



**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 26.03.2025.**

**Item No. 282.25**

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

**Present:** Sh. Keshav Singh, Authorised representative on behalf of promoter.

1. The Authority has registered the real estate project namely "Alpha Atulyam" an affordable residential plotted Colony (14 Acres) 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 also 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. 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 relating to lapsed project.

2. 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.



3. Now, the promoter vide letter dated 03.05.2024 has requested to put the Completion Certificate on record and discharge from the compliance of QPRs and 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.
4. 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.
5. The Authority on 22.05.2024 decided that the promoter should apply for extension of gap period, i.e., upto date of completion certificate. Upto date QPRs in Registration No. IIRERA-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.
6. 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.)
7. On 14.08.2024 Authority decided that Promoter should apply for Extension of Registration No. IIRERA-PKL-KNL-80-2018 (14 Acres). After that request of promoter will be considered.
8. Vide letter dated 04.09.2024, the promoter submitted copy of online extension application of Registration No. IIRERA-PKL-KNL-80-2018 (14 Acres) and submitted CA Certificate, Architect Certificate and Engineer Certificate.
9. 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.
10. Also, QPRs in respect of Registration No. 469-2023 (2.85 acres) have not been uploaded till date.
11. On 15.01.2025, Authority directed the representative of promoter to complete formalities within two days and deposit late fee and penalty.
12. Vide letter dated 15.01.2025, Promoter requested to provide login ID and password, so that QPRs can be uploaded online for Registration No. 469- 2023(2.85 Acres). (User ID and Password has been sent on 17.01.2025)
13. QPRs in respect of Registration No. 469-2023 (2.85 acres) have been uploaded upto December 2024 on 10.02.2025. Also, QPRs upto 31.12.2024 have been duly filed in Registration No. HIRERA-PKL-KNL-80-2018 (14 acres).
14. On 19.02.2025, Sh. Keshav Singh informed that payment of extension fee amounting to Rs. 1,65,859/-, late fee Rs. 3,31,719 and penalty of Rs. 1,49,265 has been made on 18.02.2025 and the proof of the same along with REP-V has been submitted in the Authority today. The Authority was of the view that if REP-V has been submitted today, then the promoter is liable to deposit additional penalty of Rs. 82,925/- as per resolution dated 07.08.2024. The office was directed to examine the reply submitted by the Promoter and put up on the next date of hearing. The Promoter was directed to deposit penalty of Rs. 82,925 /- at least one week before the next date of hearing after that Extension under Section-6 of RERA Act,2016 will be granted and the Completion Certificate will be uploaded on the web portal of the Authority.
15. Vide reply dated 19.02.2025, the promoter has submitted that payment of extension fee amounting to Rs. 1,65,859/-, late fee Rs. 3,31,719 and penalty of Rs. 1,49,265 has been made on 18.02.2025 and the proof of the same along with REP-V.
16. Also vide reply dated 28.02.2025, the Promoter has submitted Original RERA Registration Certificate (HIRERA-KRL-469-2023). The promoter has not deposited the



additional penalty of Rs. 82,925/- in compliance to the orders of the Authority dated 19.02.2025.

17. Today, Keshav Singh ( Authorised Representative) appeared on behalf of the promoter and informed that the additional penalty of Rs. 82,925 has been paid on 18.03.2025. After Consideration, the Authority decided that extension be granted for registration No. HRERA-PKL-KNL-80-2018 upto the date of grant of Completion Certificate, i.e., 13.03.2024. The Authority also directed the office to upload the Completion Certificate in both the registration nos. (HRERA-PKL-KNL-80-2018 & HRERA-PKL-KRL-469-2023)

18. Disposed of.



True copy

  
Executive Director,  
HRERA, Panchkula

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

LA (Dhruv)

  
25/04/25