

Project	ATS Grandstand Phase 2
Promoter	M/s Homekraft Infra Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	ATS Grandstand Phase 2	
2.	Name of the Promoter	M/s Homekraft Infra Pvt. Ltd.	
3.	About the promoter	M/s Homekraft Infra Private Limited has been corporate dated 10/03/2017 and registered address at 711/92, Deepali, Nehru place, New Delhi, South Delhi, New Delhi, Delhi, India, 110019. Mr. Getamber Anand and Mr. Sanjiv Mittal are the directors. Mr. Udaivir Anand is the Managing Director. Mr. Mohit Arora is the CEO of the promoter company.	
4.	Nature of the project	Group Housing Colony	
5.	Location of the project	Sector 99A, Gurugram	
6.	Legal capacity to act as a promoter	Change of Developer	
7.	Name of the license holder	M/s Hasta Infrastructure Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole/Phase	Phase	
10.	Total no. of phases	6	
11.	Phase no. (If applicable)	2	
12.	Online application ID	RERA-GRG-2297-2026	
13.	License no.	37 of 2013 dated 03.06.2013 valid upto 02.06.2029	
14.	Total project area	11.5875 acres	Area to be registered 3.5680 acres
15.	Project completion date as declared u/s 4(2)(I)(C)	OC: 31.03.2031 CC: 30.06.2031	
16.	QPR Compliance	Phase 1: RC no. 06 of 2018 dated 02.01.2018 (Submitted for quarter ending December 2018-March 2026)	
17.	4(2)(I)(C) Compliance	Phase 1: RC no. 06 of 2018 dated 02.01.2018: 28.11.2022 (Applied For continuation under section 7(3))	
18.	4(2)(I)(D) Compliance	Phase 1: RC no. 117 of 2025 dated 25.11.2025 Submitted for financial year 2017-18 to 2024-25	
19.	Status of change of bank account	N/A	
20.	RC compliance	N/A	
21.	Number of towers	5 Residential towers (Tower 4,5,6,7 & 10) Tower 4: Ground +38	



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		Tower 5: Ground +37 Tower 6: Ground +37 Tower 7: Ground +37 Tower 10: Ground +36		
22.	Number of units	362 residential units Tower 4: 74 Residential Units Tower 5: 72 Residential Units Tower 6: 72 Residential Units Tower 7: 72 Residential Units Tower 10: 72 Residential Units		
23.	Size of units	Tower 4: 1634 sqft. Tower 5: 1206 sqft. Tower 6: 1206 sqft. Tower 7: 1634 sqft. Tower 10: 1206 sqft.		
24.	Type of Units	3 BHK+ Study, 4 BHK+ Servant		
25.	Construction cost per sqft.	Not Submitted		
26.	Total Project cost	Rs. 927.73 Cr.		
27.	Project Expenditure So far	Rs. 100.27 Cr.		
28.	Expenditure to be incurred	Rs. 824.46 Cr.		
29.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	1.	License no.	37 of 2013 dated 03.06.2013	02.06.2029
	2.	Phasing Plan	ZP-938-II/SD(RD)/2026/26027 dated 22.07.2026	
	3.	Zoning plan approval	DRG No. DTCP-3900 dated 03.06.2013	
		Revised demarcation cum zoning plan approval	DRG No. DTCP-12055 dated 13.04.2026	
	4.	Building plan approval	ZP-938/AD(RA)/2014/10816 dated 26.05.2014	25.05.2019
		Revised Building plan approval	ZP-938-II/SD(RD)/2026/24449 dated 10.07.2026	09.07.2031
	5.	Environmental Clearance	SEIAA/HR/2014/744 dated 29.05.2014	28.05.2024 (Revised needs to be submitted)
	6.	Airport height clearance	PALM/NORTH/B/072319/417907 dated 24.07.2019	
	7.	Fire scheme approval	Not Submitted	
	8.	Service plan and estimate approval	Not Submitted	

