

## 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-1567-2024** 

S.No	Partic		brief for registration Details			
	1 ar th	ulai 5	Detalls			
1.	Name	of the project	Yet to be decided			
2.		of the promoter	M/s Alpha Corp Development Pvt. Ltd.			
3.		e of the project	Group Housing Colony		Processing Fee	
4.		ion of the project	Sector-15 Part 2, Gurugram			
5.	Legal prom	capacity to act as a	Collaborator			
6.		of the license holder	Sh. Ravijeet Singh and Others		wish hits on GO	
7.	Status	s of project	New		tau ont & 20 f 3	
8.	Whet applie	her registration ed for whole	Whole			
	Phase no.		N/A			
9.	Onlin	e application ID	RERA-GRG-PROJ-1	567-2024	Anna addia ame.4	
10.	Licen		13 of 2018 dated 0	9.02.2018	Valid till 08.02.2028	
11.	Total	licensed area	2.3640 acres	Area to be registered	2.3640 acres	
12.	Proje	cted completion date	OC - 09.10.2030 CC - 09.03.2031			
13.	QPR applie	Compliances (if cable)	N/A		to service book	
14.		l)(D) Compliances (if cable)	N/A		F sur h heavengen	
15.		l)(C) Compliances (if cable)	N/A	ipica Corp Developm construction enhance	A shife reported of T	
16.	Statu: accou	s of change of bank nt	N/A			
17.	Detai pendi	ls of proceedings ing against the project	N/A			
18.		nditions Compliances plicable)	N/A			
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of	approval	Validity upto	
	i)	License Approval	13 of 2018 da	ted 09.02.2018	08.02.2028	
	ii)	Zoning Plan Approval		lated 09.02.2018	Beneric and an and provide Desired and an and provide Desired and an and an and an and an and an	
	iii)	Building plan Approval		2018/26599 dated 9.2018	13.09.2028. (Revalidated vide ZP- 1223/PA(DK)/2023/4050 dated 24.11.2023)	
	iv)	Environmental Clearance	21-85/2018/IA- I	II dated 27.12.2018	26.12.2028	
	v)	Airport height clearance		3/042718/302389 7.04.2018	ranog oddae zenog Serego de de desta	
	vi)	Fire scheme approval	FS/2019/18 da	ated 07.02.2019	http://www.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.aliana.al	

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HAKEKA GURUGRAM

Project - Yet to be decided RERA-GRG-1567-2024

	vii)	Service plan and estimate approval	LC-3156/JE(S)/2021/33459 dated 31.12.2021	
20.	Fee D	Details		
20.	Registration Fee		<b>Residential -</b> 17,842.471 * 1.87 * 10 = Rs 3,33,654/- <b>Commercial -</b> 47.835 * 1.87 * 20 = Rs 1789/- <b>Total- Rs 3,35,443/-</b>	
	Proc	essing Fee	17,890.306 * 10 = Rs 1,78,903/-	
	Late Fee		N/A	
	Total Fee		Rs 5, 14,346/-	
21.		mount	- (6)0000m	
- 11	the second second	o. and date	South Stand-of the license holder is the less Shall and Oth -	
		SAmount	Rs 3,32,200/- Rs 1,83,000/-	
	RTGS	5 No.	YESBR12024020100010626dated 01.02.2024. YESIG40800134432 dated 20.03.2024.	
	Nam	e of the bank issuing	YES Bank	
	Providence in the second se	cient amount	NIL	
22.	File S	Status	Date	
	File	received on	21.02.2024	
	First	notice Sent on	15.03.2024	
	First	hearing on	18.03.2024	
	Provide State Stat	nd hearing on	08.04.2024	
	the state of the s	d hearing on	29.04.2024	
	Four	th hearing on	13.05.2024	
23.	<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. 66662 dated 21.02.2024 and RPIN- 719. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1567-2024. The project area for registration is 2.3640 acres as that of the licensed area i.e., 2.3640 acres granted under License no – 13 of 2018 dated 09.02.2018 which is valid upto 08.02.2028.			
	The application for registration of group housing colony was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/719 dated 15.03.2024 was issued to the promoter with an opportunity of being heard on 18.03.2024.			
	<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.			
	<b>On 08.04.2024</b> , None is present on behalf of the promoter. The reply has been submitted of 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 status of the documents is mentioned below: As per the directions of the Authority the public notice has been published in three newspapers or 13.04.2024 in 2 Hindi (Rashtriya Sahara and Business Standard) and 1 English (Financial Express) for			



