

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### CORRIGENDUM


Registration No. HRERA-PKL-KNL-81-2018 dated 21.12.2018

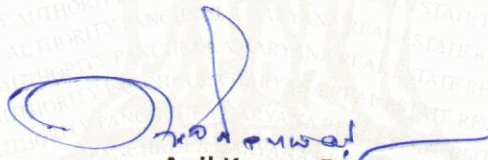
**Project:** "Alpha Vedanth" an Affordable Residential Plotted Colony to be developed on land measuring 14.606 Acres situated in Village Baldi, Sector- 28 and 29, Karnal.

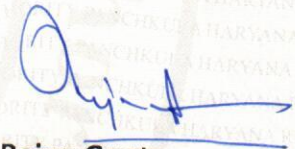
**Promoters:** Alpha Corp Development Pvt. Ltd., Golf View Corporate Tower- A, 6th Floor, Golf Course Road, Sector - 42, Gurugram, Haryana - 122002, CIN No. U45201PB2003PTC045680.

The Haryana Real Estate Regulatory Authority, Panchkula had registered the captioned project vide Registration Certificate bearing no. HRERA-PKL-KNL-81-2018 dated 21.12.2018. The promoter of the project has now proposed an addition of 2.80 acres in the already registered area measuring 11.80 acres revising the total area to 14.60 acres without proposing any change in the completion date.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Corrigendum shall be a part and parcel of the Registration Certificate No. RERA-PKL-KNL-81-2018 dated 21.12.2018 issued by the Authority. The revised information relating to the project and the revised layout plan are annexed herewith.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman

HRERA  
Panchkula

Temp Project Id : RERA-PKL-PROJ-939-2021

Submission Date : 07-07-2021 06:52:37 PM

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

ALPHA CORP DEVELOPMENT PVT. LTD.  
6TH FLOOR GOLF VIEW CORPORATE TOWER - A  
SECTOR-42, GOLF COURSE ROAD, Gurgaon.

To

The Haryana Real Estate  
Regulatory Authority,  
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named  
VEDANTH

located at VILLAGE BALDI, SECTOR - 28 & 29, KARNAL, HARYANA

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

**Index**

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A	1-6	A	
2	REP-I-Part-B	7	B	
3	REP-I-Part-C	8-18	C	
4	REP-I-Part-D	19	D	
5	REP-I-Part-E	20-22	E	
6	REP-I-Part-F	23	F	
7	REP-I-Part-G	24	G	
8	REP-I-Part-H	25-29	H	

Dated: 08/07/2021



Signature of the Applicant

Mobile No. 9873398723

Email ID atul.se@alphacorp.in



**FORM REP-I****Part - A**

1. Name and registered address  
of the company

**ALPHA CORP  
DEVELOPMENT PRIVATE  
LIMITED**

**(Annex a copy in Folder A)**

**6TH FLOOR, GOLF VIEW  
CORPORATE TOWER - A,  
GOLF COURSE ROAD,  
SECTOR - 42,  
GURUGRAM, HARYANA -  
122002**

Phone(Landline)

**01244831111**

Phone(Mobile)

**8448693434 (Number  
Shared by Promoter in  
Public)**

Email ID

**ATUL.S@ALPHACORP.IN**

Website

**http://alphacorp.in**

Pan No.  
**(Annex a copy in Folder A)**

**XXXX259Q**

CIN No.  
**(Annex a copy in Folder A)**

**U45201PB2003PTC045680**

2. Managing  
Director/HOD/CEO:

Name : **ASHISH SARIN**

Residential Address : **GP2-8B GURGAON ONE  
APARTMENT MULAHERA GURGAON HARYANA -  
1222015**

Phone (landline) **01244831111**

Phone (Mobile) **9650264111 (Number Shared by Promoter  
in Public)**

Email ID **a.sarin@alphacorp.in**

PAN No. **XXXX250A  
(Annex a copy in Folder A)**



3. Director 1:

Name : **ASHISH SARIN**

Residential Address : **GP2-8B GURGAON ONE  
APARTMENT MULAHERA GURGAON HARYANA -**





