

**BEFORE THE HARYANA REAL ESTATE APPELLATE  
TRIBUNAL**

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Appeal No. 382 of 2021  
Date of Decision:01.02.2024

Baldev Kumar Bajaj, R/o House No.914, Sector-3, Fatehabad-125050, Haryana.

Appellant-Allottee

Versus

Alpha Corp Development Pvt. Ltd., Golf View Corporate Towers, 6<sup>th</sup> Floor, Tower-A, Golf Course Road, Sector 42, Gurugram-122002.

Respondent-Promoter

**CORAM:**

**Justice Rajan Gupta**  
**Shri Anil Kumar Gupta,**

**Chairman**  
**Member (Technical)**

Present: Mr. Munish Kapila, Advocate,  
for the appellant.

Mr. Alok Jain, Advocate,  
for the respondent.

**ORDER:**

**Rajan Gupta, Chairman (Oral):**

In light of order dated 31.10.2023 passed by this Tribunal, report has been received from the HRERA-Panchkula. Operative part thereof reads as under: -

*“It is further submitted that an application dated 27.08.2018 for registration of real estate project of residential plotted colony named ‘Alpha International City’, Faridabad in respect of an area measuring 9.74 acres, which is part of complete licensed plotted colony developed over land measuring 51.744 acres, under*

*License No. 90 of 2008 dated 12.05.2008 was received in the Haryana Real Estate Regulatory Authority, Panchkula. The Director, Town and Country Planning, Haryana had granted part completion certificate for land measuring 42 acres on 02.07.2015. Therefore, HRERA, Panchkula had registered a part of the residential plotted colony measuring 9.74 acres which is forming a part of the licensed area measure 51.74 acres namely "Alpha International City", situated in village Basti Bhiwan, Sector-4, Faridabad, developed by Alpha Corp Development Pvt. Ltd. Vide Registration No. HRERA-PKL-FTB-62-2018 dated 23.10.2018 considering this part to be an ongoing project. No further date of completion had been proposed as the promoter in REP II had stated that the project was already completed by the Promoter in May 2018 and part completion certificate had already been received from DGTCP for land measuring 9.74 acres dated 03.05.2018.*

*This may kindly be brought to the notice of Hon'ble Tribunal.*

*Executive Director,  
HRERA Panchkula"*

2. The report is taken on record.
3. Learned counsel for the appellant submits that his application for withdrawal of appeal may be considered as the appellant does not wish to pursue the

appeal further. Application is supported by an affidavit of the appellant-allottee.

4. Mr. Kapila further submits that he has clear instructions to withdraw the aforesaid appeal.

5. Mr. Jain counsel representing the respondent has not opposed the prayer for withdrawal of the appeal.

6. In view of the above, application for withdrawal of the appeal is allowed and the Appeal is dismissed as withdrawn.

7. File be consigned to the records

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Anil Kumar Gupta  
Member (Technical)

01.02.2024  
Rajni