



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 04.07.2022.**

**Item No. 178.17**

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

**Project : "Alpha Plaza Annex 1" - Commercial Plotted Colony on land measuring 4.286 acres in Village Baldi and Kailash, Sector - 28, Karnal.**

**Temp ID: RERA-PKL-1040-2022**

**Present: Sh. Atul Sharma, representative on behalf of promoters through Video Conferencing.**

1. Examination of balance sheet for the year 2019-2020 reveals that all assets of the project of applicants/promoters have been hypothecated against term loan of Rs. 145.76 crores.
2. Upon further examination of Page 307 of REP-II reveals that respondents have stated that project is free from all encumbrances.
3. Shri Atul Sharma appearing through video conference on behalf of applicant/ promoters states that land of the project is not under encumbrances. In support of his contention, he submitted a copy of latest jamabandi.
4. Authority observes that a representative of the applicant should visit office of Authority on the next date to establish that land of the project is free from encumbrances. Further, as per calculations given below, deficit fee is as under:-



Total area = 4.286 acres

Area transferred to Government = 1.7186 acres

Fee for area transferred to Government:  $1.7186 \times 4047 \times 10 = \text{Rs. } 69,551.74/-$

Fee for area to be developed by promoter:  $2.567 \times 4047 \times 3 \times 30 = \text{Rs. } 9,35,124/-$

Total fee = 10,04,676/-.

Fee already paid by the promoter = 4,55,500/-

5. Adjourned to 18.07.2022.

True copy



Executive Director,  
HRERA, Panchkula

*[Handwritten signature]*  
18/7/22

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

LA (Gaurima)  
Gaurima  
19/7/22