**1222015**

Phone (landline) **01244831111**

Phone (Mobile) **9650264111** (Number Shared by Promoter in Public)

Email ID **a.sarin@alphacorp.in**

PAN No. **XXXX250A**  
(Annex a copy in Folder A)

4. Director 2:



Name : **ANIL KUMAR AHUJA**

Residential Address : **240 GROUND FLOOR BHERA  
ENCALVE NEW DELHI - 110087**

Phone (landline) **01244831111**

Phone (Mobile) **7042395197** (Number Shared by Promoter in Public)

Email ID **anilahuja18@yahoo.co.in**

PAN No. **XXXX867M**  
(Annex a copy in Folder A)

5. Director 3:



Name : **KALPATRU TRIPATHY**

Residential Address : **3101 ATS GREENS A-58 SECTOR-  
50. NOIDA UP 201301**

Phone (landline) **01244831111**

Phone (Mobile) **9810206931** (Number Shared by Promoter in Public)

Email ID **KT@KTLAW.IN**

PAN No. **XXXX688R**  
(Annex a copy in Folder A)

6. Director 4:



Name : **ATUL SHARMA**

Residential Address : **W Z 6688 SHRI NAGAR SHAKUR  
BASTI NEW DELHI - 110034**

Phone (landline) **01244831111**

Phone (Mobile) **9873398723** (Number Shared by Promoter in Public)



Email ID **atul.s@alphacorp.in**

PAN No. **XXXX445E**  
(Annex a copy in Folder A)

7. Authorised representative for  
correspondance with Authority:

Name : **ATUL SHARMA**

Residential Address : **W Z 6688 SHRI NAGAR SHAKUR  
BASTI NEW DELHI - 110034**

Phone (landline) **01244831111**

Phone (Mobile) **9873398723** (Number Shared by Promoter  
in Public)

Email ID **atul.s@alphacorp.in**

PAN No. **XXXX445E**  
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the  
Applicant/  
authorised  
representative  
Stamp

Date 08/07/2021



**FORM REP-I****Part - A****Location and Address of the project:**

1. Name of the project

**VEDANTH**2. Address of the site of the project  
(Annex a copy in Folder A)**VILLAGE BALDI,  
SECTOR - 28&29;**

Tehsil

**KARNAL**

District

**KARNAL**

3. Contact details of the site office of the project:

Phone(Landline)

Phone(Mobile)

Email

**9996024882** (Number Shared by Promoter in Public)**rajeev.k@alphacorp.in**

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

**RAJEEV KUMAR****9996024882** (Number Shared by Promoter in Public)**rajeev.k@alphacorp.in**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the  
Applicant /  
Authorised  
Representative  
Stamp

Date 08/07/2021

**FORM REP-I****Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

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2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	259458	28-06-2021	65000	YES BANK LIMITED	HRERA Panchkula
2	19210	10-12-2018	22815	HDFC BANK LIMITED	HRERA Panchkula
3	19071	19-09-2018	238000	HDFC BANK LIMITED	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.



**Signature of the Applicant**

Mobile no. 9873398723

Email ID atul.s@alpha Corp.in

**FORM REP-I****Part - B****Information relating to the project land and license:**

- |   |  |
|---|--|
| 1. Land area of the project   | <b>14.60625 (Acre)</b>   |
| 2. Permissible FAR  | 1  |
| 3. FAR proposed to be utilized in the project   | 1  |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>14.60625 (Acre)</b>   |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>LICENSE NO 7 OF 2018 DATED 29.01.2018 AND LICENESE NO 30 OF 2021 DATED 23.06.2021</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>Yes</b>   |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.



