



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.07.2026.**

**Item No. 324.13**

**Continuation of registration under Section-7(3) of RERA Act, 2016.**

**Promoter: Alpha Corp Development Pvt. Ltd.**

**Project: "Alpha Vedanth" an Affordable Residential Plotted Colony to be developed on land measuring 14.606 Acres situated in Village Baldi, Sector- 28 and 29, Karnal. (Addition of 2.80 acres in the already registered area measuring 11.80 acres revising the total area to 14.60 acres).**

**Reg. No.: HRERA-PKL-KNL-81-2018 DATED 21.12.2018 valid upto 30.04.2023.**

**Temp ID: 360-2018.**

1. Vide letter dated 29.01.2026, the promoter had applied for extension of registration of captioned project under **Section- 6** of the RERA Act, 2016. However, it is pertinent to mention that the total time period for which the promoter has sought extension is **not specified** in the application.

Following were submitted by the Promoter:

- i. A payment fee of ₹1,03,626/- as extension fee and late fee of ₹2,07,272/-
- ii. The promoter has submitted Part Completion Certificate issued by DTCP dated 11.11.2025 for license no. 07 of 2018 and license no. 30 of 2021.
- iii. Renewal for license no. 07 dated 2018 upto 28.01.2026.
- iv. Zoning Plan, Layout Plan
- v. Approval of (Revised + Additional) service plan/estimates for area measuring 14.625 Acres by DTCP dated 14.10.2021 along with project report.
- vi. QPRs have been uploaded till 31.12.2025.
- vii. CA certificate, Certificate of Architect and Engineer Certificate stating that the total development works upto 31.12.2025 amount to 59.33%
- viii. Photographs of the project.

2. On 11.03.2026, following were conveyed to the promoter:-



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*"In view of above, the Authority directs the Promoter to submit the following:*

- a. The promoter has applied for extension of registration under Section 6 of the Act, 2016 however has not mentioned any reasons constituting force majeure conditions for delay.*
- b. Explanatory Note stating reason for delay not submitted.*
- c. Since license no. 07 dated 29.01.2018 expired on 28.01.2026 no status regarding the renewal has been submitted by the promoter.*
- d. Status of renewal of license no. 30 of 2021 dated 23.06.2021 not submitted.*
- e. Whether the promoter is a Private Limited company or a public limited company. In case of public limited, certificate of incorporation be submitted along with memorandum of association and article of association.*
- f. CA certificate, Certificate of Architect and Engineer Certificate be submitted in original.*
- g. Notarized Affidavit duly attested on stamp paper be submitted that no plots have been booked, advertised and sold by the promoter after the expiry of the registration granted by the Authority.*
- 4. The Promoter is directed to remove the above-mentioned deficiencies at least one week before the next date of hearing failing which the application of extension shall be returned."*

3. On the last date of hearing i.e. 13.05.2026, the Authority after consideration decided to reject the Application under Section-6 of the Haryana Real Estate Regulatory and Development Authority Act, 2016. The promoter is at liberty to apply for continuation of Registration under Section 7(3) of the Haryana Real Estate and Regulatory Authority Act, 2016. Till then the promoter shall not sell, advertise and market any plot/flat. Disposed of.

4. Now vide letter dated 15.06.2026, the promoter has applied for Continuation of registration under Section-7(3) of RERA Act, 2016 till 30.04.2027.

Following were submitted by the Promoter:

- i. A payment fee of ₹1,03,626/- as extension fee and late fee of ₹2,07,272/-
- ii. The promoter has submitted Part Completion Certificate by DTCP dated 11.11.2025 for license no. 07 of 2018 and license no. 30 of 2021.
- iii. Renewal for license no. 07 of 2018 upto 28.01.2027.
- iv. Copy of licence no. 30 of 2021 valid till 22.06.2026.
- v. ₹ 15,500/- (as 5% processing fee)
- vi. Approval of (Revised + Additional) service plan/estimates for area measuring 14.625 Acres by DTCP dated 14.10.2021 along with project report.
- vii. QPRs have been uploaded till 31.03.2026.
- viii. CA certificate, Certificate of Architect and Engineer Certificate stating that the total development works amount to 100%
- ix. Photographs of the project.

5. However, upon perusal of records following deficiencies have been noticed:-

- i. Extension fee, late fee and penalty is deficit by ₹ 11,73,000/-
- ii. Copy of approved service plans/estimates.
- iii. Renewal for license no. 07 of 2018 and licence no. 30 of 2021 till the time extension is sought.



6. Vide replies dated 24.06.2026 and 01.07.2026, the promoter has submitted the following:-

- i. Extension fee, late fee and penalty of ₹ 11,73,000/-
- ii. Copy of approved service plans/estimates.

7. The Authority after consideration directed the promoter to submit the copy of Renewal of license no. 07 of 2018 and licence no. 30 of 2021 till the time extension is sought. The promoter is also directed to submit the soft copy of the approved service plans/estimates before the next date of hearing. Adjourned to **29.07.2026**.



True copy

Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

LA DIRUV  
A.M.  
03/08/26

advised  
3/8/26  
STP

03/08