



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 06.03.2023.

Item No. 202.14

(ix) **Promoter: Alphacorp Development Pvt. Ltd.**

Project: "Alphacorp Hanu Enclave" - Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - 2016 on land measuring 5.087 acres situated in Village Kailash, Sector-28A, Karnal.

Temp ID: RERA-PKL-1203-2023

Present: Sh. Atul Sharma, Manager, Finance, on behalf of promoters.

1. *The matter pertaining to the registration of an affordable residential plotted colony "Alphacorp Hanu Enclave" to be developed over land measuring 5.087 acres came up for consideration of the Authority on 06.02.2023 when the Authority observed as follows :-*

- i) Specific date of completion is not mentioned in REP II. Only December 2027 is mentioned.*
- ii) Address of the person operating the escrow account is not mentioned in REP I Part D.*
- iii) Reason for enclosing old licenses of the year 2005 to 2011 (from page no. 20 to 50) is not mentioned.*
- iv) Part completion certificate of already granted licences have not been enclosed.*
- v) The company has total borrowings of Rs. 18,254.22 lacs as per balance sheet for the financial year 2021-22. Also, as per MCA website there are open charges of Rs. 469 crores against the company. It needs to be*



verified if the property of the project has been mortgaged against it or not.

2. The promoter vide reply dated 27.12.2027 has complied with the aforesaid observations as follows:-

- i. Fresh REP-II has been submitted with date of completion 27th December, 2027.
- ii. Name and address of the person operating the escrow account has been mentioned as "Mr. Santosh Agarwal, Golf View Corporate Tower, Tower-A, 6th Floor, Golf Course Road, Sector-42, Gurgaon, Haryana - 122002."
- iii. Reason for enclosing old licenses of the year 2005 to 2011 has been stated as to establish that the company is able to execute the project.
- iv. It has been stated by promoter that the financial showing only the outstanding borrowing as on 31st march 2022, however MCA website shows the total charge created on the company. The licensed land is not mortgaged with any bank/financial institution. They have also enclosed the Memorandum of Entry executed with Vistra ITCL (India) Limited showing the total land mortgaged with Yes Bank Limited.

3. Today, during hearing Sh. Atul Sharma, Manager, Finance, on behalf of promoters stated that Part completion certificates admeasuring total licensed area of 226.981 acres has already been submitted and also stated that there are no observations received from the office of DTCP from the date of application till the date of grant of part completion. Such submission has also been placed on record by him after hearing vide letter dated 06.03.2023.

4. Since the promoter has complied with the observations, Authority finds the application fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.201`acres to the Authority



along with deficit fees, if any. Till then, the promoter shall not sell/ dispose of any part/unit of the commercial pocket.

5. Disposed of. File be consigned to record room after issuance of Registration Certificate.



~~at 10:30~~
13/3/23
LA Parul

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.