

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – Yet to be decided RERA-GRG-1563-2024

			g brief for registratio	on of Project u/s 4	REKA-GRG-1563-20
S.No	Parti	culars	Details		
1.	Name	e of the project	Yet to be decided		
2.		e of the promoter	M/s Alpha Corp Development Pvt. Ltd.		
3.		re of the project	Group Housing Colony		I thromostic to the
4.		tion of the project	Sector-15 Part 2, Gurugram		
5.	Legal capacity to act as a promoter		Collaborator		Total Fee
6.	Name of the license holder		M/s PAX Propertie	es Pvt. Ltd.	nich has an Off
7.	Statu	s of project	New		
8.	Whether registration applied for whole		Whole	TARZEY	BITCS Vo.
	Phase	e no.	N/A	2017 58 A	between tests feed
9.	and some of the second s	e application ID	RERA-GRG-PROJ-1	563-2024	
10.	Licen	se no.	12 of 2018 dated 0	09.02.2018	Valid till 08.02.2028
11.	Total	licensed area	2.3828 acres	Area to be registered	2.3828 acres
12.	Proje	Projected completion date REP- II needs to be revised.		and the second state	
13.	QPR Compliances (if applicable)			(Ipha Com Developm) housing of long	The Promoter M/s.A
14.	4(2)(l)(D) Compliances (if applicable)		N/A		
15.	4(2)(l)(C) Compliances (if applicable)		N/A	rea for registration	2024 The protect a
16.	Status of change of bank account		N/A		The application for
17.	Details of proceedings pending against the project		N/A	chaird on 18,03,201	nied to visuare of bein
18.			N/A	1 18.02.2024 00106 Executive Inc.	Proceedings dated
19.	Statutory approvals either applied for or obtained prior to registration				
(the second	S.No	Particulars		approval	Validity upto
	i)	License Approval		ated 09.02.2018	08.02.2028
	ii)	Zoning Plan Approval		dated 09.02.2018	alle te neve papers
	iii)	Building plan Approval		/2018/26590 dated 9.2018	13.09.2028. (Revalidated vide ZP- 1219/PA(DK)/2023/4210 dated 13.12.2023)
A) >	iv)	Environmental Clearance	21-83/2018/IA- II	II dated 27.12.2018	26.12.2028
	v)	Airport height clearance		3/042718/302388 7.04.2018	441 d 02,842924
	vi)	Fire scheme approval	FS/2019/17 da	ated 07.02.2019	-

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

GURUGRAM Project - Yet to be decided

AKERA

RERA-GRG-1563-2024

	vii)	Service plan and	LC-3155/JE(AK)-2023/41959 dated 13.12.2023		
000	1.000	estimate approval			
20.	Fee Details				
	Registration Fee Processing Fee Late Fee Total Fee		Residential -		
			17,983.886 * 1.87 * 10 = Rs 3,36,299/-		
			Commercial -		
			48.214 * 1.87 * 20 = Rs 1803/-		
			Total- Rs 3,38,102/- 18,032.100 * 10 = Rs 1,80,321/- N/A Rs 5,18,423/-		
21.	DD amount		- 1900000 U		
	DD no. and date				
	RTGS Amount		Rs 3,32,200/-		
	RTGS No.		YESBR12024012500014923 dated 25.01.2024		
	first and a second diversion of the second diversion of	e of the bank issuing	YES Bank		
		ient amount	Rs 1,86,223/-		
22.	File S	distant and a far was de and a serie as sere and of the term and the series and the series of the series of the series and	Date		
		eceived on	20.02.2024		
	First	notice Sent on	15.03.2024		
	First	hearing on	18.03.2024		
23.	Case The P of rea under	History: romoter M/s Alpha Corp l estate group housing co r section 4 of the Real Es	blony namely "Yet to be decided" located at Sector-15 Part 2, Gurugram tate (Regulations and Development) Act, 2016 vide central receipt no		
23.	Case The P of rea under 66599 2024. grant The a notice oppor Proce Sh. As facts prom Furth has b three	History: romoter M/s Alpha Corp l estate group housing co r section 4 of the Real Es 5 dated 20.02.2024 and R . The project area for reg ed under License no – 12 pplication for registratio e no. HARERA/GGM/RI rtunity of being heard on eedings dated: 18.03.20 shish Kush, Planning Exe of the case. Sh. Akhilesl oter. The AR of the prom ter, no 3rd party rights w een obtained in year 201	blony namely "Yet to be decided" located at Sector-15 Part 2, Gurugram tate (Regulations and Development) Act, 2016 vide central receipt no RPIN- 718. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1563 gistration is 2.3828 acres as that of the licensed area i.e., 2.3828 acres to f 2018 dated 09.02.2018 which is valid upto 08.02.2028 n of group housing colony was scrutinized and 1 st deficiency notice vide PIN/718 dated 15.03.2024 was issued to the promoter with an 18.03.2024. O24 ecutive and Sh. Ashish Dubey, Chartered Accountant briefed about the n Mishra (AR) and Sh. Vinit Gupta (AR) are present on behalf of the noter seeks one week time for submission of reply to the deficiencies vere created in respect of the applied area for registration. The license 18 and building plans were approved on 14.09.2018. A public notice in ade for objections regarding creation of third party rights, if any. The		
23.	Case The P of rea under 66599 2024. grant The a notice oppor Proce Sh. As facts prom Furth has b three matte	History: romoter M/s Alpha Corp l estate group housing co r section 4 of the Real Es 5 dated 20.02.2024 and R . The project area for reg ed under License no – 12 pplication for registratio e no. HARERA/GGM/RI rtunity of being heard on eedings dated: 18.03.20 shish Kush, Planning Exe of the case. Sh. Akhilesh oter. The AR of the prom ther, no 3rd party rights w een obtained in year 201 news papers shall be m er to come up on 08.04.20	 blony namely "Yet to be decided" located at Sector-15 Part 2, Gurugram tate (Regulations and Development) Act, 2016 vide central receipt not RPIN-718. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1563 gistration is 2.3828 acres as that of the licensed area i.e., 2.3828 acres as that of the licensed area i.e., 2.3828 acres of 2018 dated 09.02.2018 which is valid upto 08.02.2028 n of group housing colony was scrutinized and 1st deficiency notice vide PIN/718 dated 15.03.2024 was issued to the promoter with an 18.03.2024. 024 ecutive and Sh. Ashish Dubey, Chartered Accountant briefed about the noter seeks one week time for submission of reply to the deficiencies vere created in respect of the applied area for registration. The licensed and building plans were approved on 14.09.2018. A public notice in ade for objections regarding creation of third party rights, if any. The 024. 		
	Case The P of rea under 66599 2024. grant The a notice oppor Proce Sh. As facts prom Furth has b three matter	History: romoter M/s Alpha Corp l estate group housing co r section 4 of the Real Es 5 dated 20.02.2024 and R . The project area for reg ed under License no – 12 pplication for registratio e no. HARERA/GGM/RI rtunity of being heard on eedings dated: 18.03.20 shish Kush, Planning Exe of the case. Sh. Akhilesh oter. The AR of the prom ter, no 3rd party rights w een obtained in year 201 news papers shall be m er to come up on 08.04.20 tatus of the documents is	blony namely "Yet to be decided" located at Sector-15 Part 2, Gurugram tate (Regulations and Development) Act, 2016 vide central receipt no PIN- 718. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1563 gistration is 2.3828 acres as that of the licensed area i.e., 2.3828 acres of 2018 dated 09.02.2018 which is valid upto 08.02.2028. In of group housing colony was scrutinized and 1 st deficiency notice vide PIN/718 dated 15.03.2024 was issued to the promoter with an 18.03.2024. O24 ecutive and Sh. Ashish Dubey, Chartered Accountant briefed about the noter seeks one week time for submission of reply to the deficiencies were created in respect of the applied area for registration. The license 18 and building plans were approved on 14.09.2018. A public notice in ade for objections regarding creation of third party rights, if any. The 024.		
23.	Case The P of rea under 66599 2024. grant The a notice oppor Proce Sh. As facts prom Furth has b three matter The s Prese as defic convert	History: romoter M/s Alpha Corp l estate group housing co r section 4 of the Real Es 5 dated 20.02.2024 and R . The project area for reg ed under License no – 12 pplication for registratio e no. HARERA/GGM/RI rtunity of being heard on eedings dated: 18.03.20 shish Kush, Planning Exe of the case. Sh. Akhilesh oter. The AR of the prom er, no 3rd party rights w een obtained in year 201 news papers shall be m er to come up on 08.04.20 tatus of the documents is ent compliance status on 08.04.2024 of	 n of group housing colony was scrutinized and 1st deficiency notice vide PIN/718 dated 15.03.2024 was issued to the promoter with an 18.03.2024. 024 ecutive and Sh. Ashish Dubey, Chartered Accountant briefed about the n Mishra (AR) and Sh. Vinit Gupta (AR) are present on behalf of the noter seeks one week time for submission of reply to the deficiencies vere created in respect of the applied area for registration. The license 18 and building plans were approved on 14.09.2018. A public notice in ade for objections regarding creation of third party rights, if any. The 024. s mentioned below: 1. Deficit Fee – Rs 1,86,223/- 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) 		

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(Ind)	HAKEKA		
सत्यमेव जयते	GURUGRAM		
Project - Y	let to be decided		
RERA	-GRG-1563-2024		

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ling statutory data mentioned in latest	upd to s
contradicts the CA certificate of no	Joalw.
	5.
th of promoter needs to be submitted	INCOMP.
ry details confilled by CA needs to be	ine al
	6.
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 Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage and storm water needs to be submitted.

- 5. Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
- 6. Information to the revenue department regarding the entry of license needs to be submitted.
- 7. Tree cutting permission needs to be submitted.
- 8. Affidavit / NOC for Forest land diversion needs to be submitted.
- 9. Affidavit / NOC for Powerline Shifting needs to be submitted.
- 10. Draft Application form needs to be revised.
- 11. Draft Allotment letter as per the prescribed format need to be submitted.
- 12. Draft BBA needs to be revised.
- 13. Pert Chart needs to be submitted.
- 14. Draft Brochure needs to be submitted.
- 15. Mining permission needs to be submitted.
- 16. KYC of all Directors have need to be submitted.
- 17. Details of project consultant (Architect, Structural Engineer, Chartered Accountant & MEP Consultant) needs to be provided along with KYC.
- 18. Form CHG -1 needs to be submitted.
- 19. Challan copy of paid IDC; EDC needs to be 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.
- 21. Financial resources do not include contribution from equity reasons for same is required.
- 22. Project report needs to be revised as project cost details are not submitted.
- 23. Board resolution required for specifying same to be 70% collection account as per RERA rules.
- 24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.
- 25. Bank Undertaking needs to be submitted.
- 26. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
- 27. Statement of quarterly expenditure needs to be submitted.
- 28. Statement of quarterly source of funds needs to be submitted.
- 9. Quarterly Net Cash Flow statement needs to be submitted.
- 30. REP-II needs to be revised as occupancy date does not mention.

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

	Project - Yet to be REFACED	HAIKEIKA GURUGRAM Project - Yet to be decided RERA-GRG-1563-2024
nota bi	k water supply, sewerage a d	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.
	nts-shajra dely certified by o date of application nee	32. CA certificate for Net worth of promoter needs to be submitted
- Yunə	oepartment regarang the ed.	34. Details of administration cost, approval cost provided in CA certificate needs to be submitted.
	nd diversion needs to be su ne Shifting needs to be subr	35. DPI needs to be revised as financial resources from the project is zero.
25.	Remarks	No reply is submitted by the promoter



Ashish Dubey

Chartered Accountant

achi Singh **Planning Executive**

Day and Date of hearing Proceeding recorded by Monday and 08.04.2024 Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.04.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

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.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

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