) | |
| 4. | Name of the promoter | M/s Elan Enclave Pvt. Ltd. | |
| 5. | About the promoter | M/s Elan Enclave Pvt. Ltd. is incorporated on 25.11.2021. The company is engaged in real estate development activities in residential and commercial projects across Gurugram and NCR. The registered office of the company is located in Gurugram, Haryana. The company has an authorized capital of Rs 12.0 crore and is currently managed by the Directors, Mr. Akash Kapoor, Mr. Ravish Kapoor and Mr. Gaurav Khandelwal. | |
| 6. | Nature of the project | Group Housing Colony under TOD Policy | |
| 7. | Location of the project | Sector 49, Gurugram | |
| 8. | Legal capacity to act as a promoter | Collaborator | |
| 9. | Status of project | New | |
| 10. | Whether registration applied for whole/Phase | Whole | |
| 11. | Phase no. (If applicable) | N/A | |
| 12. | Online application ID | RERA-GRG-2069-2025 | |
| 13. | License no. | 50 of 2019 dated 07.03.2019 | |
| 14. | Total licensed area | 5.875 Acres | Valid up to 06.03.2029 |
| | | Area to be registered | 5.875 Acres |
| 15. | Project completion date as declared u/s 4(2)(I)(C) | 30.09.2033 | |
| 16. | QPR Compliance (If applicable) | N/A | |
| 17. | 4(2)(I)(C) Compliance (If applicable) | N/A | |
| 18. | 4(2)(I)(D) Compliance (If applicable) | N/A | |
| 19. | Status of change of bank account | N/A | |
| 20. | RC compliance | N/A | |

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| 21. | Number of towers | 5 Residential Towers and 1 EWS | | |
| 22. | Number of units | 380 residential units, 3 commercial units | | |
| 23. | Total Project cost | Rs. 2790.15 crores | | |
| 24. | Project Expenditure So far | Rs. 93.91 crores | | |
| 25. | Expenditure to be incurred | Rs. 2696.24 crores | | |
| 26. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.N | Particulars | Date of approval | Validity up to |
| | 1. | License Approval | 50 of 2019 dated 07.03.2019 | 06.03.2029 |
| | 2. | Revised zoning plan approval | ZP-1409/JD(G)/2025/44417 dated 21.11.2025 | |
| | 3. | Building plan approval | ZP-1409/JD(G)/2025/44427 dated 21.11.2025 | 20.11.2030 |
| | 4. | Environmental Clearance | Not submitted | |
| | 5. | Airport height clearance | PALM/NORTH/B/090224/1206802 dated 14.10.2024 | 13.10.2032 |
| | 6. | Fire scheme approval | Not submitted | |
| | 7. | Service plan and estimate approval | Not submitted | |
| | 8. | Electrical load | Ch.69/Drg.-26B dated 13.12.2024 | |
| 27. | Fee Details | | | |
| | Registration fee | Residential: (114345.364 x 5.12 x 10) =Rs. 58,54,483/- Commercial: (390.926 x 3.5 x 20) = Rs. 27,365/- Total: Rs. 58,81,848/- | | |
| | Late fee | N/A | | |
| | Processing fee | 114736.290 x 10 =Rs. 11,47,363/- | | |
| | Total fee | Rs. 70,29,211/- | | |
| 28. | DD Details | | | |
| | DD amount | Rs. 7,04,200/- Rs. 63,25,011/- | | |
| | DD no. and date | 040430 dated 14.11.2025 | | |



