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 07.10.2026.

Item No. 334.29

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 dated 23.10.2018 Valid upto 03.05.2018.**

Temp ID: **731 of 2019.**

1. In response to Authority email dated 01.10.2023, regarding Lapse Registration, a letter dated 04.10.2023 was received from the promoter in the Authority on 20.10.2023, in which the promoter has submitted the following:

i. The email 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 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 Company has 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, Fatehabad which has been renewed upto 11.05.2025.

iii. 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 , 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.

iv. Completion Certificate from the DTCP, Haryana 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 due to which extension of registration was not further applied by the Promoter Company.

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 Completion Certificate dated 03.05.2018 and License dated 12.05.2008 have been duly renewed upto 11.05.2025.

vi. The Promoter requested to update in record the Completion Certificate 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. 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 was directed to be personally present on the next date of hearing.

3. Authority vide its order dated 07.02.2024 decided to ban further sale in the project as the registration of the project has lapsed. Authority also directed that Promoter/one of Directors be personally present on the next date of hearing failing which Authority may initiate proceedings under Section-59 read with Section-63 of the RERD Act,2016.

4. Authority vide its order dated 10.04.2024 observed that promoter was required to be personally present but no one appeared. **Hence, Authority decided to impose a cost of ₹ 50,000/- on the promoter.** Last Opportunity was granted to promoter to be personally present on next date of hearing, i.e., 29.05.2024 failing which show cause under Section-35 read with Section-63 of RERD Act, 2016 will be issued.

5. Authority on 29.05.2024, decided that show cause notice under Section-35 read with Section-63 of RERA Act, 2016 be issued to promoter for not complying with the orders of the Authority. **Managing Director/one of the Directors be personally present on next date of hearing and cost of ₹ 50,000/- be deposited.**

6. Vide letter dated 29.05.2024 Sh. Neeraj Goyal informed that the Director was to appear personally on 29.05.2024 before the Authority but the Director could not attend the same as hearing was concluded early due to less number of cases and he was delayed in reaching the office due to hospitalisation of his toddler born to his sister and he has to stop riding while on the way from Faridabad. It was prayed that exemption be condoned for

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hearing on 29.05.2024 and undersign will be present on the next date of hearing. The exemption was condoned by the Hon'ble Chairman on 03.06.2024. Sh. Neeraj Goyal has undertaken that he will be present on the next date of hearing.

7. The Company Secretary was informed telephonically that the matter is listed for 04.09.2024. An email dated 30.08.2024 regarding the same was also sent on the registered email address of Promoter and Company Secretary.

8. It is pertinent to state that QPRs have been uploaded upto 30.06.2023 and cost of ₹ 50,000/- imposed on 10.04.2024 has not been deposited till date.

9. On 04.09.2024, "*Authority observes that Managing Director/one of the Directors was required to be personally present today but he has failed to remain present despite undertaking given by Mr. Neeraj Goyal, Company Secretary . Hence, Authority decided to impose an additional cost of ₹ One Lac on the Promoter.*

Ld. Counsel Mr. Alok Jain submitted that earlier litigation was going in the project. Part Completion certificate was issued by DTCP Haryana on 03.05.2018 for 9.74 acres of land, hence, extension of project is not required. Authority observes that project consists of development of infrastructure, commercial area, and construction of institutional buildings. On completion of all three components, Completion Certificate is to be issued by concerned Authority.

Hon'ble Supreme Court of India in M/s Newtech Promoters and developers Pvt. Ltd. and state of Uttar Pradesh and others has held that all ongoing projects which have not been issued completion certificates are to be treated as ongoing projects and require registration. This implies that promoter has to do all the compliances till issue of completion certificate Therefore, promoter should apply for extension and deposit the required extension fee."

It is pertinent to state that :

i. Cost of ₹ 50,000/- imposed on 10.04.2024 has not been deposited.
ii. Cost of ₹ 1,00,000/- imposed on 04.09.2024 has not been deposited.
iii. Promoter has not applied applied for extension till date.
iv. Total licensed area is 51.74 acres. Out of which 9.74 acres has been registered. Status of remaining area should be enquired from the promoter.

