

New PWD Rest House, Civil Lines, Gurugram, Haryana  
 हरियाणा

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

**Project - Yet to be decided**  
**RERA-GRG-1563-2024**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Yet to be decided	
2.	Name of the promoter	M/s Alpha Corp Development Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector-15 Part 2, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s PAX Properties Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1563-2024	
10.	License no.	12 of 2018 dated 09.02.2018	Valid till 08.02.2028
11.	Total licensed area	2.3828 acres	Area to be registered 2.3828 acres
12.	Projected completion date	REP- II needs to be revised.	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	12 of 2018 dated 09.02.2018 08.02.2028
	ii)	Zoning Plan Approval	DRG. NO. 6300 dated 09.02.2018 -
	iii)	Building plan Approval	ZP-1219/SD(BS)/2018/26590 dated 14.09.2018 13.09.2028. (Revalidated vide ZP-1219/PA(DK)/2023/42102 dated 13.12.2023)
	iv)	Environmental Clearance	21-83/2018/IA- III dated 27.12.2018 26.12.2028
	v)	Airport height clearance	PALM/NORTH/B/042718/302388 dated 27.04.2018 -
	vi)	Fire scheme approval	FS/2019/17 dated 07.02.2019 -



	vii) Service plan and estimate approval	LC-3155/JE(AK)-2023/41959 dated 13.12.2023
20.	<b>Fee Details</b>	
	Registration Fee	<b>Residential -</b> 17,983.886 * 1.87 * 10 = Rs 3,36,299/- <b>Commercial -</b> 48.214 * 1.87 * 20 = Rs 1803/- <b>Total- Rs 3,38,102/-</b>
	Processing Fee	18,032.100 * 10 = Rs 1,80,321/-
	Late Fee	N/A
	<b>Total Fee</b>	<b>Rs 5,18,423/-</b>
21.	DD amount	-
	DD no. and date	-
	RTGS Amount	Rs 3,32,200/- Rs 1,87,000/-
	RTGS No.	YESBR12024012500014923 dated 25.01.2024. YESIG40800134433 dated 20.03.2024.
	Name of the bank issuing	YES Bank
	Deficient amount	<b>NIL</b>
22.	<b>File Status</b>	<b>Date</b>
	File received on	20.02.2024
	First notice Sent on	15.03.2024
	First hearing on	18.03.2024
	Second hearing on	08.04.2024
	Third hearing on	29.04.2024
23.	<p><b>Case History:</b> The Promoter M/s Alpha Corp Development Pvt. Ltd. who is a Collaborator applied for the registration of real estate group housing colony namely "Yet to be decided" located at Sector-15 Part 2, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66595 dated 20.02.2024 and RPIN- 718. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1563-2024. The project area for registration is 2.3828 acres as that of the licensed area i.e., 2.3828 acres granted under License no - 12 of 2018 dated 09.02.2018 which is valid upto 08.02.2028.</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/718 dated 15.03.2024 was issued to the promoter with an opportunity of being heard on 18.03.2024.</p> <p><b>On 18.03.2024</b>, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Akhilesh Mishra (AR) and Sh. Vinit Gupta (AR) are present on behalf of the promoter. The AR of the promoter seeks one week time for submission of reply to the deficiencies. Further, no 3rd party rights were created in respect of the applied area for registration. The license has been obtained in year 2018 and building plans were approved on 14.09.2018. A public notice in three news papers shall be made for objections regarding creation of third party rights, if any. The matter to come up on 08.04.2024.</p> <p><b>On 08.04.2024</b>, None is present on behalf of the promoter. The reply has been submitted on 05.04.2024 only which be examined by office. The matter to come up on 29.04.2024.</p> <p>The promoter has submitted the reply on 05.04.2024 and 15.04.2024 which were scrutinized and the status of the documents is mentioned below: As per the directions of the Authority the public notice has been published in three newspapers on 13.04.2024 in 2 Hindi (Rashtriya Sahara and Business Standard) and 1 English ( Financial Express) for inviting objections regarding creation of third party rights till 24.04.2024. No objection has been received in the Authority regarding above public notice.</p>	

<p>24.</p>	<p><b>Present compliance status as on 29.04.2024 of deficient documents conveyed in hearing dated 08.04.2024.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee - Rs 1,86,223/- <b>Status: Submitted an amount of Rs 1,87,000/- vide UTR No. YESIG40800134433 dated 20.03.2024.</b></li> <li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised.</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>4. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage and storm water needs to be submitted. <b>Status: Water supply submitted. Approved vide memo no. 178839 dated 06.09.2018. However, road, sewerage and storm water needs to be submitted.</b></li> <li>5. Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Only Jamabandi submitted but khasra no. not matching. However, Mutation and Aks-shajra needs to be submitted.</b></li> <li>6. Information to the revenue department regarding the entry of license needs to be submitted. <b>Status: Submitted but area needs to be clarified.</b></li> <li>7. Tree cutting permission needs to be submitted. <b>Status: Applied on 09.02.2024.</b></li> <li>8. Affidavit / NOC for Forest land diversion needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li> <li>9. Affidavit / NOC for Powerline Shifting needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li> <li>10. Draft Application form needs to be revised. <b>Status: Not submitted.</b></li> <li>11. Draft Allotment letter as per the prescribed format need to be submitted. <b>Status: Not submitted.</b></li> <li>12. Draft BBA needs to be revised. <b>Status: Not submitted.</b></li> <li>13. Pert Chart needs to be submitted. <b>Status: Submitted but needs to be revised.</b></li> <li>14. Draft Brochure needs to be submitted. <b>Status: Not submitted.</b></li> <li>15. Mining permission needs to be submitted. <b>Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.</b></li> <li>16. KYC of all Directors have need to be submitted. <b>Status: Submitted.</b></li> </ol>
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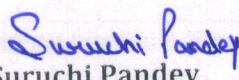
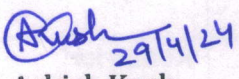