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| | | 040490 dated 01.12.2025 |
| | Name of the bank issuing | HDFC Bank |
| | Total fee paid | Rs. 70,29,211/- |
| | Deficient amount | Nil |
| 29. | File Status | Date |
| | File received on | 14.11.2025 |
| | First notice Sent on | 02.12.2025 |
| | 1st reply submitted on | 03.12.2025 |
| | 1st hearing on | 08.12.2025 |
| 30. | Case History: - <ol style="list-style-type: none"> 1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 50 of 2019 dated 07.03.2019 measuring 5.875 acres to V A Agriculture Pvt. Ltd. for setting up an Group Housing Colony under TOD in sector 49, Gurugram. 2. Thereafter, the permission of change of developer form M/s V A Agriculture Pvt. Ltd. to M/s Elan Enclave Pvt. Ltd. was granted by DTCP vide order dated 31.01.2025. 3. Now, the promoter, M/s Elan Enclave Pvt. Ltd. has approached the Authority for the registration of of the above group housing project measuring 5.875 acres. 4. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/988 dated 02.12.2025 with an opportunity of hearing on 08.12.2025. 5. Further, a public notice dated 22.11.2025 with respect to the application dated 14.11.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), Hindustan Times (English), and Dainik Tribune (Hindi). 6. The reply dated 03.12.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: | |
| 31. | Present compliance status as on 08.12.2025 of deficient documents as conveyed on 02.12.2025 | <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) need 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 3. Deficit fee of Rs. 63,25,011/- needs to be paid. Status: Paid vide DD no. 040490 dated 01.12.2025 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. |

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| | | <p>Status: The promoter states that there is no ongoing litigation pending in company regarding proposed project.</p> <p>5. It is noted that the license no. 50 of 2019 was granted on 07.03.2019 in favour of M/s VA Agriculture Pvt. Ltd. Thereafter, the permission of change of developer in favour of M/s Elan Enclave Pvt. Ltd. was granted by DTCP vide order dated 31.01.2025. You are, therefore, required to clarify the status of RERA registration, advertisement, marketing, booking, sale and offer to sale made in any manner by the earlier promoter i.e., VA Agriculture Pvt. Ltd.</p> <p>In case of no earlier registration, marketing, sale etc., an affidavit through the director of M/s VA Agriculture Pvt. Ltd. needs to be submitted.</p> <p>Status: Undertaking from M/s VA Agriculture Pvt. Ltd. is submitted.</p> <p>6. Notarised list of units allocated to the landowner duly stamped and signed by all the parties need to be submitted.</p> <p>Status: Submitted</p> <p>7. Latest land title search report needs to be submitted.</p> <p>Status: Submitted</p> <p>8. Environmental clearance of the project needs to be submitted.</p> <p>Status: Not submitted. Copy of minute of meeting dated 21.01.2025 wherein SEAC has recommended for approval of environmental clearance is submitted.</p> <p>9. Approved fire scheme of the project needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same within 3 months from issuance of registration certificate.</p> <p>10. Approved service plans and estimates of the project needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same within 3 months from issuance of registration certificate. Bank Guarantee of Rs. 13,400,000/- on account of IDW for approval of service plans and estimates had been submitted to the DTCP and a copy of the same is provided to the Authority.</p> <p>11. Mining permission needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same before start of construction.</p> |
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| | <p>12. PERT chart of the project needs to be submitted. Status: Submitted</p> <p>13. Draft allotment letter needs to be revised and payment plan needs to be submitted. Status: Payment plan needs to be revised.</p> <p>14. Draft BBA needs to be revised. Status: Needs to be revised</p> <p>15. In addition to the details of the promoter company, the details and specification of the project need to be incorporated in the draft brochure of the project. Status: Submitted</p> <p>16. Cost of the land amounts to Rs 136337.79 lakhs needs to be clarified according to the area applied for the registration is 5.875 acres. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Land cost needs to be clarified.</p> <p>17. Details of any other cost amounts to Rs. 10030.78 lakhs and details of financial resources from other sources amounts to Rs 43500 lakhs mentioned in DPI needs to be submitted. Status: Submitted</p> <p>18. Original non-encumbrance certificate not below the rank of tehsildar certified on 01.08.2025 needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted</p> <p>19. Following Original CA Certificate needs to be submitted: (i) CA Certificate of REP 1(A-H), (ii) CA Certificate of net worth of promoter on latest date, (iii) CA Certificate of expenditure incurred and to be incurred, (iv) CA Certificate of non-default on latest date. Status: Submitted</p> <p>20. Original Bank Undertaking needs to be submitted. Status: Submitted</p> <p>21. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Needs to be revised as costing details does not match with DPI. Status: Submitted</p> |
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| | | <p>22. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. 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> <p>23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p>Status: Submitted</p> |
| 32. | Remarks | <p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>Status: Not submitted</p> <p>2. Environmental clearance of the project needs to be submitted.</p> <p>Status: Not submitted. Copy of minute of meeting dated 21.01.2025 wherein SEAC has recommended for approval of environmental clearance is submitted.</p> <p>3. Approved fire scheme of the project needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same within 3 months from issuance of registration certificate.</p> <p>4. Approved service plans and estimates of the project needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same within 3 months from issuance of registration certificate. Bank Guarantee of Rs. 13,400,000/- on account of IDW for approval of service plans and estimates had been submitted to the DTCP and a copy of the same is provided to the Authority.</p> <p>5. Mining permission needs to be submitted.</p> <p>Status: Promoter undertakes to submit the same before start of construction.</p> <p>6. Draft allotment letter needs to be revised and payment plan needs to be submitted.</p> <p>Status: Payment plan needs to be revised.</p> <p>7. Draft BBA needs to be revised.</p> <p>Status: Needs to be revised</p> <p>8. Cost of the land amounts to Rs 136337.79 lakhs needs to be clarified according to the area applied for the registration is 5.875 acres. Additionally, an affidavit in</p> |