**Signature of the Applicant / Authorised Representative Stamp**

**Date**

28/07/2021



## FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: <b>(Annex a copy of the project in Folder C)</b>	<b>7459.61 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>2904.34 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>4339.28 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>215.99 Lakhs</b>

2. The total land of the project measuring **59109.3028 Square Meters** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	PLOTS TO BE SOLD	<b>31796.0850</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0</b>
3	CONSTRUCTION OF ROADS	<b>14115.98190</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>4482.56000</b>
6	GREEN BELTS	<b>340.26590</b>
7	VEHICLE PARKINGS	<b>0</b>
8	ELECTRICITY SUB-STATION	<b>52.11</b>



9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	450.00
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	5911.31000
12	ANY OTHER	0
13	OHT	200.00
14	AREA UNDER COMMERCIAL	1760.99
	<b>Total</b>	<b>59109.3028</b>



### 3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HUDA	No
WATER SUPPLY	HUDA	No
ELECTRICITY	UHBVNL	No
SEWAGE DISPOSAL	HUDA	No
STORM WATER DRAINAGE	HUDA	No



**4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:**

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	215.64	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	224.29	YET TO BE PREPARED
3	STORM WATER DRAINAGE	107.52	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	149.92	YET TO BE PREPARED
6	STREET LIGHTING	56.04	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	7.55	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED
15	MAINTENANCE CHARGES	343.70	YET TO BE PREPARED





5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

NA (date)

6. Date of approval of Building Plans

NA (date)



**7. New projects:**

- i) Likely date of starting the construction work **21-07-2021**
- ii) Likely date of completing the project **31-12-2023**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
149.92	26
103.48	1
81.92	1
149.94	4
138.89	1
86.61	1
99.48	1
112.33	1
143.84	1
99.92	34
140.13	1
129.70	1
149.89	16
99.62	1
148.79	1
143.75	7
149.87	32
129.61	7
93.345	2
122.91	1
93.345	2
122.91	1
146.28	8
129.35	1
149.95	11
116.27	20
137.45	4
106.80	12



121.25	11
148.79	1
125.24	9
148.92	1
91.70	11
125.105	1
118.39	10
101.66	1
135.05	3
127.54	4

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0



(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Expenditure to be made in each quarter ( )			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar





**(d) Infrastructure****Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0



**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			32.35	32.35
Water Supply System			33.64	33.64
Sewerage treatment & garbage disposal			22.49	22.49
Electricity Supply System			8.41	8.41
Storm Water Drainage			16.13	16.13
Parks and Playgrounds			1.13	1.13
Clubhouse/community centres			0	0
Shopping area			0	0
Other			0	0
<b>MAINTENANCE CHARGES</b>			<b>51.55</b>	<b>51.55</b>

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	32.35	32.35	43.13	43.13
Water Supply System	33.64	33.64	44.86	44.86
Sewerage treatment & garbage disposal	22.49	22.49	29.98	29.98
Electricity Supply System	8.41	8.41	11.21	11.21
Storm Water Drainage	16.13	16.13	21.50	21.50
Parks and Playgrounds	1.13	1.13	1.51	1.51
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
<b>MAINTENANCE CHARGES</b>	<b>51.55</b>	<b>51.55</b>	<b>68.74</b>	<b>68.74</b>



It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.



**Signature of the Applicant / Authorised Representative**  
**Stamp** \_\_\_\_\_

**Date** 08/07/2021

**FORM REP-I****Part - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address **YES BANK LIMITED**

Bank Account number **010572500000020**

IFSC code **YESB0000105**

MICR code **110532022**

Branch code **0105**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **MR SANTOSH AGARWAL A-407, VASUNDHARA APARTMENT, PLOT NO 16, SECTOR - 6, DWARKA, NEW DELHI - 110075 MR. ASHISH SARIN GP2-8B, GURGAON ONE APARTMENT, MULAHERA, GURGAON, HARYANA - 122015**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **YES**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** 08/07/2021



