



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrrapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.07.2021.

Item No. 142.12

(iii) **Promoter :** Alpha Corp Development Pvt. Ltd.

Project : "Vedanth" an Affordable Residential Plotted Colony under DDJAY to be developed on land measuring 14.60 acres in sector-28 & 29, Karnal.

Temp ID: RERA-PKL-939-2021.

Present: Shri Atul Sharma, representative of the company through Video Conferencing.

1. An application dated 09.07.2021 having Temp ID No. 939 of 2021 has been received vide which promoters M/s Alpha Corp. Development Pvt. Ltd. has requested for the registration of the project of residential plotted colony being developed an 14.60 Acres of land situated in Sectors 28 & 29, Karnal.

2. Out of this application measuring 14.60 acres 11.80 acres has already been registered by the Authority vide Registration No. HRERA-PKL-KNL-81-2018 dated 21.12.2018.

3. On checking the record, the Authority observes that the promoters had filed an application on 29.06.2021 for amendment of their already registered colony by adding 2.80 acres additional land therein. They had also submitted a revised layout plan for the entire colony which has been duly approved by the Town and Country Planning Department. Somehow this application could not come up before the Authority for consideration.

4. Shri Atul Sharma for the promoter/applicant is present through Video Conferencing. Shri Sharma stated that the said colony has not yet been launched for sale. Further, they have mentioned in the revised



application that the completion date is December 2023, whereas, originally they have declared the completion date in January, 2023. He stated that completion date for entire colony will remain unchanged i.e. January, 2023.

5. Following deficiencies have been detected in the application in respect of additional 2.80 acres area: -

- i. In the application, the Promoter has mentioned that he is the owner/ licensee of land where as 4L-7M land is owned by Satish/Deepak. As per the Joint Development Agreement dated 13th Jan'2021 the owners are entitled to 31% of the developed land. The remaining rights have been given to the promoters. However, the Joint Development Agreement between the owner licensees and promoters should be irrevocable.
- ii. The promoters have furnished registered and irrevocable Power of Attorney dated 21st Jan'2021 which is executed by landowners in favour of the applicant promoter however it does not confer rights to sale and execute conveyance deeds.
- iii Registration fee is deficit by Rs. 19,725/-.

6. After consideration, the Authority decides as follows: -

- i) The Authority in principle decides to register the colony for the entire land area measuring 14.61 acres by extending the currently registered colony by 2.80 acres. The Additional Registration Certificate showing the extending portion will be issued.
- ii) The revised layout plan of the colony will substitute the earlier approved layout plan of the colony.
- iii) As a consequence of extension of colony, updated information on additional proforma A to H has to be furnished. The promoters may visit the office of CTP to get opened the website of the Authority and to fill up the additional proforma A to H.



7. Additional Registration Certificate will show the aforesaid additions/alterations submitted by the promoters.

8. Adjourned to 16.08.2021.

True copy


Executive Director,
HRERA, Panchkula



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


26/7/21
LA(Divya)