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| | | compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Land cost needs to be clarified. |
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33. **Recommendation:** The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at para 32. It is recommended that the Authority may consider for grant of registration subject to the submission of environmental clearance, approved fire scheme and approved service plans & estimates within 3 months of issuance of the registration certificate, mining permission before the commencement of construction and rectified REP-I, draft BBA, draft Payment plan, clarification of land cost and security amount of Rs. 25 lakhs each on account of timely submission of fire scheme approval and environmental clearance before the issuance of registration certificate.

Ashish

(Ashish Dubey)

Chartered Accountant

Neeraj

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 08.12.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Sumit Chaudhary, Chief- Business Development along with Sh. Ravi Kant Gautam appeared on behalf of the promoter.

Sh. Madhup Johri, Sh. Puneet Kumar Jain and Sh. Vikas Bajaj, landowners are also present.

The AR of the promoter states that they have already applied for the approval of environmental clearance, fire scheme and service plans and estimates in the respective authorities. With respect to the environmental clearance, it is stated that the promoter had applied for the approval vide application dated 27.12.2024 and the EAC, MoEF, GoI in its meeting held from 09.01.2025 to 10.01.2025 recommended for approval of environmental clearance. The final clearance is still awaited and will be submitted to the Authority within 3 months. With respect to the approval of service plans & estimates, it is stated that the Bank Guarantee dated 06.12.2025 of Rs. 13,400,000/- on account of IDW for approval of service plans and estimates has already been submitted to the DTCP and the final approval is still awaited. The application for approval of fire scheme has also been made before the Municipal Corporation Gurugram vide application dated 07.11.2025. The Promoter ensures to submit the environmental clearance, approved service plans & estimates and approved fire scheme within 3 months; mining permission before commencement of construction and remaining rectified documents/ clarification before the issuance of the registration certificate. The promoter further proposes to submit the security amount of Rs. 25 lakhs each on account of timely submission of environmental clearance and fire scheme approval and for service plans estimates, the promoter has already submitted a bank guarantee dated 06.12.2025 of Rs. 13.4 crores with DTCP.

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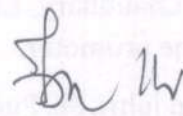
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, the promoter is directed to submit two Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each in lieu of timely submission of environmental clearance and approved fire scheme, respectively, in favour of the Authority. The promoter is directed to submit of following approvals:

- Service Plans and Estimates: Within 3 months from the date of grant of registration;
- Fire scheme: Within 3 months from the date of grant of registration;
- Environmental clearance: Within 3 months from the date of grant of registration; and
- Mining permission: Before commencement of construction

In the event of non-submission of environmental clearance and approved fire scheme within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/ permissions within the prescribed timeframe may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

The registration of the project is approved as proposed subject to rectification of deficiencies mentioned above at S. No. 32.

The Registration Certificate shall be issued after deposition of above BG/DD and rectification of other deficiencies as listed above at S. No. 32.



(Arun Kumar)
Chairman, HARERA