**FORM REP-I****Part - E****Details of the statutory approvals:****1. Annex copies of the following in Folder E:**

i. Lay out Plan	<b>Yes</b>
ii. Demarcation Plan	<b>No</b>
iii. Zoning Plan	<b>No</b>
iv. Building Plan	<b>No</b>
Site Plan	<b>Yes</b>
Floor Plan	<b>No</b>
Apartment Plans	<b>No</b>
Elevation Section	<b>No</b>
Detail of Permissible FAR	<b>No</b>
Detail of covered area achieved FAR	<b>No</b>



**2. Annex copies of the following in Folder E:**

I. ROADS AND PAVEMENT PLAN	<b>Yes</b>
II. ELECTRICITY SUPPLY PLAN	<b>Yes</b>
III. WATER SUPPLY PLAN	<b>Yes</b>
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	<b>Yes</b>
V. STROM WATER DRAINAGE	<b>Yes</b>
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	<b>Yes</b>
VII. STREET LIGHTING PLAN	<b>Yes</b>
VIII. PARKING PLAN	<b>No</b>



### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LAYOUT PLAN	ALREADY BEEN OBTAINED	25-06-2021

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature \_\_\_\_\_  
 Seal \_\_\_\_\_  
 Date 08/07/2021



**FORM REP-I****Part - F**

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **Yes**  
**(Annex a copy in Folder F)**

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) **Yes**  
**(Annex a copy in Folder F)**

3. Gist of the important provisions of the Draft Agreement  
**(Annex a copy in Folder F)**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the  
Applicant /  
Authorised  
Representative  
Stamp**



**Date**

08/07/2021

## FORM REP-I

Part - G**Projects launched by the promoter in last five years: (No Projects)**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant / Authorised Representative**

**Stamp**

**Date** 08/07/2021



## FORM REP-I

Part - H

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA



SPECIFICATION UNIT WISE		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
<b>5 . TOILET</b>		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
<b>6 . KITCHEN</b>		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA





6.3	CEILING	NA
6.4	COUNTERS	NA
6.5	FIXTURES	NA
6.6	KITCHEN APPLIANCES	NA
<b>7. UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7.1	FLOOR	NA
7.2	WALLS & CEILING	NA
7.3	TOILET	NA
7.4	BALCONY	NA
<b>8. SIT-OUTS</b>		
8.1	FLOOR	NA
8.2	WALLS & CEILING	NA
8.3	RAILINGS	NA
8.4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative  
Stamp

Date 08/07/2021



**List of Uploaded Documents**

Sr. No.	Document Description	Date of Document Upload	View Document
1	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	07-07-2021	<a href="#">View Document</a>
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	07-07-2021	<a href="#">View Document</a>
3	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	07-07-2021	<a href="#">View Document</a>
4	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	07-07-2021	<a href="#">View Document</a>
5	DEMARICATION PLAN	07-07-2021	<a href="#">View Document</a>
6	ZONING PLAN	07-07-2021	<a href="#">View Document</a>
7	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	07-07-2021	<a href="#">View Document</a>
8	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	07-07-2021	<a href="#">View Document</a>
9	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	07-07-2021	<a href="#">View Document</a>
10	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	07-07-2021	<a href="#">View Document</a>
11	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	07-07-2021	<a href="#">View Document</a>
12	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	07-07-2021	<a href="#">View Document</a>

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.





**Signature of the Applicant / Authorised Representative**  
**Stamp** \_\_\_\_\_

**Date** 08/07/2021



हरियाणा HARYANA

43AA 624706

**FORM 'REP-II'**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atul Sharma, Authorised Signatory of Alpha Corp Development Private Limited, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their Board Resolution dated 06/09/2018:

I, Atul Sharma, Authorised Signatory of Alpha Corp Development Private Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Alpha Corp Development Private Limited has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Alpha Corp Development Private Limited is January 2023.
4. That seventy per cent of the amounts realised by Alpha Corp Development Private Limited for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a



*Atul*

scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Alpha Corp Development Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn Alpha Corp Development Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Alpha Corp Development Private Limited shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Alpha Corp Development Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Alpha Corp Development Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Alpha Corp Development Private Limited shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

