

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	OC – 09.10.2029 CC – 09.03.2030	
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.	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/-
	Processing Fee	18,032.100 * 10 = Rs 1,80,321/-
	Late Fee	N/A
	Total Fee	Rs 5,18,423/-
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	NIL
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
23.	Case History:	
	<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 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	



	<p>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>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.</p> <p>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).</p>
<p>24.</p>	<p>Present compliance status as on 13.05.2024 of deficient documents conveyed in hearing dated 29.04.2024.</p> <ol style="list-style-type: none"> 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. 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. 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. 9. 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.



		<p>15. Board resolution required for specifying same to be 70% collection account as per RERA rules. Status: Needs to be revised as project name is not matching.</p> <p>16. Bank Undertaking needs to be submitted. Status: Submitted but needs to be revised as the account numbers are not matching with the affidavit.</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted but needs to be revised as the account numbers are not matching with the Bank Undertaking.</p> <p>18. Statement of quarterly expenditure needs to be revised. Status: Submitted.</p> <p>19. Statement of quarterly source of funds needs to be revised. Status: Not Submitted.</p> <p>20. Quarterly Net Cash Flow statement needs to be revised. Status: Submitted.</p> <p>21. REP-II needs to be revised as occupancy date does not mention. Status: Submitted.</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. Status: Submitted.</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. Status: Submitted.</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. Tree cutting permission needs to be submitted.</p> <p>5. Draft Application form needs to be revised.</p> <p>6. Draft Allotment letter needs to be revised.</p> <p>7. Draft BBA needs to be revised.</p> <p>8. Draft Brochure needs to be revised.</p> <p>9. Mining permission needs to be submitted. Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.</p> <p>10. Board resolution required for specifying same to be 70% collection account as per RERA rules needs to be revised as the project name is not matching.</p> <p>11. Bank Undertaking needs to be revised as the account numbers are not matching with the affidavit.</p>

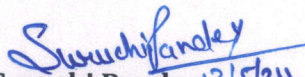
	<p>12. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised as the account numbers are not matching with the Bank Undertaking.</p> <p>13. Statement of quarterly source of funds needs to be revised.</p>
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Recommendations

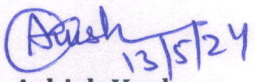
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the 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.


Suruchi Pandey 31/5/24

Chartered Accountant


13/5/24

Ashish Kush
Planning Executive

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

PROCEEDINGS OF THE DAY

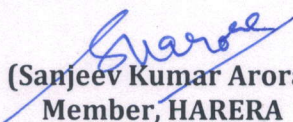
Proceedings dated: 13.05.2024

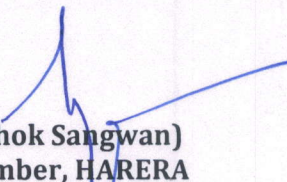
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

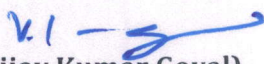
Sh. Akhilesh Kumar Mishra (AR), Sh. Namit Gupta (AR) and Sh. Sumantra Bagchi (AR) are present on behalf of the promoter.

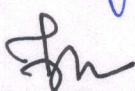
Approved as proposed subject to corrections in the form A to H and DPI as well as submission of Bank undertaking with the account number as mentioned in the affidavit of 4(2)(1)(D). RC to be issued only after submission of above documents.

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


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