17. Details of project consultant (Architect, Structural Engineer, Chartered Accountant & MEP Consultant) needs to be provided along with KYC.  
**Status: Submitted.**
18. Form CHG -1 needs to be submitted.  
Status: Not Submitted.
19. Challan copy of paid IDC; EDC needs to be submitted.  
**Status: Submitted.**
20. Latest Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as it was certified on 01.03.2019.  
Status: Not Submitted.
21. Financial resources do not include contribution from equity reasons for same is required.  
**Status: Submitted.**
22. Project report needs to be revised as project cost details are not submitted.  
**Status: Submitted.**
23. Board resolution required for specifying same to be 70% collection account as per RERA rules.  
Status: Not Submitted.
24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.  
**Status: Submitted.**
25. Bank Undertaking needs to be submitted.  
Status: Not Submitted.
26. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.  
Status: Not Submitted.
27. Statement of quarterly expenditure needs to be submitted.  
Status: Submitted but needs to be revised.
28. Statement of quarterly source of funds needs to be submitted.  
Status: Submitted but needs to be revised.
29. Quarterly Net Cash Flow statement needs to be submitted.  
Status: Submitted but needs to be revised.
30. REP-II needs to be revised as occupancy date does not mention.  
Status: Not Submitted.
31. Update the details of pending statutory dues mentioned in latest auditor's report which contradicts the CA certificate of no default in statutory dues.  
Status: Not Submitted.
32. CA certificate for Net worth of promoter needs to be submitted.  
**Status: Submitted.**
33. Original copy of inventory details certified by CA needs to be submitted.



		<p><b>Status: Submitted.</b></p> <p>34. Details of administration cost, approval cost provided in CA certificate needs to be submitted. Status: Submitted but needs to be revised as the cost in certificate not matching with DPI.</p> <p>35. DPI needs to be revised as financial resources from the project is zero. <b>Status: Submitted.</b></p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted.</p> <p>4. Mutation and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. However, khasra no. in the jamabandi needs to be clarified.</p> <p>5. Information to the revenue department regarding the entry of license has been submitted but area needs to be clarified.</p> <p>6. Tree cutting permission needs to be submitted.</p> <p>7. Draft Application form needs to be revised.</p> <p>8. Draft Allotment letter as per the prescribed format need to be submitted.</p> <p>9. Draft BBA needs to be revised.</p> <p>10. Pert Chart needs to be revised.</p> <p>11. Draft Brochure needs to be submitted.</p> <p>12. Mining permission needs to be submitted. <b>Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.</b></p> <p>13. Form CHG -1 needs to be submitted.</p> <p>14. Latest Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as it was certified on 01.03.2019.</p> <p>15. Board resolution required for specifying same to be 70% collection account as per RERA rules.</p> <p>16. Bank Undertaking needs to be submitted.</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>18. Statement of quarterly expenditure needs to be revised.</p> <p>19. Statement of quarterly source of funds needs to be revised.</p> <p>20. Quarterly Net Cash Flow statement needs to be revised.</p> <p>21. REP-II needs to be revised as occupancy date does not mention.</p>

	<p>22. Update the details of pending statutory dues mentioned in latest auditor's report which contradicts the CA certificate of no default in statutory dues.</p> <p>23. Details of administration cost, approval cost provided in CA certificate needs to be revised as the cost in certificate not matching with DPI.</p>
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 <b>Suruchi Pandey</b> Chartered Accountant	 <b>Ashish Kush</b> Planning Executive
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<b>Day and Date of hearing</b>	Monday and 29.04.2024
<b>Proceeding recorded by</b>	Ram Niwas

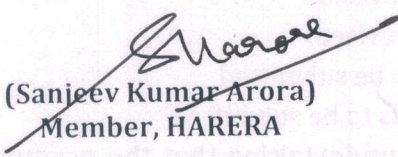
**PROCEEDINGS OF THE DAY**

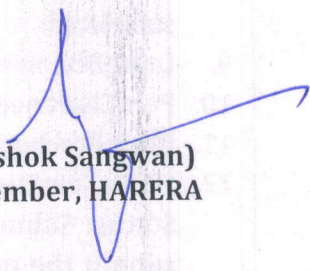
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

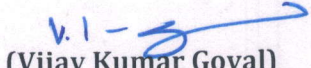
Sh. Akhilesh Mishra (AR), Sh. Vanit Gupta (AR) are present on behalf of the promoter.

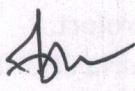
The AR of the promoter seeks one week time for submission of the requisite bank undertaking and other documents.

The matter to come up on 13.05.2024.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA

  
 (Ashok Sangwan)  
 Member, HARERA

  
 (Vijay Kumar Goyal)  
 Member, HARERA

  
 (Arun Kumar)  
 Chairman, HARERA