  
Deponent


#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 26<sup>th</sup> day of December 2018

  
Deponent



  
Parveen Kumar Angrish  
Advocate & Notary  
Sub Tehsil Wazirabad, Sec-56  
Gurgaon (Haryana)

26 DEC 2018



**LAYOUT PLAN FOR GRANT OF LICENSE FOR SETTING UP AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY, 2016 OVER AN AREA MEASURING 2.80 ACRES (AFTER MIGRATION OF AN AREA MEASURING 1.1409 ACRES FROM EXISTING LICENSE NO. 948-955 OF 2006 DATE 15.05.2006 AND 1.6591 ACRES AS FRESH APPLIED LAND IN ADDITION TO AREA MEASURING 11.80625 ACRES UNDER LICENSE NO. 07 OF 2018 DATED 29.01.2018 GRANTED FOR SETTING UP AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY, 2016) TOTTALING 14.60625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BALDI, SECTOR 28 & 29, TEHSIL & DISTRICT KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED AND OTHERS.**

**AREA DETAIL 14.60625 ACRES**

DESCRIPTION	ACRES
EXISTING LICENSED AREA_A	= 11.80625
EXISTING U.D. AREA CONVERTED INTO NEW APPLIED AREA_B	= 1.14090
ADDITIONAL FRESH APPLIED AREA_C	= 1.65910
<b>TOTAL APPLIED AREA 1 = A+B+C</b>	<b>= 14.60625</b>
AREA UNDER ROAD WIDENING_D	= 1.42590
BALANCE AREA_2 = 1-(D)	= 13.18035
50% AREA OF ROAD WIDENING_E = 50%	= 0.71295
TOTAL PLANNED AREA_3 = (2+E)	= 13.89330
<b>NET PLANNED AREA</b>	<b>= 13.89330</b>

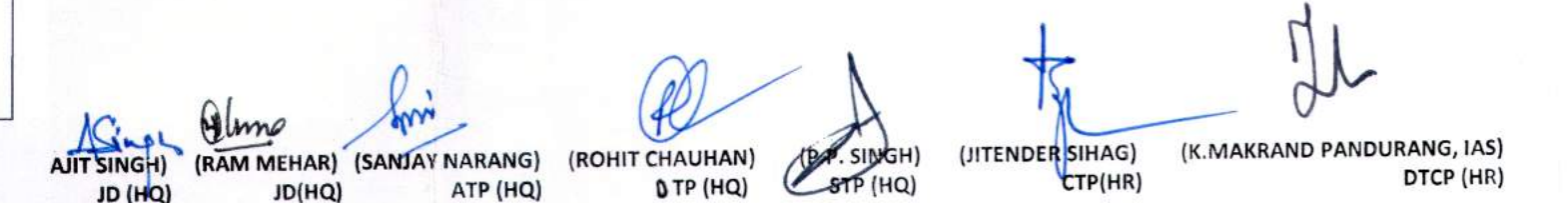
S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	AREA UNDER RESIDENTIAL PLOTS	7.8569	56.551	8.47491	61.0
2.	AREA UNDER COMMERCIAL	0.4832	3.477	0.55573	4.00
3.	<b>TOTAL SALEABLE AREA (1 + 2)</b>	<b>8.3401</b>	<b>60.028</b>	<b>9.03064</b>	<b>65.0</b>
4.	GREEN AREA / OPEN SPACE	1.1076	7.583	1.09546	7.50
5.	COMMUNITY FACILITIES	1.4607	10.00	1.46062	10.0