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An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
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भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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30.	Fee Details										
	<table> <tr> <td>Registration fee</td><td>56406.72 * 2.5 * 10 = Rs 14,10,168/-</td></tr> <tr> <td>Processing Fee forfeited vide proceeding dated 18.05.2026</td><td>56406.72 * 10 = Rs 5,64,067/-</td></tr> <tr> <td>Processing fee</td><td>56406.72 * 10 = Rs 5,64,067/-</td></tr> </table>	Registration fee	56406.72 * 2.5 * 10 = Rs 14,10,168/-	Processing Fee forfeited vide proceeding dated 18.05.2026	56406.72 * 10 = Rs 5,64,067/-	Processing fee	56406.72 * 10 = Rs 5,64,067/-				
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	Note: The revised building plans were approved on 10.07.2026 whereas the earlier building plans were approved on 26.05.2014. The earlier approved building plans covered an area of 81,425.15 sq. m., out of which Phase-I, admeasuring 28,923.29 sq.m., has already been registered with the Authority vide RC No. 06 of 2018 dated 02.01.2018. Accordingly, the late fee is required to be calculated only on the remaining unregistered area of 52,501.86 sq.m. (i.e., 81,425.15 sq.m. - 28,923.29 sq.m.). Registration fee: Residential: 52269.22*1.75*10= Rs. 9,14,711/- Commercial: 232.64 * 1.75*20= Rs. 8,142/- Total: Rs. 9,22,853/- <table> <tr> <td>Late fee (Applied dated 16.07.2026)</td><td>= 800% * Rs 9,22,853/- =Rs. 73,82,824/-</td></tr> <tr> <td>Total fee</td><td>Rs 99,21,126/-</td></tr> </table>	Late fee (Applied dated 16.07.2026)	= 800% * Rs 9,22,853/- =Rs. 73,82,824/-	Total fee	Rs 99,21,126/-						
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31.	DD Details										
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32.	File Status										
	<table> <tr> <td></td><td>Date</td></tr> <tr> <td>File received on</td><td>16.07.2026</td></tr> <tr> <td>First notice Sent on</td><td>04.08.2026</td></tr> <tr> <td>1st hearing on</td><td>10.08.2026</td></tr> <tr> <td>Reply submitted on</td><td>05.08.2026</td></tr> </table>		Date	File received on	16.07.2026	First notice Sent on	04.08.2026	1 st hearing on	10.08.2026	Reply submitted on	05.08.2026
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Reply submitted on	05.08.2026										
33.	Case History: -										
	1. The promoter, M/s Homekraft Infra Pvt. Ltd. has applied on 16.07.2026 for registration of the Group Housing Colony namely "ATS Grandstand Phase 2" under section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 114393 dated 16.07.2026 and RPIN- 1084. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2297-2026. 2. This application pertains to License No. 37 of 2013 dated 03.06.2013, granted for development of a residential group housing colony over an area measuring 11.5875 acres situated at Sector-99A, Gurugram to M/s Hasta Infrastructure Pvt. Ltd.										

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3. Further, approval of building plans for an area admeasuring 11.5875 acres has been granted by DTCP, Haryana vide Memo No. ZP-938/AD(RA)/2014/10816 dated 26.05.2014.
4. Thereafter, the project namely "ATS Grandstand Phase-1" was registered with the Interim RERA, Gurugram vide Registration No. 06 of 2018 dated 02.01.2018 for an area measuring 2.62 acres out of the total licensed land measuring 11.5875 acres.
5. Thereafter, the Department of Town and Country Planning, Haryana has granted permission for change of developer from M/s Hasta Infrastructure Pvt. Ltd. to M/s Homekraft Infra Pvt. Ltd. vide memo no. LC-806/JE(SJ)/2026/21635 dated 19.06.2026.
6. Meanwhile, the Department of Town and Country Planning has approved phasing plan vide Memo No. ZP-938-II/SD(RD)/2026/26027 dated 22.07.2026.
7. The details of phasing as mentioned on approved phasing plan by DTCP is tabled below:

S. No.	Phase no.	Area (Acres)	Tower	Registration Status
1.	Phase 1	0.815	2 & 3	RC no. 06 of 2018
2.	Phase 2	3.568	4,5,6,7 & 10	Applied for Registration
3.	Phase 3	1.025	Community Block	Not Registered
4.	Phase 4	3.28525	Future Development (Additional License)	Not Registered
5.	Phase 5	2.1475	11	Not Registered
6.	Phase 6	1.328	Convenient Shops & Future Development	Not Registered
7.	No Phase	0.500	EWS & Nursery	Not Registered
Total		12.66875		

Note: Phasing plan has been approved for a total land area measuring 12.66875 acres, including the additional licensed area. However, the revised building plans have been approved only for an area measuring 11.5875 acres (excluding additional license area).

