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 30.09.2026.

Item No. 333.03

(vii)	**Promoter:**	**ALPHA CORP DEVELOPMENT LIMITED**
	Project Name:	**"Alpha Jasmine Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.38125 acres (after migration of an area measuring 0.10 acres from licence no. 29 of 2011) situated in the Revenue Estate of Village Tikri, Sector-29, Karnal.**
	Temp Id:	**RERA-PKL-1965-2026.**
	Present:	**Adv. Tarun Ranga on behalf of the promoter.**

1. This application is for registration of real estate project namely "Alpha Jasmine Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.38125 acres situated in the Revenue Estate of Village Tikri, Sector-29, Karnal bearing Licence No.222 of 2025 dated 14.11.2025 valid upto 13.11.2030 granted in favour of Alpha Corp Development Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 25.09.2026:

i. Form REP II is not in order as date of completion is incorrect.
ii. In Form REP-I Part-B, permissible FAR is written as 100 which is incorrect. Also, permissible FAR of commercial area not submitted.
iii. Since the Licence of the proposed project has been granted on 14.11.2025, an affidavit be submitted by the promoter that no plot has been sold the promoter till date in the proposed project.
iv. No Board resolution authorising Sh. Keshav to file RERA registration submitted.
v. Cash inflow statement of the project not submitted.

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vi. In Form REP-I Part-C, Expenditure to be made in Each Quarter not mentioned till the proposed date of Completion.
vii. Latest MCA certificate reflecting the directors of the company be submitted.
viii. Payment plan at CP 443 is not in order.
ix. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant is not submitted (REP I A-H).
x. Non default certificate from a Chartered Accountant is not submitted.
xi. Technical assistance agreement of Chartered Engineer and Architect stating the expertise provided till completion of the project not submitted.
xii. In Form REP I Demarcation Plan and Zoning Plan written as NO.
xiii. Letter of Intent of the License be submitted.
xiv. Whether entry of license has been made in the revenue record or not.
xv. Document at CP 441 is not legible.
xvi. Copy of approved layout plant be submitted so that fee of the proposed project can be calculated.
xvii. An affidavit be submitted by the promoter that he shall maintain the colony for 5 years after the grant of Completion Certificate.
xviii. The pages in the supplementary file dated 17.09.2026 are not numbered.
xix. List of plots coming under the HT Line be submitted.
xx. Permission of the construction of culvert from the concerned department be submitted along with the proof of construction.
xxi. Estimate cost certificate by CA not submitted.

3. Today, Adv. Tarun Ranga appeared on behalf of the promoter and submitted that the reply to the above-said deficiencies has been submitted yesterday. The Authority after consideration directed the office to examine the reply and place it before the Authority on the next date of hearing. Adjourned to **07.10.2026.**

Haryana Real Estate Regulatory Authority
2630
Despatch No.
Date 01/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA OK/RUV

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