	and software in Hairs	RERA-GRG-1567-2024
1997 9	inviting objections regarding received in the Authority regar	creation of third party rights till 24.04.2024. No objection has been rding above public notice.
	briefed about the facts of the ca of the promoter. The AR of the	sh, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant use. Sh. Akhilesh Mishra (AR), Sh. Vanit Gupta (AR) are present on behalf e promoter seeks one week time for submission of the requisite bank ents. The matter to come up on 13.05.2024.
	The promoter has submitted the status of the documents is men	ne reply on 26.04.2024 and 06.05.2024 which was scrutinized and the attact the network of the second s
	The promoter has submitted th	nat the name of the project is Alpha Corp Sky I (Pocket B).
24.	Present compliance status as on 13.05.2024 of deficient documents conveyed in hearing dated 29.04.2024.	<ol> <li>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.</li> <li>Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> </ol>
	and some south a south and a south and a south a so	<ol> <li>Approval NOCs from the various agencies for connecting external services like roads, sewerage and storm water needs to be submitted.</li> <li>Status: Applied for Sewerage and Storm on 29.04.2024. road not submitted.</li> </ol>
i ni h ara ni	n gost, inprival cast provide Rhini at ica cast in rentifi	<ol> <li>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.</li> </ol>
447 488 ( (4-1) - 1	dan application a controlledo del to be control in the ordin	<ol> <li>Information to the revenue department regarding the entry of license needs to be submitted.</li> <li>Status: Submitted.</li> </ol>
	ameriant	6. Tree cutting permission needs to be submitted. Status: Applied on 28.09.2018.
annsera Isterne	in an samanga ana ar sa Talew mata kan agawakas gin	<ol> <li>Draft Application form needs to be revised. Status: Submitted but needs to be revised.</li> <li>Draft Allotment letter as per the prescribed format need to be</li> </ol>
4	biends to be submitted.	submitted. Status: Submitted the detail of deviations.
	ade to he revient. ede to he revierd.	<ol> <li>Draft BBA needs to be revised. Status: Submitted the detail of deviations.</li> </ol>
	vited. berevieut	<ol> <li>Pert Chart needs to be revised.</li> <li>Status: Submitted.</li> <li>Draft Brochure needs to be submitted.</li> </ol>
uhanna	e to be submitted. ed an ambercaking that the pe	Status: Submitted but needs to be revised. 12. Mining permission needs to be submitted.
	ngganoo oo royof Gonstanish S	Status: Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.
	e certified on the latest date in the to be revised as the library	13. Form CHG -1 needs to be submitted. Status: Submitted an affidavit regarding no charge on the
	t of lighter gal panets not ben SERVE to reaso reads to be tory	<ul> <li>project.</li> <li>14. Latest Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as it was certified on</li> </ul>
		01.03.2019. Status: Submitted but khasra no's not matching.