8. Further, the promoter has obtained the approval of revised building plans for an area admeasuring 11.5875 acres vide memo no. ZP-938-II/SD(RD)/2026/24449 dated 10/07/2026.

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9. Now, the promoter has approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the project namely "ATS GRANDSTAND PHASE 2" dated 16.07.2026 for Phase-2 over an area admeasuring 3.568 acres.
10. The current application of Phase 2 for an area admeasuring 3.568 acres of the project comprises of 5 residential towers (Tower 4, 5, 6, 7 and Tower 10).
11. The application was scrutinized, and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1084 dated 04.08.2026 with an opportunity of hearing on 10.08.2026.
12. As the Promoter i.e. M/s Homekraft Infra Pvt. Ltd has obtained revised sanctioned building plans in respect of the Project vide Memo No. ZP-938-II/SD(RD)/2026/24449 dated 10/07/2026, in modification of the earlier approved building plans vide Memo No. ZP-938/AD(RA)2014/10816 dated 26.05.2014. Accordingly, certain revisions/changes have been made in the Project particulars. The comparison details between the earlier approved building plans and revised building plans submitted by the promoter are as under:

Area of Phase-2: 3.568 acres

Heads	Earlier sanctioned plan	Revised sanctioned plans
No. Of Towers	3 Towers (Tower 4,5,6)	5 Towers (Tower 4,5,6,7, & 10)
Total main units proposed in Phase-2	168 units in 3 Towers	362 units in 5 Towers
Number of floors	S+27+P.H. duplex (S+29)	S1+S2+36/37 floors
No of basements and stilts	1 Basement and stilt	1 Basement and stilt
Carpet area (Type-A)	-	1634 sqft.
Carpet area (Type-B)	-	1206 sqft.
Podium	01 level	Added 02 levels

13. With regard to the third party rights created in the said project as per earlier approved building plan dated 26.05.2014, the promoter has submitted an affidavit regarding no apartment, plot, shop, office space, commercial unit, building or any part of the proposed real estate project/phase has been advertised, marketed, booked, offered for sale, sold, allotted, or any invitation to purchase has been issued, nor have any third-party rights been created in respect of the said phase prior to obtaining registration under the Real Estate (Regulation and Development) Act, 2016.

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	14. Further, on 24.07.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Dainik Bhaskar" dated 23.07.2026. Objections to be filed till 07.08.2026. No objection received till date. 15. As per the directions of the authority, the PE and CA conducted a site visit. The project site is located in Sector 99A and is presently accessible through a 7 karam revenue rasta, which is proposed to be widened to a 24-metre-wide road. The project comprises six phases, and the promoter has applied for registration of Phase-2, comprising Towers 4, 5, 6, 7, and 10. During the site visit, it was observed that the land falling within the proposed Phase-2 is entirely vacant and barren, and no construction activity has been undertaken within the said phase. 16. The reply dated 05.08.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:
34.	Present compliance status as on 10.08.2026 deficiencies conveyed vide deficiency notice dated 04.08.2026. 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Deficit fee of Rs. 77,13,047/- needs to be submitted. Status: Submitted Rs. 3,30,223/- via online Reference no. CMS001987861238 dated 05.08.2026 whereas Rs. 73,82,824/- still needs to be submitted, the promoter has submitted a clarification stating that the present project is a new project and not an ongoing project attracting late fee under the Real Estate (Regulation and Development) Act, 2016. Although the license existed earlier, the project has never been launched, no construction has commenced, and no advertisement, booking, allotment, agreement for sale or creation of any third-party rights has ever taken place. The present promoter has recently obtained all requisite statutory approvals during FY 2025-26 and has applied for registration before commencing any marketing or sale activities, in compliance with Section 4 of the Act. In view of the clarification issued by Haryana RERA to NAREDCO, Haryana vide Memo No. HRERA/RD/2017/35/1049 dated 15.09.2017 permitting registration of unlaunched licensed projects before their launch, and as there are no allottees or third-party rights created, the project cannot be treated as an ongoing project. Accordingly, no late fee be levied and to process

