



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 24.12.2025.

Item No. 308.31

Intimation Regarding Loan Availed Against Project.

Promoter: NV Residency LLP.

Project: "NV City" an Affordable Residential Plotted Colony (under DDJAY, 2016) measuring 18.075 acres situated in the revenue estate of Village Sunari Kalan & Sunari Khurd, Sector 21 E, Rohtak.

Reg. No.: HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.

Temp ID: 1243-2023.

Present: Sh. Vijender Jindal on behalf of promoter

1. The Authority, has registered the project on 17.04.2023.
2. Vide letter 01.08.2025, the promoter has informed that they have availed a loan facility from Aditya Birla Capital Limited in respect of above project. They confirmed that no part of the loan amount or EMI repayment is linked with the 70% designated project development account. The loan proceeds, as well as repayments including EMIs and interest, are handled solely through the promoter's 30% free account in compliance with RERA provisions. This intimation is being made for the sake of transparency and record, and they assured continued adherence to the financial discipline mandated by HRERA. The promoter requested to take this on record and mark Aditya Birla as Lender on the HRERA Portal.
3. Thereafter, the promoter vide letter dated 18.08.2025 was directed to submit reply to the following deficiencies within a period of 2 weeks: -



- a. An NOC from the bank is required that once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, the lender shall release its charge/mortgage on such unit.
- b. Whether the loan amount of ₹ 15 crores taken on 28.07.2025 from Aditya Birla Capital Limited has been deposited in the 70% escrow account. If the same has been deposited, then the bank statement be enclosed.
4. Now, vide reply dated 25.08.2025, the promoter has submitted as under:-
- i. An NOC from the Aditya Birla Capital in which it has been mentioned that they will provide the NOC once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, They will release its charge/mortgage on such unit. Also, if the proposed buyer wishes to obtain the loan from bank on the said unit, they will provide the NOC subject to the condition that all the proceeds will be credited in the collection account.
- It has further been mentioned in the NOC that till date they have released ₹ 6 crore and Balance 9 crore will be deposited after insertion of financier clause in HRERA Portal. They have deposited the amount in 30% account and also will deduct the instalment from 30% account. For this purpose, builder has requested the bank to convert the 30% account as escrow account, so that entire proceeds in 30% account may be deducted towards loan account of Aditya Birla Capital Limited.
- ii. Bank has deposited the amount in 30% account and also EMI will be deducted from 30% account This loan has been availed on mortgage of specific plots and not specific for development of project. Out of ₹ 15 crores only 6 crores have been disbursed by bank in 30% account, copy of bank statement is enclosed herewith in which ₹ 5,87,60,764 has been credited on 08.08.2025 after deducting the processing charges and EMI. They have also filed an application with SBI regarding conversion of 30% account to escrow account with Aditya Birla Capital Limited so that EMI May be deducted by Aditya Birla Capital Limited. It will not affect the 70% account in any way. 70% account will be only used for development of project.
5. The Authority on 03.09.2025 had directed the SBI Bank (SME Branch) Bahadurgarh to clarify as to how the loan amount of ₹ 6 crores has been transferred to the 30% account, since this is a clear violation of the RBI guidelines. Sh. Pawan and Sh. Parveen, representatives of SBI Bank request for some time to file a reply and explain their stand.
6. Vide email dated 01.12.2025, Branch Manager, Sankhol, Bahadurgarh, SBI Bank has informed that the loan amount of 6.00 crores (₹ 5,87,60,764.00/-) transferred by Aditya Birla Capital to the 30% RERA realtor current account 41864853745 was done through cheque no. 319768 via clearing system in which the beneficiary account details was given as follows: "NV RESIDENCY LLP STATE BANK OF INDIA AC NO 41864853745" and neither the customer NV Residency had given them any prior intimation about the above



said transaction nor the Aditya Birla Capital had informed us regarding credit of the loan amount into the 30% RERA realtor current account. However, the bank has taken up this with Aditya Birla Capital and returned the credited amount ₹ 5,87,60,764.00/- back into their account.

7. On the other hand, the promoter vide reply dated 02.12.2025 has informed that they have issued a letter to Aditya Birla Finance Limited that they have not used the funds till date and informed the bank account they can reverse loan amount and intimated their 70% RERA account to Aditya Birla Finance Limited for disbursement.

8. On the last date of hearing Sh. Vijender Jindal appearing on behalf of the promoter informed that they have returned the amount disbursed by Aditya Birla Finance Limited and kept this amount in their suspense account and requested to add the financier in the project so that they may avail the loan amount. He further informed that they will take the disbursement in 70% account and will use the funds for development of the project and will submit a written reply in this regard.

9. In view of the above submissions of Sh. Vijender Jindal, the Authority on the last date of hearing, i.e., 03.12.2025 had decided to take on record the request of the promoter regarding seeking loan from Aditya Birla Finance Limited after a written reply in this regard is submitted by the promoter and the matter was adjourned to 24.12.2025. (Formal orders of the Authority are awaited)

10. The written reply with regard to the above has been submitted by the promoter on 11.12.2025. After consideration, the Authority decides to accede to the request of the promoter to take on record Aditya Birla as Lender. The promoter is directed to comply with the provisions of Section 4 (2) (l) (D) of the RERA Act, 2016. The matter is disposed of.



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.

SIP


21/1/26

LA SHUBHAM

21/1/26
(on behalf of LA Shubham)

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