



**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 07.02.2024.**

**Item No. 241.10**

**Expiration/ lapse of project registration.**

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

**Project: "Alpha International City" a Residential Plotted Colony on land admeasuring 9.74 acres situated at Sector 4, Fatehabad, Haryana.**

**Reg. No.: HRERA-PKL-FTB-62-2018.**

**Temp ID: 731 of 2019.**

1. In reference to email of HRERA Panchkula dated 01.10.2023, a letter dated 04.10.2023 was received on 20.10.2023 in which the Authorized Representative of the Promoter has filed a response. The authorized signatory has submitted that:

- i. The previous email assumed to be sent to the Promoter skipped the attention due to resignation of the person handling/reporting the mails and the newly appointed person could not report the matter to the legal/corporate department of the Company and therefore, Faux-Pas happened. The Representative stated that the delay in filing the response was unintentional and due to this reason the Company got the knowledge about the expiration/lapse of existing registration on 03.10.2023 vide email from the Authority. It is prayed to condone the delay in the interest of justice.
- ii. The area of project in question admeasuring 9.74 acres which formed the part of the licensed area measuring 51.74 acres for developing a Residential Plotted Colony under the name of "Alpha International City" situated in Village Basti Bhiwan, Sector 4, Distt Fatehabad was registered vide Memo No. HRERA-424-2018 dated 25.10.2018 with registration number. HRERA-PKL-FTB-62-2018 dated 23.10.2018.
- iii. The Completion Certificate from the DTCP, Haryana vide Memo No. LC-1603-PA(B)-2018/13518 dated 03.05.2018 for the area admeasuring 9.743 acres, out of total



licensed area measuring 51.744 acres, was received by the Promoter Company due to which extension of registration was not further applied by the Promoter Company.

- iv. The Promoter submitted that the Co. have got the License bearing no. 90 of 2008 dated 12.05.2008 granted for Residential Plotted Colony over an area of 51.744 acres falling in Village Basti Bhiwan , Sector-4, Distt. Fatehabad which has been renewed vide Memo No. LC-1603 Vol-V/Asstt (MS)/2023/22522 dated 11.07.2023 which is valid upto 11.05.2025.
  - v. The HRERA-PKL-FTB-62-2018 has become infructuous and does not need extension since the land measuring 9.74 acres has been granted CC dated 03.05.2018 and License dated 12.05.2008 has been duly renewed up to 11.05.2025.
  - vi. The Promoter requested to update in record the CC dated 03.05.2018 and the renewed License dated 11.07.2023 and further stated that the registration No. HRERA-PKL-FTB-62-2018 be repudiated/replaced as the same does not require any further extension nor any quarterly report shall be filed as it has become obsolete/ infructuous in nature.
2. The Authority vide its order dated 06.11.2023 observed that promoter was granted part Completion Certificate on 03.05.2018 by DTCP, Haryana and not Completion Certificate as is being claimed by the promoter. As per Section-3(2)b of RERA Act, 2016, Completion Certificate is required. Hence the promoter be personally present on the next date of hearing.
  3. Today, promoter is not present. As the registration of project has lapsed, hence, Authority decided to ban further sale in the project. Promoter/ One of the Directors be personally present on next date of hearing failing which Authority may initiate proceedings under Section-59 read with Section-63 of RERA Act, 2016.
  4. Adjourned to 03.04.2024.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten Signature]*  
21/2/24.

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

*LA Katkul*