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	and grant registration of the project based on the application already submitted. 4. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted but project report needs to be revised. 5. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Not Submitted 6. It is noted that license no. 37 of 2013 dated 03.06.2013 has been granted by DTCP for an area admeasuring 11.5875 acres. However, you have applied for registration of only 3.568 acres under present application. You are, therefore, required to provide the status as to why the registration of the complete project pertaining to above license have not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site in the form of an affidavit of the Managing Director of the promoter company. Status: Not submitted in the form of an affidavit whereas the promoter has submitted a clarification stating that the erstwhile promoter was not in a position to undertake development of the entire licensed land in a single phase. Accordingly, only ATS Grandstand Phase-I, comprising two towers, was conceptualized, developed, marketed, sold, and registered with this Hon'ble Authority (HARERA Registration No. 06 of 2018), whereas the remaining licensed land was neither developed, marketed, nor offered for sale. Consequently, no application for registration of the balance licensed land was ever submitted before this Hon'ble Authority. It is further submitted that mere grant of a license or approval of building plans does not, by itself, make the entire licensed land registrable under the Real Estate (Regulation and Development) Act, 2016, as registration can be sought only after fulfilment of all statutory, financial, technical, and regulatory requirements prescribed under Section 4 of the Act. 7. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be marked on plans. 8. Since the building plans for the applied area have been revised, the promoter has submitted an affidavit from
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	the Authorized Signatory stating that no third-party rights have been created in respect of the said phase prior to obtaining registration. However, a notarized affidavit regarding the same needs to be submitted by the Managing Director of the promoter company and from the Managing Director of the erstwhile promoter company. Status: Submitted the affidavit of no sale from the Managing Director of M/s Homekraft Infra Pvt. Ltd. and from the Director of M/s ATS Realworth Pvt. Ltd. whereas affidavit from the Managing Director of M/s Hasta Infrastructure Pvt. Ltd. needs to be submitted. 9. Affidavit from the Managing Director regarding 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 Rules 2017 need to be submitted. Status: Submitted 10. Revised approval for Environment clearance needs to be submitted. Status: Not Submitted whereas applied dated 19.05.2026, the promoter has submitted an affidavit cum undertaking to furnish bank guarantee/ security deposit regarding the same. 11. Revised Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted. Status: Not Submitted, the promoter has submitted an affidavit cum undertaking to furnish bank guarantee/ security deposit regarding the same. 12. Copy of revised service plans and estimates needs to be submitted. Status: Not Submitted whereas applied dated 13.07.2026, the promoter has submitted an affidavit cum undertaking to furnish bank guarantee/ security deposit regarding the same. 13. Tree cutting permission NOC/affidavit regarding non applicability needs to be submitted. Status: Submitted 14. HUDA Construction water NOC needs to be submitted. Status: Submitted but revalidated needs to be submitted. 15. Road access permission needs to be submitted. Status: the promoter has submitted an affidavit cum undertaking which states that the copy of the permission will be submitted immediately upon its issuance and further states that site is connected to an existing developed road.
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	16. Draft allottee documents i.e., allotment letter, BBA and conveyance deed needs to be revised. Status: Submitted 17. Superimposed demarcation plan on the approved layout plan needs to be submitted. Status: Submitted 18. Mining permission needs to be submitted. Status: Submitted an affidavit cum undertaking stating that the permission will be obtained prior to the commencement of construction activities at the project site. 19. Draft advertisement needs to be submitted. Status: Submitted 20. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted but needs to be clarified. 21. COI needs to be provided. Status: Submitted 22. Document related use of Logo of ATS needs to be submitted. Status: Submitted 23. Original Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted 24. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted 25. Affidavit regarding 10% auto deduct from separate bank account for the EDC / IDC needs to be submitted. Status: Submitted 26. KYC of project consultant needs to be provided. Status: Submitted 27. NOC from lender for creating of 3rd party right needs to be submitted. Status: Submitted 28. CA certificate for REP I needs to be submitted. Status: Submitted 29. CA certificate regarding expenditure incurred and to be incurred needs to be submitted. Status: Submitted 30. Original bank undertaking needs to be submitted. Status: Submitted 31. Background of the promoter needs to be submitted. Status: Submitted 32. Quarterly schedule of estimated expenditure and resources needs to be provided. Status: Submitted, however details of cost of construction and IDW cost needs to be submitted. 33. Cash flow statement needs to be provided. Status: Submitted
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		34. Affidavit regarding no registered real estate agent needs to be submitted. Status: Certificate of registered real estate agent has been provided. 35. REP II needs to be revised. However, details of Loan need to be mentioned. Status: Submitted
35.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Deficit fee of Rs. 77,13,047/- needs to be submitted. Status: Submitted Rs. 3,30,223/- via online Reference no. CMS001987861238 dated 05.08.2026 whereas Rs. 73,82,824/- still needs to be submitted, the promoter has submitted a clarification stating that the present project is a new project and not an ongoing project attracting late fee under the Real Estate (Regulation and Development) Act, 2016. Although the license existed earlier, the project has never been launched, no construction has commenced, and no advertisement, booking, allotment, agreement for sale or creation of any third-party rights has ever taken place. The present promoter has recently obtained all requisite statutory approvals during FY 2025-26 and has applied for registration before commencing any marketing or sale activities, in compliance with Section 4 of the Act. In view of the clarification issued by Haryana RERA to NAREDCO, Haryana vide Memo No. HRERA/RD/2017/35/1049 dated 15.09.2017 permitting registration of unlaunched licensed projects before their launch, and as there are no allottees or third-party rights created, the project cannot be treated as an ongoing project. Accordingly, no late fee be levied and to process and grant registration of the project based on the application already submitted. 4. Project report needs to be revised. 5. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. 6. It is noted that license no. 37 of 2013 dated 03.06.2013 has been granted by DTCP for an area admeasuring 11.5875 acres. However, you have applied for registration of only 3.568 acres under present application. You are, therefore, required to provide the status as to why the registration of the complete project pertaining to above license have not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site in the form of an

