

HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM**

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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

			g brief for registration	n of Project u/s 4	2010日間間報問題	
S.No	Partio	culars	Details			
1.	Name	of the project	Yet to be decided			
2.		of the promoter	M/s Alpha Corp Development Pvt. Ltd.			
3.	Natur	e of the project	Group Housing Colony			
4.		ion of the project	Sector-15 Part 2, Gurugram			
5.	Legal	capacity to act as a	Collaborator			
	prom	oter				
6.	Name	of the license holder	M/s PAX Properties Pvt. Ltd.			
7.	Statu	s of project	New			
8.	Whether registration applied for whole		Whole			
	Phase no.		N/A			
9.		e application ID	RERA-GRG-PROJ-1563-2024			
10.	Licen		12 of 2018 dated 0		Valid till 08.02.2028	
11.	_	licensed area	2.3828 acres	Area to be registered	2.3828 acres	
12.	Proje	cted completion date	OC - 09.10.2029 CC - 09.03.2030			
13.	QPR applie	Compliances (if cable)	Compliances (if N/A			
14.	4(2)(l)(D) Compliances (if N/A applicable)				2.8 Case Makory	
15.	4(2)(4(2)(l)(C) Compliances (if N/A applicable)				
16.	Status of change of bank N/A account		N/A	ngouposist by the 188	66595 gaped 20.63,2	
17.	Details of proceedings pending against the project		N/A			
18.	RC Conditions Compliances N/A (if applicable)				respectings of the second	
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of a	approval	Validity upto	
	i)	License Approval	12 of 2018 da	ted 09.02.2018	08.02.2028	
	ii)	Zoning Plan Approval	DRG. NO. 6300 c	dated 09.02.2018	rostraria zadajoj Estato	
	iii)	Building plan Approval		2018/26590 dated 0.2018	13.09.2028. (Revalidated vide ZP- 1219/PA(DK)/2023/42102 dated 13.12.2023)	
	iv)	Environmental Clearance	21-83/2018/IA- II	II dated 27.12.2018	26.12.2028	
	v)	Airport height clearance		7/042718/302388 7/04.2018	mediates progents	
des	vi)	Fire scheme approval	FS/2019/17 da	ated 07.02.2019		

	T I	RERA-GRG-1563-2024			
	vii) Service plan estimate approv	and LC-3155/JE(AK)-2023/41959 dated 13.12.2023			
20.	Fee Details				
	Registration 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/-			
	For 1				
	Processing Fee				
	Late Fee	N/A			
	Total Fee	Rs 5,18,423/-			
21.	DD amount	- Indiana and a supplier of the supplier of th			
	DD no. and date	telling politication of the section			
	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 issuin	ng YES Bank			
	Deficient amount	NIL on 60 has a series of the			
22.	File Status	Date			
	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			
	Fourth hearing on	13.05.2024			
22	Casa History				

23. Case History:

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.

The application for registration of group housing colony was scrutinized and 1st 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.

On 18.03.2024, 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.

On 08.04.2024, 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.

The promoter has submitted the reply on 05.04.2024 and 15.04.2024 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

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.

On 29.04.2024, 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.

The promoter has submitted the reply on 26.04.2024 and 06.05.2024 which was scrutinized and the status of the documents is mentioned below:

The promoter has submitted that the name of the project is Alpha Corp Sky I (Pocket A).

24. Present compliance status as on 13.05.2024 of deficient documents conveyed in hearing dated 29.04.2024.

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.

Status: Not Submitted.

2. Online DPI needs to be corrected.
Status: Submitted but needs to be revised.

3. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted.

Status: Applied for Sewerage and Storm on 29.04.2024. road not submitted.

 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. Status: Submitted.

5. Information to the revenue department regarding the entry of license needs to be submitted.

Status: Submitted.

6. Tree cutting permission needs to be submitted. Status: Applied on 09.02.2024.

7. Draft Application form needs to be revised. Status: Submitted but needs to be revised.

8. Draft Allotment letter as per the prescribed format need to be submitted.

Status: Submitted the detail of deviations.

Draft BBA needs to be revised.Status: Submitted the detail of deviations.

10. Pert Chart needs to be revised.

Status: Submitted.

11. Draft Brochure needs to be submitted. Status: Submitted but needs to be revised.

12. Mining permission needs to be submitted.

Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.

13. Form CHG -1 needs to be submitted.

Status: Submitted an affidavit regarding no charge on the project.

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.

Status: Submitted.

