



**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 29.05.2024.**

**Item No. 255.08**

**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 reply to email dated 01.10.2023 bearing subject titled HRERA , a letter dated 04.10.2023 was received on 20.10.2023 in which the Authorised Representative of the Promoter has filed a response . The authorised signatory has submitted that:

- i. The previous email sent to the Promoter skipped the attention. The delay in filing the response was unintentional and the Company got the knowledge about the expiry/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 Promoter submitted that 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, 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 11.05.2023.
- 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, Distt Fatehabad which 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. 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.
- 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 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. 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 was directed to be personally present on the next date of hearing.

3. The Authority vide its order dated 07.02.2024 decided to ban further sale in the project as the registration of the project has lapsed. 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 RERA Act,2016.

4. The Authority vide its order dated 10.04.2024 observed that promoter was required to be personally present. Nobody was present today. Hence, Authority decided to impose a cost of Rs. 50,000/- on the promoter. Last opportunity was granted to the 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 RERA Act, 2016 will be issued.



5. As nobody was present today, Authority 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 Authority. Managing Director/ one of the Directors be personally present on next date of hearing and cost of Rs. 50,000/- be deposited.

6. Adjourned to 21.08.2024.



True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten signature]* 5/6/24.

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

LA (Kakul)