



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

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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.05.2023.**

**Item No. 213.37**

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

**Project :** "Alpha Atulyam" an Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - 2016 on land measuring 2.85 acres situated in Village Kailash, Sector-28A, Karnal.

**Temp ID :** RERA-PKL-1260-2023

**Present:** Sh. Atul Sharma, Manager, (Finance), on behalf of promoters through VC.

1. During the last hearing held on 15.05.2023, Authority had made the following observations:

- i) In REP 1 Part-B, total land area of project is mentioned as 2.85 acres. However in REP 1 Part-C, in land utilization table, the total area of the project is mentioned as 11533.5225 acres. Therefore, the above needs to be clarified.
- ii) One of the conditions of Licence no. 30 of 2022 i.e., clause no. xxvi mentions "that you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plots". The current status of the access to be provided may be informed.
- iii) As per MCA website there are open charges of about Rs. 470 crores against the company. It needs to be clarified if the land of the project has been mortgaged against the said loan account.
- iv) CA Certificate is not in prescribed format.

2. Vide replies dated 17.05.2023 and 18.05.2023, Promoter has made the following submissions:-



- i. Inadvertently, in Form REP 1 Part-C, the total area of the project was mentioned as 11533.5225 acres, whereas it was 11533.5225 sq. mtrs. which needs to be corrected in the online form.
  - ii. Layout plan of 16.85 acres (including additional area measuring 2.85 acres) showing access to the site upto higher order road as per license condition at clause no. xxvi has been submitted.
  - iii. Non default certificate signed and attested by Chartered Accountant has been submitted certifying that promoter has not defaulted in repayment of loans or any other statutory liability from last five years or since the date of incorporation (whichever is earlier) till the date. Also, there are no loans taken by the firm against the property of the project under consideration till date.
  - iv. CA Certificate in prescribed format has been submitted.
3. The Authority finds the application fit for registration, registration Certificate for same be issued.
  4. Disposed of. File be consigned to record room after issuance of Registration Certificate.



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.

~~all~~  
7/6/23

LA (Parul)