



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 930 OF 2021

Kamal Dhawan

....COMPLAINANT

VERSUS

M/s Alpha G Corp Development Pvt. Ltd.

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 09.03.2022

Hearing: 3rd

Present: Mr. Kuldeep Singh, Proxy counsel for the complainant through VC.

None for the respondent

ORDER (DILBAG SINGH SIHAG-MEMBER)

Perusal of complaint reveals that complainant has approached the Authority, seeking punitive action against promoter respondent for not registering entire project namely Alpha Corp Development Pvt. Ltd. It is averred that respondents got license for total area of 227.02 acres for development of a residential project in sector 28 and 29 of Karnal vide license no.296 to 301 of 2005 for 62.1 acres, license no. 948 to 966 of 2006 for 79.35 acres and license no. 29 of 2011 for 85.569 acres. Out of total area of 227.02

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acres, 141.45 acres earmarked as Phase I which was floated for sale by Alpha Corp Development Pvt. Ltd. in the year of 2006-2007 whereas 85.569 acres as Phase II offered for sale by Alpha Corp Development Pvt. Ltd. in the year 2011, so above mentioned two phases were to be registered with HRERA Panchkula as two different projects being ongoing/incomplete projects as required under section 3 of RERA Act, 2016.

2. While initiating his submission, proxy counsel for the complainant submitted that Alpha Corp Development Pvt. Ltd. being developed in sector 28 and 29, Karnal has not been registered with the Haryana Real Estate Regulatory Authority as required under section 3 of the RERA Act, 2016, for the said project.

Authority questioned the Locus Standi of the complainant to file the present matter but proxy counsel sought adjournment seeking excuse that the arguing counsel is not available.

3. However, Authority deemed fit to refer the Projects section and Authority will take cognizance provided there is any merit in the complaint after taking a report from the Directorate of Town and Country Planning. No further proceedings are required in the complaint's section. Project section will examine the matter and place the matter to take appropriate action if required, by the Authority.

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4. Case is **Disposed of**. Files to consigned to record room after after uploading of the order.



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RAJAN GUPTA
(CHAIRMAN)



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DILBAG SINGH SIHAG
(MEMBER)