			REKA-GRG-1503-2024
990 255	BR 24 04.7029. No objection	15.	Board resolution required for specifying same to be 70% collection account as per RERA rules.
le Accessor	ca hasometi vahae i irinitat?		Status: Needs to be revised as project name is not matching.
	PERSONAL PROPERTY OF THE WAR	16.	Bank Undertaking needs to be submitted.
	rices adfile escentre in tel-am	1	Status: Submitted but needs to be revised as the account
	113.67.1024	17	numbers are not matching with the affidavit.
		17.	Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
Die Miller	The reserve and cases is reserve as a secure		Status: Submitted but needs to be revised as the account
	TA India (New Stor of Pendent A)		numbers are not matching with the Bank Undertaking.
	and the second second second second second	18.	Statement of quarterly expenditure needs to be revised.
	esses with me amounted on the		Status: Submitted.
Mar. 1989 00		19.	Statement of quarterly source of funds needs to be revised.
		2007	Status: Not Submitted.
	instructed in the control of the con	20.	Quarterly Net Cash Flow statement needs to be revised.
	Jestiven ad of nors	11.100	Status: Submitted.
	the various agencies for co-	21.	REP-II needs to be revised as occupancy date does not mention.
	alls, to versue and states writer	an usi	Status: Submitted.
		22.	Update the details of pending statutory dues mentioned in latest
	Page and Scored on 29 Bruz 024	100	auditor's report which contradicts the CA certificate of no
			default in statutory dues.
1	to authorize vid hamming then is	22	Status: Submitted.
	of application incertigate the ac-	23.	Details of administration cost, approval cost provided in CA certificate needs to be revised as the cost in certificate not
	tracks of attacked to their rest SH		certificate needs to be revised as the cost in certificate not
			matching with DPI
	really according to pay 1 are protective in a 1 and 100		matching with DPI. Status: Submitted.
25.	Remarks	1.	Status: Submitted.
25.	Remarks	1.	Status: Submitted. The annexures in the online application are not uploaded as well
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25.	Remarks	E10:75	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
25.	Remarks	2.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected.
25.	Remarks	E10:75	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting
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25.	Remarks	2. 3.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted.
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25.	Remarks	2. 3. 4. 5.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted. Tree cutting permission needs to be submitted. Draft Application form needs to be revised.
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25.	Remarks	2. 3. 4. 5. 6. 7.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted. Tree cutting permission needs to be submitted. Draft Application form needs to be revised. Draft BBA needs to be revised. Draft Brochure needs to be revised.
25.	Remarks	2. 3. 4. 5. 6. 7. 8.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted. Tree cutting permission needs to be submitted. Draft Application form needs to be revised. Draft BBA needs to be revised. Draft Brochure needs to be revised. Mining permission needs to be submitted.
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25.	Remarks Assistantial and a passible	2. 3. 4. 5. 6. 7. 8. 9.	Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted. Tree cutting permission needs to be submitted. Draft Application form needs to be revised. Draft BBA needs to be revised. Draft Brochure needs to be revised. Mining permission needs to be submitted. Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project. Board resolution required for specifying same to be 70% collection account as per RERA rules needs to be revised as the



	12. Affidavit of promoter regarding arrangement with the bank of
	그는 그는 그 그는 그 집에 그리고 그 아이에게 되었다면 생각하면 하면 하
	master account needs to be revised as the account numbers are
	not matching with the Bank Undertaking.
	13. Statement of quarterly source of funds needs to be revised.
D	

Recommendations

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Approval NOC for road, sewerage, storm water, tree cutting permission, allottee related documents, draft brochure and Mining Permission.

The promoter shall submit the approval NOC for road, sewerage, storm water, tree cutting permission within one month from the date of issuance of registration certificate and mining permission before commencement of construction.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Chartered Accountant

Planning Executive

Day and Date of hearing Monday and 13.05.2024 Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.05.2024

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

Sh. Akhilesh Kumar Mishra (AR), Sh. Namit Gupta (AR) and Sh. Sumantra Bagchi (AR) are present on behalf of the promoter.

Approved as proposed subject to corrections in the form A to H and DPI as well as submission of Bank undertaking with the account number as mentioned in the affidavit of 4(2)(1)(D). RC to be issued only after submission of above documents.

The model BBA shall be followed and the changes proposed shall be got separately approved.

Member, HARERA

(Ashok Sangwan) Member, HARERA

(Arun Kumar) Chairman, HARERA Member, HARERA

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Apridasts of promoter regarding arrangement with the object transfer account numbers are representational visit sectors.

The matching with the Sant Undertailing.

Recommendations

The application submitted by the promoter for registration of real extent project under section 4 of the Act of 2016 as per default given above is complete and all the requisite documents as required by 8 to 14ct of 2016 and found to be in order except the corrections in order 1911 and found to be in order except the corrections in order 1911 and found to be in order except the corrections in order 1911 and the corrections and Mining Permission.

The promotes shall submit the approval NOC for road, sewerage, storm water, tree cutting permission vertion and months from the date of resugnee of registration certificate and mining permission before commencation of apparention.

It is recompended that the authority may obtailer the grant of registration subject to the subject of

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Day and Date of inearing

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Monday and 13.05.2024

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Sh: Ashish Kush, Phonning Executive and No. Shruchi Fanday, Charrened Accommon briefed about the Nats of No. 2004.

Se Abbilesh Komar Mielwa (AP), Sh. Manit Geleta (AR) and Sh. humar (trait auchi (AR) are present on behalf of

Approved as proposed subject to corrections in the form A to H and DFI as well as subject to be used only about the affidavit of af 2)(1)(0). BC to be used only about the affidavit of after decreased only about the affidavit of about decreased.

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