



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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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

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

Project : "Alpha Plaza Annex 2" - Commercial Plotted Colony on land measuring 4.232 acres in Village Baldi and Kailash, Sector - 28, Karnal.

Temp ID: RERA-PKL-1045-2022

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, the deficit fee is as under:-



Total area = 4.232 acres

Area transferred to Government = 1.693 acres

Fee for area transferred to Government: 1.693 X 4047 X 10
= Rs. 68,515.71/-

Fee for area to be developed by promoter: 2.539 X 4047 X 3
X 30 = Rs. 9,24,779.97/-

Total fee = Rs. 9,93,295.68/-
Fee already paid by the promoter = Rs. 4,49,800/-
Deficit fee = Rs. 5,43,495.68/-

5. Adjourned to 18.07.2022.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

[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 (Garima)
[Signature]
19/7/22