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	affidavit of the Managing Director of the promoter company. Status: Not submitted in the form of an affidavit whereas the promoter has submitted a clarification stating that the erstwhile promoter was not in a position to undertake development of the entire licensed land in a single phase. Accordingly, only ATS Grandstand Phase-I, comprising two towers, was conceptualized, developed, marketed, sold, and registered with this Hon'ble Authority (HARERA Registration No. 06 of 2018), whereas the remaining licensed land was neither developed, marketed, nor offered for sale. Consequently, no application for registration of the balance licensed land was ever submitted before this Hon'ble Authority. It is further submitted that mere grant of a license or approval of building plans does not, by itself, make the entire licensed land registrable under the Real Estate (Regulation and Development) Act, 2016, as registration can be sought only after fulfilment of all statutory, financial, technical and regulatory requirements prescribed under Section 4 of the Act. 7. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be marked on plans. 8. Since the building plans for the applied area have been revised, the promoter has submitted an affidavit from the Authorized Signatory stating that no third-party rights have been created in respect of the said phase prior to obtaining registration. However, a notarized affidavit regarding the same needs to be submitted by the Managing Director of the promoter company and from the Managing Director of the erstwhile promoter company. Status: Submitted the affidavit of no sale from the Managing Director of M/s Homekraft Infra Pvt. Ltd. and from the Director of M/s ATS Realworth Pvt. Ltd. whereas affidavit from the Managing Director of M/s Hasta Infrastructure Pvt. Ltd. needs to be submitted. 9. Revised approval for Environment clearance needs to be submitted. 10. Revised Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted. 11. Copy of revised service plans and estimates needs to be submitted. 12. HUDA Construction water NOC needs to be submitted. Status: Submitted but revalidated needs to be submitted. 13. Road access permission needs to be submitted.
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 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

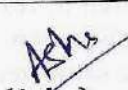
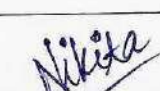
Project	ATS Grandstand Phase 2
Promoter	M/s Homekraft Infra Pvt. Ltd.

	Status: the promoter has submitted an affidavit cum undertaking which states that the copy of the permission will be submitted immediately upon its issuance and further states that site is connected to an existing developed road. 14. Mining permission needs to be submitted. Status: Submitted an affidavit cum undertaking stating that the permission will be obtained prior to the commencement of construction activities at the project site. 15. Cost of the land needs to be clarified according to the area applied for the registration. 16. Quarterly schedule of estimated expenditure and resources needs to be provided.
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Recommendations: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, revised Environment clearance approval, revised approved Fire Scheme, revised service plans and estimates including documents mentioned at S. No. 35.

