



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 21.05.2024.

Item No. 254.15

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: Mr. Keshav, Authorized Representative.

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.



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 issued by DTCP, Haryana on 13.03.2024 on record and has requested to discharge from the compliance of QPRs. A copy of C.A. Certificates dated 15.04.2024, Architect Certificate and Engineer Certificate dated 31.03.2024 have also been submitted.

4. 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.

5. Promoter vide email dated 16.05.24 has informed that Environment Clearance Certificate is not applicable on the project, as the project which are having/ covering an area 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.

6. After consideration, Authority decided that promoter should apply extension of gap period, i.e., up to the date of completion certificate. Up to 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.

7. Adjourned to 14.08.2024.



True copy

Deen

Executive Director,
HRERA, Panchkula

albert
28/5/24.

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

LA (Kakul)