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 (बिनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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		Project – Yet to be decided RERA-GRG-1567-2024
	2 E-COMB-DAMAGEN	
1000 28	1. 10 6.96 69 691 16 2 6 2 FOTA 2 10	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.
MARTHAN	Surveit Paneley, Charment no	16. Bank Undertaking needs to be submitted.
New Service	( Vanis Gupta (Ait) and presents	Status: Submitted but needs to be revised as the account
	ie for submission of the report	numbers are not matching with the affidavit.
		17. Affidavit of promoter regarding arrangement with the bank of
and tras	pession was an upper was also	master account needs to be submitted.
		Status: Submitted but needs to be revised as the account
	pile Corp Sky I (Pocket D).	numbers are not matching with the Bank Undertaking. 18. Statement of quarterly expenditure needs to be revised.
Anna and	ne application are not uploade	
(B-A)	s to be done in the online	
		Status: Not Submitted.
		20. Quarterly Net Cash Flow statement needs to be revised.
	,hadaara	Status: Submitted.
	eds to he revised	21. REP-II needs to be revised as occupancy date does not mention.
	ner various agencies for rep	Status: Submitted.
i descrizioni	n na invertigite entre species (28) 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	22. Update the details of pending statutory dues mentioned in latest auditor's report which contradicts the CA certificate of no
i don bizo	He and Storm on 29.64 2024	default in statutory dues.
		Status: Submitted.
ale isti	duly conflict by revenue of	23. Details of administration cost, approval cost provided in CA
birthing	( application needs to be sub	certificate needs to be revised as the cost in certificate not
	e janobordi treeds to be darifi	8
-		Status: Submitted.
25.	Remarks	1. The annexures in the online application are not uploaded as well
		as the correction needs to be done in the online (A-H)
	instruments of at visas.	application.
	are set	2. Online DPI needs to be corrected.
	ods to be revised.	3. Approval NOCs from the various agencies for connecting
	data berevised	external services like roads, sewerage and storm water needs to
4 95-04 54	per the prescribed formatines	be submitted.
		4. Tree cutting permission needs to be submitted.
1.00	STORETARD IN THE	5. Draft Application form needs to be revised.
		Status: Submitted but needs to be revised.
	ACCORDING SHOW TO CAR	6. Draft Allotment letter needs to be revised.
t i de		7. Draft BBA needs to be revised.
	and the second	8. Draft Brochure needs to be revised.
	basiver of of th	9. Mining permission needs to be submitted.
	distrimedue ad et	Status: Status: Submitted an undertaking that the promoter
- polontes	d on undertailong that the pro-	shall submit the mining permission prior to construction of
1 Princip	permission prior to central	the project.
		10. Latest Non-encumbrance certified on the latest date not below
sift as	monneo. Edavit recentine do cheren	the rank of tehsildar needs to be revised as the khasra no's not
A REAL PROPERTY	of ones are Server suffind surprise	matching.
a leftert.	wething on the latest date of	11. Board resolution required for specifying same to be 70%
hed ben	s to be submitted as it was cert	collection account as per RERA rules needs to be revised as the
		project name is not matching.
A. S. M.	a la contra de la co	Project man to not matching.

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Troject – Tet to be decladed
RERA-GRG-1567-2024
12. Bank Undertaking needs to be revised as the account numbers are not matching with the affidavit.
13. 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.
14. Statement of quarterly source of funds needs to be revised.

## 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, latest non-encumbrance certificate 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 Pande Ashish Kush **Chartered Accountant Planning Executive** Day and Date of hearing Monday and 13.05.2024 Proceeding recorded by **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 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 Goval) Member, HARERA

(Arun Kumar) **Chairman, HARERA** 

The application pobmitted by the promote (do registration of real estate project under sector 4 of the Acc 2016 as per details given above to complete and all the regulate doctiments as required by s 4 of Act ef 201 and Haryana Bules, 2017 have been submitted and found to be in order todopt the corrections in call of Dcorrections in online (A-R) yours, Approval MOC for road, severage, storik were, are autimn dernission allower related documents, draft brochure, labest non-encombence or 2010 and an and stinling fermission

**The promoter shall** submit the approval NOC for read, sewerage, storin while, (ne cutting periods) within one month from the date of ischarte of registration certificate and number periodsion before controleconcent of resourcements

description and that the Authority may thus the grant of registration subject to the submission

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Be Asidsh Eucle Planning Electritys and Ma Muruchi Pandeso Charterish Accountant Inteles about the General the case

Sh Abhilesh Komar Misima (AR), Sh. Na afi Gubia (AR) and Sh. Funtatina Bagehi (Ali) ara present di behali ol Ba monotes

Approved as proposed subject to encreditors in the form A in H and DPI as well as submussion of Such undertaining with the account nitmber as madricented in the self-davit of 4121(D). RC to be second only after milimitation of above decrements

his model that shall be followed and the charges proposed shall be got anothery approved.

RAMAN month

(Vilay Kundi Gos 40) Member, RARERA

> Bassa ( Burraspirumentipuoti ental pierepieren bassigneti ettu) Webuke i ettu inters in Au Antipusky anastatutet under seuteri 20 dae trea Basett (Regulation and De Gorrand Au. 201 Au teo 16 et 2016 Pierced by the Bassian 3 dae (Rifters de Ram) (Pierced by the Bassian)