The promoter shall submit three separate BG/DD amounting to Rs 25 lakhs each as a security amount for submission of the revised Environment clearance approval, revised approved Fire Scheme, revised service plans and estimates within 6 months from the grant of registration.

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

 (Asha) Chartered Accountant	 (Nikita Mittal) Planning Executive
Day and Date of hearing	Monday and 10.08.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.08.2026.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Kumar Gupta (Sr. V.P.), Sh. Yogesh Sharma (A.G.M), Sh. Ramniwas Saini (Architect), Sh. Bhavishya Mahajan (Manager) and Sh. Narendra Kumar (Manager) are present on behalf of the promoter.

The Authorized Representative of the promoter submitted that DTCP Haryana had granted License No. 37 of 2013 dated 03.06.2013 for development of a Group Housing Colony over an area measuring 11.5875 acres. Subsequently, the phasing plan for the said project was approved vide Memo No. ZP-938-II/SD(RD)/2026/26027 dated 22.07.2026. Pursuant to the approval of the phasing plan, the promoter has applied for registration of Phase-2 under Section 4 of the Real Estate (Regulation and Development) Act, 2016, comprising an area measuring 3.5680 acres which consists of residential towers 4, 5, 6, 7 and 10. Further, the AR of the promoter states that no late fee be levied since although the license existed earlier, the project was never launched, and no

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 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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construction activity had commenced. It was also submitted that no advertisement, booking, allotment, agreement for sale or creation of any third-party rights had taken place in respect of the project.

Further states that the revised Environment clearance approval, revised approved Fire Scheme, revised approved service plans and estimates and mining permission are under process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- Revised Environment clearance approval within 6 months from the date of grant of registration;
- Revised Fire Scheme approval within 6 months from the date of grant of registration;
- Revised Approved Service Plans & Estimates within 6 months from the date of grant of registration; and
- Mining permission before commencement of construction activities at the project site.

Further, he undertakes to submit the three separate Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frames, the corresponding security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR 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 the two separate Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amounts for timely submission of revised Environment clearance approval, revised approved Fire Scheme, revised approved service plans and estimates within 6 months from the date of grant of registration.

In the event of non-submission 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. Further, the promoter shall submit mining permission before commencement of construction activities at the project site.

With respect to the concern regarding late fee, the opinion taken from Ld. AG, Haryana by the Authority in respect of Group Housing Colony namely "GH 63" located at Sector-63, Gurugram regarding the ongoing project and applicability of late fee wherein it is mentioned that it is not possible to say that as on 01.05.2017, promoter was in a position to start development of project because the building plans were not prepared what to talk of sanctioned. Equally speaking, even without requisite permissions as provided in section 4(2) of Act of 2016, the authority was not in a position to grant registration. However, in the present matter, since the building plans of the entire licensed colony had originally been approved on 26.05.2014 and revised building plans were subsequently approved vide Memo No. ZP-938-II/SD(RD)/2026/24449 dated 10.07.2026, and the promoter was in the position to commence the construction/development of the project

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on site, therefore, the project shall be considered as an ongoing project for the purpose of applicability of late fee.

Regarding the levy of late fee in the said project, the Authority observes that the earlier building plans for the said phase were approved on 26.05.2014 which covers an area of 81,425.15 sq.m. Out of this area, Phase-I, admeasuring 28,923.29 sq. m., had already been registered with the Authority vide RC No. 06 of 2018 dated 02.01.2018. Accordingly, for the purpose of levy of late fee, the unregistered area covered under the earlier approved building plans is required to be taken into consideration. Thus, the late fee is liable to be calculated on the balance area of 52,501.86 sq.m as mentioned at S. No. 30.

Approved as proposed subject to rectification of deficiencies mentioned above at S.no. 35.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above at S.no. 35 including correction in Form A-H, online DPL, deficit fee and submission of three separate Demand Drafts of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of revised Environment clearance approval, revised approved Fire Scheme, revised approved service plans and estimates within the time frame mentioned above, along with the deficiencies mentioned at S. No. 35.

(Arun Kumar)
Chairman, HARERA