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.74 X 19.37	149.92	12	1799.04
2	C	AS PER PLAN	138.89	1	138.89
3	C1	AS PER PLAN	86.61	1	86.61
4	C2	AS PER PLAN	99.48	1	99.48
5	C3	AS PER PLAN	112.33	1	112.33
6	C4	AS PER PLAN	143.84	1	143.84
7	D	7.74 X 12.91	99.92	20	1998.40
8	D1	AS PER PLAN	140.13	1	140.13
9	D2	AS PER PLAN	129.70	1	129.70
10	E	7.45 X 20.12	149.89	5	749.45
11	E1	AS PER PLAN	99.62	1	99.62
12	F	8.14 X 17.66	143.75	2	287.50
13	G	7.30 X 20.53	149.87	18	2697.66
14	G3	AS PER PLAN	122.91	1	122.91
15	I	7.08 X 21.18	149.95	6	899.70
16	J	7.00 X 16.61	116.27	20	2325.40
17	J1	8.275 X 16.61	137.45	4	549.80
18	K	6.43 X 16.61	106.80	12	1281.60
19	N	7.00 X 13.10	91.70	11	1008.70
20	N1	9.55 X 13.10	125.105	1	125.105
21	O	6.53 X 18.13	118.39	6	710.34
22	Q	7.00 X 18.22	127.54	4	510.16
23	TOTAL			130	16016.365 SQMT 3.9577 ACRES(50.37%)

to be read with Licence No. 30 of 2021 Dated 23/06/2021. LC-3429-B

This layout plan for site area measuring 14.60625 acres (Drawing No. DTCP-7796 dated 25.06.2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Alpha Corp Development Pvt. Ltd. in the revenue estate of Village Baldi, Sector-28 & 29, Tehsil & District Karnal is hereby approved subject to the following conditions:-

- This layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(i)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


  
 AIT SINGH (JD (HQ)) | IRAM MEHAR (JD(HQ)) | SANJAY NARANG (ATP (HQ)) | ROHIT CHAUHAN (D TP (HQ)) | P. SINGH (S.T.P (HQ)) | JITENDER SHAG (CTP(HR)) | K. MAKRAND PANDURANG, IAS (DTCP (HR))

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.74 X 19.37	149.92	26	3897.92
2	A1	6.50 X 15.92	103.48	1	103.48
3	A2	AS PER PLAN	81.92	1	81.92
4	B	7.00 X 21.42	149.94	4	599.76
5	C	AS PER PLAN	138.89	1	138.89
6	C1	AS PER PLAN	86.61	1	86.61
7	C2	AS PER PLAN	99.48	1	99.48
8	C3	AS PER PLAN	112.33	1	112.33
9	C4	AS PER PLAN	143.84	1	143.84
10	D	7.74 X 12.91	99.92	34	3397.28
11	D1	AS PER PLAN	140.13	1	140.13
12	D2	AS PER PLAN	129.70	1	129.70
13	E	7.45 X 20.12	149.89	16	2398.24
14	E1	AS PER PLAN	99.62	1	99.62
15	E2	AS PER PLAN	148.79	1	148.79
16	F	8.14 X 17.66	143.75	7	1006.25
17	G	7.30 X 20.53	149.87	32	4795.84
18	G1	7.54 X 17.19	129.61	7	907.27
19	G2	7.54 X 12.38	93.345	2	186.69
20	G3	AS PER PLAN	122.91	1	122.91
21	H	6.91 X 21.17	146.28	8	1170.24
22	H1	AS PER PLAN	129.35	1	129.35
23	I	7.08 X 21.18	149.95	11	1649.45
24	J	7.00 X 16.61	116.27	20	2325.40
25	J1	8.275 X 16.61	137.45	4	549.80
26	K	6.43 X 16.61	106.80	12	1281.60
27	L	7.30 X 16.61	121.25	11	1333.75
28	L1	AS PER PLAN	148.79	1	148.79
29	M	7.54 X 16.61	125.24	9	1127.16
30	M1	AS PER PLAN	148.92	1	148.92
31	N	7.00 X 13.10	91.70	11	1008.70
32	N1	9.55 X 13.10	125.105	1	125.105
33	O	6.53 X 18.13	118.39	10	1183.90
34	O1	6.50 X 15.64	101.66	1	101.66
35	P	7.87 X 17.16	135.05	3	405.15
36	Q	7.00 X 18.22	127.54	4	510.16
37	TOTAL			248	31796.085 SQMT 7.8569 ACRES(56.56%)

