



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.10.2026.

Item No. 334.03

- (vi) **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 alongwith fresh area of 6.28125 acres) 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 on 25.09.2026:

- Form REP II is not in order as date of completion is incorrect.
- In Form REP-I Part-B, permissible FAR is written as 100 which is incorrect. Also, permissible FAR of commercial area not submitted.
- 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.
- No Board resolution authorising Sh. Keshav to file RERA registration submitted.
- 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-II).
 - 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. On the last date of hearing, i.e. 30.09.2026, Adv. Tarun Ranga appeared on behalf of the promoter and submitted that the reply to the deficiencies has been submitted yesterday. The Authority directed the office to examine the reply and place it before the Authority on the next date of hearing, i.e., 07.10.2026.
4. The replies submitted on 29.09.2026, 05.10.2026 and 07.10.2026 has been examined & observed all the deficiencies have been removed. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

- i. In compliance of Section 4(2)(1)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

Head of Bank Account	Account No.
100% Master Collection Account	248005001710
70% Separate RERA Account	248005001711
30% Project Account (Misc.)	248005001712
Bank Name & Address- ICICI BANK LIMITED, SCO 6, HSIIDC, INDUSTRIAL AREA, SECTOR 3, GT ROAD, KARNAL, HARYANA 132001. IFSC Code- ICIC0002480	

- None of the above mentioned 3 accounts shall subsequently be changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA



- (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.
- iii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
 - iv. Promoter shall submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.
 - vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - ix. That the promoter shall not sell any part of the commercial site measuring 0.1731 acres unless the building plans of the said site are approved and deficit fee paid, if any.
 - x. The promoter shall construct the culverts within a period of three months & inform to the Authority. Till then following plots shall remain freezed:-

Sr.No	Plot No's
1.	61
2.	62
3.	65
4.	66
5.	67

5. Payment Plan be uploaded on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate. Form REP I be updated online.



True copy

Secretary (Acting),
HREERA, Panchkula

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

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