HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.05.2026.

Item No. 322.14

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: **ARTTECH Residency LLP.**

Project: **"Maulshree Greens' an affordable Residential Plotted Colony on land measuring 14.418 acres situated in the revenue estate of village Palwal and Patli Khurd, Sector- 6, Palwal, Haryana.**

Reg. No.: **HRERA-PKL-PWL-567-2024 dated 03.04.2024 valid upto 10.11.2025.**

Temp ID: **1376-2023.**

Present : **Sh. Jyoti Sidana on behalf of promoter.**

1. Vide letter dated 08.12.2025, the promoter had applied for continuation of registration under Section- 7(3) of the RERA Act, 2016 from 10.11.2025 to 10.11.2026. Following have been submitted by the Promoter:

i) Form REP-V
ii) Extension fee of ₹4, 68,216/- vide Ref no. 015683509132 , Audit fees of ₹41,300/-, public notice fees of ₹ 10,000/- .
iii)

Particulars	Percentage
Percentage of works completed at the time of last extension	0%
Percentage of Development Works execute as per Architect's Certificate till date 20.11.2025	81 %
Percentage of Development Works executed as per Engineer's Certificate till date 20.11.2025	81 %
Percentage of Development Works executed as per CA's Certificate till date 20.11.2025	81 %

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iv) Explanatory note regarding the delay in the project.

v) CA certificate stating percentage of development/ construction upto 20.11.2025 as 80.73%.

vi) Architect Certificate stating the percentage of work done for the project as on 20.11.2025 as follows:

   a. Internal Road and Pavement-96%.
   b. Water supply system-96%
   c. Storm Water Drainage-96%
   d. Electricity Supply System-66%
   e. STP and Garbage collection-86%
   f. Park and Play-85%
   g. Street Light-26%

vii) Engineer certificate stating the percentage progress of Infrastructure and services as on 20.11.2025 as follows:

   a. Water supply -96%
   b. Electrification-66%
   c. Storm Water Drainage-96%
   d. Parks and Playgrounds-85%
   e. Street Light-26%
   f. Roads-96%
   g. STP and Garbage-86%
   h. Rain water harvesting and drainage-96%

viii) Copy of Renewal of Licence No. 56 of 2019 dated 08.03.2019 renewed upto 07.03.2026 by Directorate of Town & Country Planning, Haryana vide Memo No.LC-3339/ JE (MK)-2024/10444 dated 20.03.2024.

ix) Demarcation cum Zoning Plan.

x) Approval of Service Plan Estimates in Licence No. 56 of 2019 dated 08.03.2019 granted for setting up Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 14.41875 acres falling in the revenue estate of village Patli Khurd and Palwal, Sector- 6, Palwal, Haryana dated 13.02.2025.

xi) Approval of Service Plan Estimates in Licence No. 56 of 2019 (Endst. No. LC-3339-JE (9K)-2019 dated 09.03.2019) transferred in favour of Arttech Residency LLP by the order dated 17.11.2023 (Endst. No. LC-3339/JE (AK)/2023/39616 dated 17.11.2023) for setting up of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 14.41875 acres falling in the revenue estate of village Patli Khurd and Palwal, Sector- 6, Palwal, Haryana.

xii) Grant of consent to establish to M/s Arttech Residency LLP by Haryana State Pollution Control Board dated 26.03.2024

xiii) Photographs of the project.

xiv) Service Plan Estimates

xv) Layout Plan

xvi) QPR's filed upto 31.12.2025.

xvii) Fee Calculation

   Extension fee = Half of Registration fee= ₹1,66,257.5/-

   Late fee = One registration fee = ₹ 3, 32,515/-

   Penalty = 10% of Extension fees X no. of months= ₹16,625.75/-

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xviii) That the DTCP, Haryana has officially issued the Completion Certificate for the projectvide Memo no. LC-3339-Vol-II-PA (SK)/2026/4645 dated 09.02.2026.

2. The present application has been examined and following shortcomings has been noticed: -

i. Affidavit stating that the promoter has not sold of any plot/ unit after the expiry of registration of the project i.e., 30.11.2025.
ii. Fee is deficit by ₹ 47,182/-.

3. Auditor AAAS and Associates were appointed to conduct audit of the project vide letter dated 27.01.2026 who have submitted the following observations:

Bank accounts maintained for the project are as follows:

Bank Name	IFSC	Account Number	Type of Account
HDFC Bank Ltd	HDFC0001466	50200090266045	100% Collection Account
HDFC Bank Ltd	HDFC0001466	50200090209032	70% Separate RERA Account
HDFC Bank Ltd	HDFC0001466	50200095268851	30% Free Account

a. **The details of separate RERA bank account for the project in which 70% of the amount realized from the allottees that is being deposited.**
We have verified that out of the amount received in 100% collection account (a/c no. 50200090266045) net of reversals, 70% of the amount was deposited in separate RERA account (a/c 50200090209032) at the end of each day. We have found no deviation in the same.

