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HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered a part of the residential plotted colony measuring 9.74 Acres which is forming a part of the licensed area measuring 51.74 acres namely "Alpha International City" situated in Village Basti Bhiwan, Sector-4, Distt. Fatehabad vide

Registration No. : HRERA-PKL-FTB -62-2018 Dated: 23.10.2018

1. Particulars of the promoter:

The promoter of the project is Alpha Corp Development Pvt Ltd. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201PB2003PTC045680 having PAN No. AAECA5259Q.

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HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****2. The Directors of the company are:**

a) Ashish Sarin

House No GP-2/8 b, Gurgaon one Apartment, Opp. Maruti
Factory, Sector-22, Molahera (65), Palam Road, Gurugram
Phone No. : 9810129542

b) Anil Kumar Ahuja

House No 240 G/F, Bhera Enclave, Near Market
New Delhi-110087
Phone No. : 7042395197

c) Menika Garg

House No 3F/91, 2nd Floor, Sector-3F, Vaishali I.E., Sahibabad
Ghaziabad-201010, Uttar Pradesh
Phone No. : 9899563320

d) Mamta Dutt

C/o Gaurav Dutt, Palm Drive, Tower-J, 16th Floor, Golf Course
Extension road, Gurugram-122001, Haryana
Phone No. : 9999008987

3. The contact details of the promoter are:

Phone No.- 8800256060

Email- info@alpha-corp.com**4. The promoter has not launched any project during the last five years.**

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****5. Particulars of the project:**

The project will be set up on 9.74-acre land. The land is owned by Alpha Corp Development Pvt Ltd, Upper Basement, Alpha Mall, MBM Farm, GT Road, Sultan Wind Sub Urban, Amritsar, Punjab-143001.

The Town & Country Planning Department, Government of Haryana has issued license No. 90 of 2008 in favour of the land owner Alpha Corp Development Pvt Ltd, which is valid till 11.05.2020.

A part completion certificate in respect of this land measuring 9.74 acres has also been issued vide memo no. LC-1603-PA(B)-2018/13518 dated 03.05.2018.

The detail of plots in the project are as under:

Type of Plots	Plot area (Sq. Mts)	Total No. of Plots approved in the Layout Plan	No. of Plots Booked
B	420	09	05
D	240	18	18
E	145	43	39
Institutional		02	01
Nursing School	837.25 1082.18		
Nursing Home-1			

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6. Details of services and facilities which will be provided inside the project as per approved service plan:

Sr.No.	Name of Facility	Estimated cost (in lacs)
1	Roads and Footpath	532.72
2	Water supply	294.27
3	Storm water drainage	195.70
4	Sewage scheme	195.73
5	Street Lights	67.5
6.	Horticulture	88.02

7. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	HUDA/HIGHWAY AUTHORITY	YES
Water Supply	HUDA	NO
Electricity	DHBVN	YES
Sewage disposal	HUDA	CONSENT TO ESTABLISH
Storm water drainage	HUDA	NO

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8. The total land of the project measuring 9.74 acres will be utilised in the following manner:

Sr.No	Usage	Area of land (sq. yds.)
1	Plots to be sold	19521.72
2	Roads	14784.77
3	Parks and playgrounds	8480.75
4	Green Belts	4372.82
	Total	47160.07

9. Estimated cost of the project is Rs 12.08 cr

i. Cost of Infrastructure and Other Structures-Rs 5 cr

ii. Cost of Land-Rs 2.79 cr

iii. Other Costs including EDC, Taxes, Levies etc- Rs 4.29 cr

10. Current stage of development of the project:

This is an ongoing project. The DTCP has issued part completion certificate in respect of this land measuring 9.74 acres of land vide memo no. LC-1603-PA(B)-2018/13518 dated 03.05.2018.

11. Quarterly schedule of the expenditure of the project upto the date of completion- Completion Certificate already received on 03.05.2018.

12. The following statutory approvals have already been obtained.

i. License is valid upto 11.05.2020

ii. EC & Service Plan Estimate

iii. Part completion certificate was granted by the DTCP on 03.05.2018.

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Name : Mr. Atul Bhatia

Phone No. : 9996542007

14. Financial details: NA

15. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Account Number 381400003738 of bank YES BANK LTD; IFSC Code YESB0000003; MICR code 110532002. The money from the aforesaid account shall be drawn only towards meeting the cost of construction/infrastructure. A statement of the amount drawn from the account along with a certificate of the Registered Engineer / Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

16. This Certificate of Registration is issued subject to the 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

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
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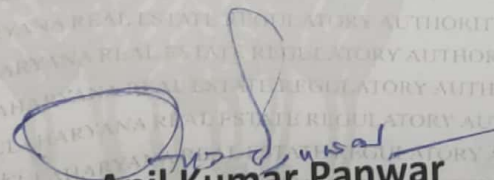
iii) Apart from the price of the plots, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.

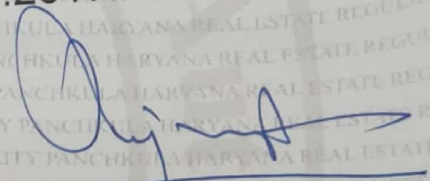
iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman