

**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	Date of approval
	i)	License Approval	12 of 2018 dated 09.02.2018
	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
	iv)	Environmental Clearance	21-83/2018/IA- III dated 27.12.2018
	v)	Airport height clearance	PALM/NORTH/B/042718/302388 dated 27.04.2018
	vi)	Fire scheme approval	FS/2019/17 dated 07.02.2019
			Validity upto
			08.02.2028
			-
			13.09.2028. (Revalidated vide ZP-1219/PA(DK)/2023/42102 dated 13.12.2023)
			26.12.2028
			-
			-



	vii) Service plan and estimate approval	LC-3155/JE(AK)-2023/41959 dated 13.12.2023
20.	<b>Fee Details</b>	
	<b>Registration Fee</b>	<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>
	<b>Processing Fee</b>	18,032.100 * 10 = Rs 1,80,321/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	<b>Rs 5,18,423/-</b>
21.	<b>DD amount</b>	-
	<b>DD no. and date</b>	-
	<b>RTGS Amount</b>	Rs 3,32,200/-
	<b>RTGS No.</b>	YESBR12024012500014923 dated 25.01.2024
	<b>Name of the bank issuing</b>	YES Bank
	<b>Deficient amount</b>	<b>Rs 1,86,223/-</b>
22.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	20.02.2024
	<b>First notice Sent on</b>	15.03.2024
	<b>First hearing on</b>	18.03.2024
23.	<b>Case History:</b>	<p>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>Proceedings dated: 18.03.2024</b></p> <p>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>The status of the documents is mentioned below:</p>
24.	<b>Present compliance status as on 08.04.2024 of deficient documents conveyed through hearing dated 08.04.2024.</b>	<ol style="list-style-type: none"><li>1. Deficit Fee - Rs 1,86,223/-</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.</li><li>3. Online DPI needs to be corrected.</li></ol>



	<ol style="list-style-type: none"><li>4. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage and storm water needs to be submitted.</li><li>5. Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>6. Information to the revenue department regarding the entry of license needs to be submitted.</li><li>7. Tree cutting permission needs to be submitted.</li><li>8. Affidavit / NOC for Forest land diversion needs to be submitted.</li><li>9. Affidavit / NOC for Powerline Shifting needs to be submitted.</li><li>10. Draft Application form needs to be revised.</li><li>11. Draft Allotment letter as per the prescribed format need to be submitted.</li><li>12. Draft BBA needs to be revised.</li><li>13. Pert Chart needs to be submitted.</li><li>14. Draft Brochure needs to be submitted.</li><li>15. Mining permission needs to be submitted.</li><li>16. KYC of all Directors have need to be submitted.</li><li>17. Details of project consultant (Architect, Structural Engineer, Chartered Accountant &amp; MEP Consultant) needs to be provided along with KYC.</li><li>18. Form CHG -1 needs to be submitted.</li><li>19. Challan copy of paid IDC; EDC needs to be submitted.</li><li>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.</li><li>21. Financial resources do not include contribution from equity reasons for same is required.</li><li>22. Project report needs to be revised as project cost details are not submitted.</li><li>23. Board resolution required for specifying same to be 70% collection account as per RERA rules.</li><li>24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</li><li>25. Bank Undertaking needs to be submitted.</li><li>26. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</li><li>27. Statement of quarterly expenditure needs to be submitted.</li><li>28. Statement of quarterly source of funds needs to be submitted.</li><li>29. Quarterly Net Cash Flow statement needs to be submitted.</li><li>30. REP-II needs to be revised as occupancy date does not mention.</li></ol>
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		<p>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.</p> <p>32. CA certificate for Net worth of promoter needs to be submitted.</p> <p>33. Original copy of inventory details certified by CA needs to be submitted.</p> <p>34. Details of administration cost, approval cost provided in CA certificate needs to be submitted.</p> <p>35. DPI needs to be revised as financial resources from the project is zero.</p>
25.	Remarks	No reply is submitted by the promoter

*Ashish Dubey*

**Ashish Dubey**  
Chartered Accountant

*Prachi Singh*

**Prachi Singh**  
Planning Executive

**Day and Date of hearing**

Monday and 08.04.2024

**Proceeding recorded by**

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*  
(Sanjeev Kumar Arora)  
Member, HARERA

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun Kumar*  
(Arun Kumar)  
Chairman, HARERA