10. On 13.11.2024, as no reply has been submitted by promoter, Authority granted last opportunity to promoter failing which penal action will be initiated as per provisions of RERA Act,2016.

11. QPRs have been uploaded upto 30.06.2023. Promoter be asked to upload upto date QPRs.No Reply has been received till date.

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12. On 15.01.2025 Authorized representative sought some time to complete the formalities. After consideration, Authority directed the promoter to submit following information/ documents:-

i. Deposit cost of ₹50,000/- imposed on 10.04.2024.
ii. Deposit cost of ₹ one lac imposed on 04.09.2024.
iii. Apply for extension.
iv. Status of colony be submitted as total licensed area was 51-74 acres out of which 9.74 acres has been registered.
v. Upto date QPRs be uploaded.

13. The matter was considered by the Authority on 26.03.2025 wherein the promoter informed that an appeal has been filed in the appellate tribunal regarding the matter but he was not well versed with the facts. The Authority decided that another show cause notice under Section-35 read with Section-63 of RERA Act, 2016 be issued to promoter as to why penalty up to 5% of cost of project (i.e. ₹ 60,42,850/-) may not be imposed for not complying with the orders of the Authority.

14. On the directions of the Authority, a show cause was issued to the promoter on 27.06.2025 to comply with the orders of the Authority.

15. On 08.10.2025, the Authority after consideration decided to grant one last opportunity to the promoter to deposit the penalty of 5% of the total estimated cost of the project amounting to 60,42,850/-, cost of 50,000/- imposed on 10.04.2024 and cost of one lac imposed on 04.09.2024 before the next date of hearing. The promoter should also submit reply to the show-cause notice dated 09.07.2025. The promoter should also apply for extension till the date Completion Certificate is granted. The office was also directed to send a copy of these orders to the promoter via registered post and mail.

16. The above said orders were sent to the promoter vide e-mail and through registered post on 30.10.2025 which was delivered to the promoter on 03.11.2025.

17. On 4.01.2026, Adv. Vikas Verma appeared on behalf of the promoter and submitted that an appeal is pending in the Hon'ble Appellate Tribunal and orders for the same are reserved. The Authority after consideration decided to grant one last opportunity to file a written submission to the show-cause notice dated 09.07.2025 and comply with the orders of the Authority dated 08.10.2025.

18. On 01.04.2026, Advocate Vikas Verma appeared on behalf of the promoter and submitted that the promoter has filed an appeal in the Haryana Real Estate Appellate Tribunal. However, upon perusal of record it is found that the appeal bearing no. 102-2025 has already

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been dismissed by the Appellate Tribunal vide order dated 28.01.2026 on the ground that appeal is without merits.

The Authority, after due consideration of the submissions made, directs the promoter to file an affidavit to the effect that no third-party rights have been created after the lapse of the project registration. In the event of failure to file such affidavit, an adverse inference shall be drawn against the promoter Authority also directed the promoter to comply with the last orders of the Authority.

19. On 01.07.2026., Adv. Vikas Verma appeared on behalf of the promoter and sought further time to file reply. The Authority, after due consideration, acceded to the request and granted a final opportunity to the promoter to file the reply before the next date of hearing.

20. On 2.08.2026, neither any one appeared nor any reply has been filed by the promoter. The consideration grants one final opportunity to the promoter to comply with the orders dated 08.10.2025 and also tell the status of the appeal before the next date of hearing.

21. No reply has been filed by the promoter. Further, upon perusal of the status of Appeal No. 102 of 2025 by the office available on the web portal of the Haryana Real Estate Appellate Tribunal, it is observed that the said appeal has been dismissed.

22 Today, neither anyone appeared on behalf of the promoter nor has any reply been filed. The Authority, after consideration, directs the office to issue a show-cause notice to the promoter as to why the registration granted to the project should not be revoked under **Section 7(i) of the Real Estate (Regulation and Development) Act, 2016**, for failure to comply with the directions of the Authority and for not applying for an extension of the registration.

23. Adjourned to **02.12.2026**.

Haryana Real Estate Regulatory Authority PANCHKULA
2900
Dispatch No.
Date 21/10/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

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CA Shalu
Shalu
22/10/26

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