HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'
[See Rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 222 of 2025 dated 14.11.2025 valid upto 13.11.2030 for setting up of 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) in favour of Alpha Corp Development Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "ALPHA JASMINE ENCLAVE" situated in the revenue estate of Village Tikri, Sector-29, Karnal vide

Registration No. HRERA-PKL-KRL-1000-2026 Dated: 21.10.2026

2. Promoter of the project is Alpha Corp Development Limited, having its registered office at 602, 6th Floor, Tower-J, World Trade Centre, Nauroji Nagar, New Delhi-110029. Promoter is a Limited Company registered with Registrar of Companies, Punjab, with CIN U45201PB2003PLC045680 and having PAN No AAECA5259Q.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in .

4. This Registration is being granted subject to following conditions that the promoter shall:

i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

ii) strictly abide by the declaration made in form REP-II.

iii) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

viii) The date of completion of the project is 13.11.2032. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

I. In compliance of Section 4(2)(l)(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 three 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 allotttees individually or to the association of allottees as the case may be.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

PROJECT: "ALPHA JASMINE ENCLAVE"

PAYMENT PLAN

Sr. No.	Payment Stage	Amount (%age of Sale Price)
1	At the Time of Booking	10%
2	Upon Execution of Builder Buyer Agreement in 30 Days	BBA Will Get Issued
3	Upon completion of Earth Filling Work	10%
4	Upon completion of Sewerage Works	10%
5	Upon completion of Storm Water Line	10%
6	Upon completion of Laying of Water Supply Line	10%
7	Upon completion of Internal Road Works	20%
8	Upon completion of Landscape Works	10%
9	Upon connecting the External Services to Internal Infrastructure	10%
10	On receiving of Completion Certificate & On Offer of Possession	10% + PLC + Possession Charges*

POSSESSION CHARGES

Meter Charges	As per actual

Note: GST shall be extra as applicable

For Alpha Corp Development Ltd.

Authorized Signatory

For Alpha Corp Development Limited

Authorised Signatory