



**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 15.01.2025.**

**Item No. 275.16**

**Intimation regarding Completion Certificate.**

**Promoter: Alpha Corp Development Private Limited.**

**Project: "Alpha Atulyam" an affordable residential plotted Colony under DDJAY-2016 on land measuring 14 acres and additional area of 2.85 acres situated in Sector-28 & 28 A, Karnal.**

**Reg. No.:**

- 1. HRERA-PKL-KNL-80-2018 dated 21.12.2018, valid up to 30.04.2023 (Temp ID: 330 of 2018)**
- 2. HRERA-PKL-KRL-469-2023 dated 14.06.2023 valid upto 20.03.2027 (Temp ID: 1260 of 2023) .**

**Present: Mr. Keshav Singh, Manager.**

1. The Authority has registered the real estate project namely "Alpha Atulyam" an affordable residential plotted Colony on land measuring 14 Acres situated in Sector-28 & 28 A, Karnal vide Registration No. HRERA-PKL-KNL-80-2018 dated 21.12.2018 valid upto 30.04.2023. (License No. 23 of 2018 dated 18.04.2018) and registered an additional area of 2.85 acres vide Registration No. HRERA-PKL-KRL-469-2023 dated 14.06.2023 valid upto 20.03.2027. (License No. 30 of 2022 dated 22.03.2022). Therefore, total area registered is 16.85 acres.

2. A letter has been received from the promoter as reply to email dated 31.01.2024 wherein the promoter has stated that Completion Certificate has been issued by DTCP, Haryana on 13.03.2024 pertaining to aforesaid RERA registrations over a total area of 16.85 acres and requested to withdraw the email.



3. Vide letter dated 02.05.2024, the promoter was asked to submit Environment Certificate and the matter was fixed for hearing on 22.05.2024.

4. Now, the promoter vide letter dated 03.05.2024 requested that Completion Certificate be taken on record and discharge the promoter from the compliance of QPRs. Promoter also submitted the following - copy of Completion Certificate issued by DTCP, Haryana on 13.03.2024, copy of C.A. Certificates dated 15.04.2024, Architect Certificate and Engineer Certificate dated 31.03.2024.

5. It is pertinent to state that:

- i. QPRs upto 31.03.2024 have been duly filed in Registration No. HRERA-PKL-KNL-80-2018 (14 Acres). But no QPRs have been filed in Registration No. HRERA-PKL-KRL-469-2023 (2.85 Acres).
- ii. Registration No. HRERA-PKL-KNL-80-2018 dated 21.12.2018 was valid upto 30.04.2023 and the Completion Certificate was granted on 13.03.2024. Even if Covid Extension of 9 months is considered, the registration stands expired on 31.01.2024.

Therefore, the promoter should:

- i. Upload online QPRs upto 31.03.2024 relating to Registration No. HRERA-PKL-KRL-469-2023 dated 14.06.2023.
- ii. To submit Extension application for the gap period regarding Registration No. HRERA-PKL-KNL-80-2018 (14 Acres)

6. Promoter vide email dated 16.05.24 and letter dated 22.05.2024 has informed that Environment Clearance Certificate is not applicable on the project, as the project which are having cover greater than 50 hectare (approx. 124 Acres) comes under Environment Clearance as per Ministry of Environment, Forests and Climate Change notification dated 22.12.2014.

7. The Authority on 22.05.2024 decided that the promoter should apply extension of gap period i.e., upto date of completion certificate. Upto date QPRs in Registration No. HRERA-PKL-KRL-469-2023 be filed. Soft copy of all the documents be also submitted for uploading on web portal of Authority. After that request of promoter will be considered.

8. Vide letter dated 29.07.2024, the promoter informed that QPRs in respect of Registration No. 469- 2023(2.85 Acres) are duly filled along with QPRs of Registration No. 80-2018 (14 Acres) because there is no tab stating "Fill Quarterly Schedules" against Reg



No. 469-2023 and while logging in against Reg No. 469 -2023, it shows that “you have no deficiency for compliance”.

(In view of the above, matter was referred to IT cell to check whether there is such issue or not. The IT cell has clarified that there no such issue as mentioned by the Promoter.)

9. On 14.08.2024, Authority decided that Promoter should apply for Extension of Registration No. HRERA-PKL-KNL-80-2018 (14 Acres). After that request of promoter will be considered.

10. Vide letter dated 04.09.2024, promoter has submitted copy of online extension application of Registration No. HRERA-PKL-KNL-80-2018 (14 Acres) and submitted CA Certificate, Architect Certificate and Engineer Certificate.

11. On 13.11.2024, Authority decided that promoter should submit/deposit following documents, after that request of promoter will be considered:

- i. Promoter has not submitted form “REP-V” for applying extension under Section-6 of RERA Act, 2016.
- ii. Promoter has not deposited extension fee amounting to Rs. 1,65,859/-.
- iii. As per resolution dated 07.08.2024, the Promoter should deposit Rs. 3,31,719 as late fee and Rs. 1,49,265 as penalty.

12. Also, QPRs in respect of Registration No. 469- 2023(2.85 Acres) have not been uploaded till date. QPRs upto 30.09.2024 have been duly filed in Registration No. HRERA-PKL-KNL-80-2018 (14 Acres). No reply has been received till date.

13. Today, Authority directed the representative of promoter to complete the formalities within two days and deposit late fee and penalty.

14. Adjourned to 19.02.2025.



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30/1/25

True copy

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Executive Director,  
HRERA, Panchkula

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

CA (Kakul)