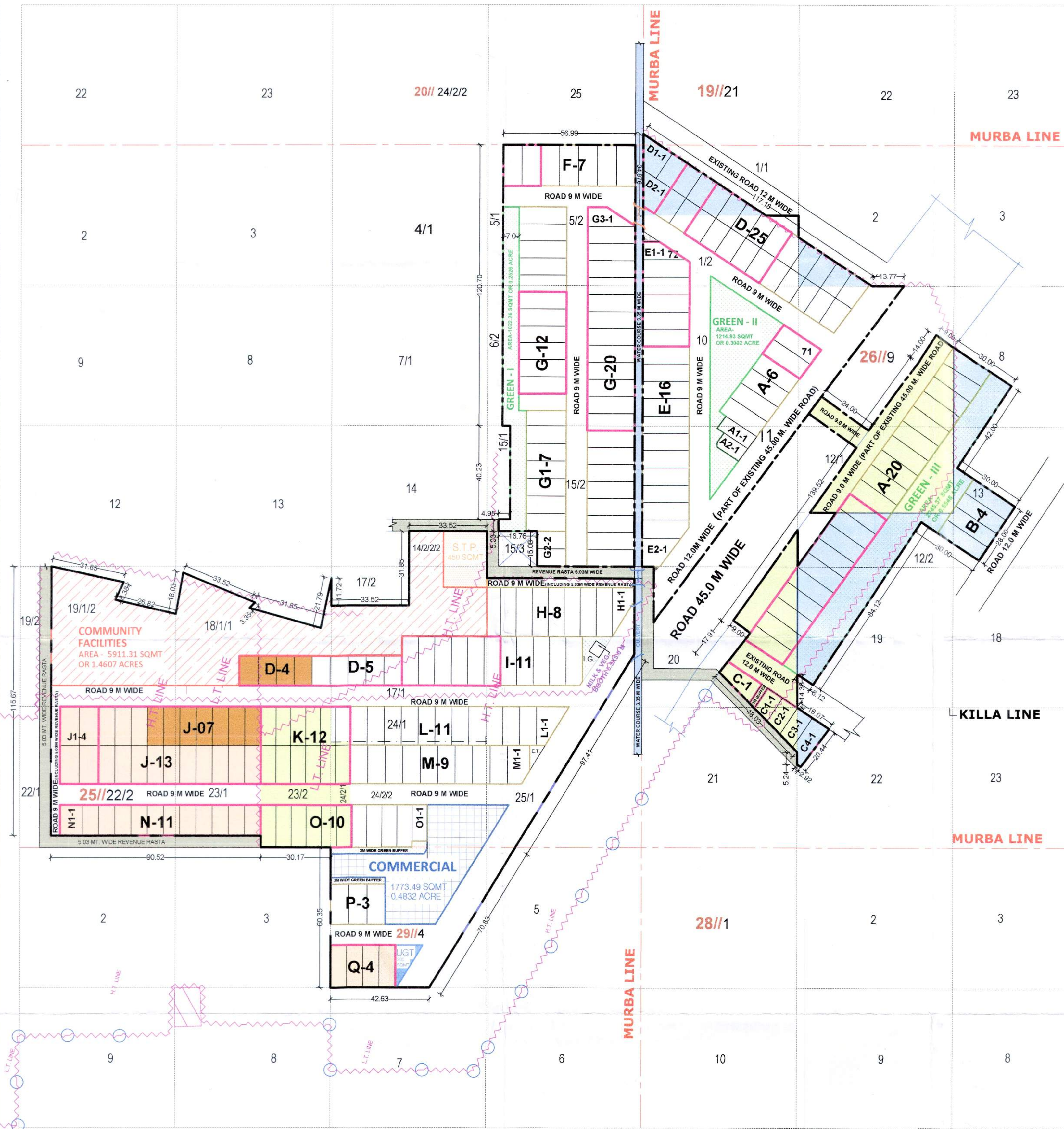
**DETAILS OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FROZEN AS PER POLICY (3.92845 ACRES)**