Total amount received in 100% collection account	97,95,42,644
Total amount deposited in 70% a/c from 100% a/c	71,07,74,147
	73%

b. Amount Received from allottees has been cross verified i.e. receipts issued to allottees were verified with the amount received in bank.
Total amount received in 100% collection net of reversals (a/c no. 50200090266045) were ₹ 97,95,42,644. Out of this amount, total amount allocated to present allottees (i.e. all allottees excluding the allottees whose units were cancelled and amount was returned or forfeited was ₹ 93,20,64,163. Further, total amount still pending allocation to allottees is ₹ 77,57,431, amount refunded to allottees were ₹ 2,82,45,503 and the erroneous amount received from non-allottees, refunded ₹ 59,73,123 and yet to be refunded are ₹ 56,51,000.
Amount received from allottees in the 100% collection account was cross verified with receipts issued on test check basis. We have found no deviation as per our audit procedures.

c. **The auditor shall certify that provision of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion to the development works carried undertaken at site. If not then utilization and diversion details of funds should also be mentioned.**

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We have verified that 70% of amount received from allottees have been deposited in 70% RERA account (a/c no. 50200090209032). The CA certificates as uploaded on HRERA portal does not contain some information such as amount allowed to be withdrawn from 70% RERA account during the quarter, break up of cost of project into proportionate land cost and cost of construction (including amount spent on physical infrastructure and statutory duties like EDC/IDC paid), and breakup of estimated cost of land and construction.

This information along with other information was made available to us by the management/representatives. Hence, reliance was also placed on other information like, amount incurred on construction cost, vouching and verification of bills and invoices, and physical visit. We have verified construction cost, on test check basis, from the information, records, copies of various approvals and documents furnished to us including CA certificate and other supportings provided for details of expenses incurred towards the cost of project. Our physical visit suggest that the project is near completion. Importantly, Completion certificate (CC) for the project was granted on 9th Feb, 2026 which further adds to our understanding that the amount taken from allottees have been used for completion of the project. These have provided us with the reasonable assurance that the LLP has utilized the amount received from allottees towards completion of the project. The LLP has got its accounts audited on yearly basis as per LLP Act, 2008 only.

d. **Site visit and site details. Assessment of work done duly supported by the photographs.**

We visited the site to assess the work done to corroborate the same with the information made available to us. We have included photos of few plots, plot marking, community area, STP, transformer, water tanks, and other area which shows the status of work completed.

e. Details of surrendered, cancelled, resumed and restored units/flats.

As a part of our audit, we are required to report status of surrendered, cancelled, resumed and restored units/flats. Same has been verified as per audit procedure on test check basis and we have found no deviation.

4. With reference to the Audit Report dated 31.03.2026 submitted by M/s AAAS & Associates, Chartered Accountants, regarding the project "Maulshree Greens" being developed by Arttech Residency LLP, we respectfully place the following comments for consideration of the Hon'ble Authority vide letter dated 11.05.2026:

1. Acknowledgement of Audit Findings

We note that the auditors have confirmed compliance with Section 4(2)(l)(D) of the RERA Act, 2016, specifically that 70% of collections from allottees were duly deposited in the designated RERA account and withdrawals were proportionate to development works.

The report records that the Completion Certificate was granted on 09.02.2026, corroborating that funds collected were utilized towards completion of the project. Site visit photographs and assessment confirm that the project has been completed at site and basic infrastructure (STP, transformer, water tanks, plot markings, etc.) has been executed.

2. Clarifications on Financial Data

The report mentions that total receipts in the 100% collection account were ₹97,95,42,644, of which ₹71,07,74,147 (73%) was transferred to the 70% RERA

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account. We respectfully submit that this transfer percentage is consistent with statutory requirements, and no deviation has been noted.

Refunds to cancelled allottees amounting to ₹2,82,45,503 have been duly processed, with details annexed in the audit. We confirm that these refunds were made in compliance with HRERA directions.

3. Observations on CA Certificates

The auditors have noted that certain details (e.g., breakup of land cost vs. construction cost, statutory payments like EDC/IDC) were not fully reflected in the CA certificates uploaded on the HRERA portal. We undertake to ensure that future CA certificates uploaded on the portal will contain complete breakup information to avoid any ambiguity.

4. Status of Cancelled/Surrendered Plots

The audit report lists cancelled plots with refund details. We confirm that refunds have been processed successfully, and no deviation has been found in reconciliation.

5. The promoter has deposited the deficit fee of ₹47,182/- on 13.05.2026 vide transaction id 260513270971053. The Authority after consideration decides to grant extension under section 7(3) which shall now be valid upto 09.02.2026. Corrigendum be issued in this regard. **Disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No. 1497
Date 9/6/26

True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

Advisor (on leave)
STP (on leave)

LA HEENA.

Heena
09/06/2026