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.74 X 19.37	149.92	12	1799.04
2	C	AS PER PLAN	138.89	1	138.89
3	C1	AS PER PLAN	86.61	1	86.61
4	C2	AS PER PLAN	99.48	1	99.48
5	C3	AS PER PLAN	112.33	1	112.33
6	C4	AS PER PLAN	143.84	1	143.84
7	D	7.74 X 12.91	99.92	20	1998.40
8	D1	AS PER PLAN	140.13	1	140.13
9	D2	AS PER PLAN	129.70	1	129.70
10	E	7.45 X 20.12	149.89	5	749.45
11	E1	AS PER PLAN	99.62	1	99.62
12	F	8.14 X 17.66	143.75	2	287.50
13	G	7.30 X 20.53	149.87	18	2697.66
14	G3	AS PER PLAN	122.91	1	122.91
15	I	7.08 X 21.18	149.95	6	899.70
16	J	7.00 X 16.61	116.27	20	2325.40
17	J1	8.275 X 16.61	137.45	4	549.80
18	K	6.43 X 16.61	106.80	12	1281.60
19	N	7.00 X 13.10	91.70	11	1008.70
20	N1	9.55 X 13.10	125.105	1	125.105
21	O	6.53 X 18.13	118.39	6	710.34
22	Q	7.00 X 18.22	127.54	4	510.16
23	TOTAL			130	16016.365 SQMT 3.9577 ACRES(50.37%)

**DETAILS OF 15% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE MORTGAGED AS PER POLICY (1.178535 ACRES)**


S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	REMARKS
1	J	7.00 X 16.61	116.27	13	1511.510	ALREADY MORTGAGED AGAINST LIC. NO. 07 OF 2018 DT. 29.01.2018 MORTGAGE DEED EXECUTED
2	J1	8.275 X 16.61	137.45	4	549.800	
3	N	7.00 X 13.10	91.70	11	1008.700	
4	N1	9.55 X 13.10	125.105	1	125.105	
5	Q	7.00 X 18.22	127.54	4	510.160	
1	D	7.74 X 12.91	99.92	4	399.680	AREA OF PLOTS PROPOSED TO BE MORTGAGED AGAINST THIS ADDITIONAL LICENSE OF 2.80 ACRES
2	J	7.00 X 16.61	116.27	7	813.890	
	TOTAL			44	4918.845	15.47%

LAND LEGEND	CODE
TOTAL LICENSED AREA_A	
EXISTING U.D. AREA CONVERTED INTO NEW APPLIED AREA_B	
ADDITIONAL FRESH APPLIED AREA_C	



NOTE- LT LINE SHOWN IN THE LAYOUT SHALL BE RE-ROUTED WITH THE PRIOR APPROVAL OF COMPETENT AUTHORITY.

NORTH




LAYOUT PLAN  
(SCALE-N.T.S.)

SIGNATURE OF APPLICANT



SIGNATURE OF ARCHITECT



LEGEND:

- E.T. = ELECTRIC TRANSFORMER(3X3M)
- UGT = UNDERGROUND WATER TANK
- S.T.P. = SEWAGE TREATMENT PLANT
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- MURBA LINE
- KILLA LINE
- SCHEME BOUNDARY
- L.T. LINE/H.T. LINE
- CULVERT APPROVAL OBTAINED
- CULVERT APPROVAL APPLIED FOR

DENSITY CALCULATION(PPA):-

NUMBER OF PLOTS = 248  
UNITS ALLOWED = 4  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 248 X 4 X 4.5  
= 4464.0 / 13.89330  
= 321.305, SAY 321 PPA

GREEN AREA CALCULATION:-

=GREEN-I + GREEN-II + GREEN-III  
=1022.26 + 1214.93 + 2245.37  
=4482.56 SQMT OR 1.1076 ACRES(7.583%)