



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 11.02.2026.

Item No. 313.16

Intimation regarding finalisation of project finance.

Promoter: South West Bliss Private Limited.

Project: "Neoliv Grand Park" - an affordable residential plotted colony (under DDJAY-2016) measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat.

Reg. No.: HRERA-PKL-SNP-698-2025 dated 22.05.2025 valid upto 30.06.2029.

Present: Adv. Tanya Karnwal on behalf of the promoter.

1. The Authority, has registered the subject cited project on 22.05.2025.
2. Earlier, vide letter dated 07.08.2025, the promoter in compliance with condition number (viii) of the Special Condition of the said RERA certificate, has informed that they are currently in discussions with Aditya Birla Capital Limited for availing loan/financial assistance for the above-mentioned project for an amount of upto INR 50 crores (Rupees fifty crores only). The promoter confirmed that upon finalisation of the said arrangement, all instalments of the loan received shall be credited into the designated 70% RERA bank account maintained for the Project, in compliance with the requirement under Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, they will keep the Authority informed once the facility is sanctioned and the sanction documents are executed.
3. The above was considered by the Authority in its meeting held on 26.11.2025, wherein Advocate Tanya appearing on behalf of promoter informed that they have filed application for withdrawal of the above request regarding availing loan from Aditya Birla



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Capital Limited and therefore requested to dispose of the present matter. In view of the same, the application for withdrawal was allowed and present matter was disposed of.

4. Now, vide letter dated 27.01.2026, the promoter has mentioned that earlier intimation letter dated 06.08.2025 stands withdrawn pursuant to the order passed by the Authority in its meeting held on 26.11.2025, and the present intimation is being submitted afresh in compliance with the said condition. In compliance with condition number (viii) of the Special Condition at page 4 of the said RERA certificate, the promoter informed that the terms of the project finance facility with Aditya Birla Capital Limited have now been finalised for an amount of up to INR 50 crores. The security for the said facility shall be:

- a. First & Exclusive charge by way of equitable/registered Mortgage on upto 40 unsold units in project "Neoliv Grand Park" situated at Sector 70, -Sonipat, Haryana, 131023. Developer is South West Bliss Pvt. Ltd.
- b. Subject to provisions of RERA, First and Exclusive charge by way of hypothecation on Project Neoliv Sonipat of sold & unsold receivable of developer Share.
- c. Escrow of all present and future receivables/rentals/other Incomes from the mortgaged property.
- d. ISRA of 3 months' interest on proposed loan.

5. The promoter confirmed that no allotted plots in the Project will be mortgaged, charged, encumbered, or otherwise offered as security for the said facility. The proposed financing arrangement will not adversely affect, prejudice, or impair the rights and interests of the allottees in any manner whatsoever, including their rights under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.

6. They also reaffirmed that all disbursements/instalments received under the said facility shall be credited exclusively into the designated 70% RERA account maintained for the Project, strictly in compliance with Section 4(2)(1)(D) of the Act, 2016. They shall keep the Authority duly informed upon execution of the sanction letter and financing documents and shall submit copies thereof, if so required. They requested the Authority to take the above on record and provide an acknowledgement of this intimation.

7. The Authority is of the view that the loan amount does not seem justified. The project was registered on 22.05.2025 and at that time the promoter had shown sufficient financial strength to execute the project. Justification / reasons (along with audited statement of C.A.,

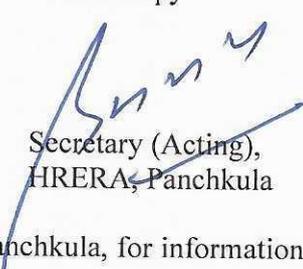


Details of plots sold till date and amount lying in 70% account) may be submitted before the next date of hearing alongwith the proposed terms of such loan. The promoter is also directed to submit a list of 82 unsold plots (as informed by the counsel during the meeting) to be mortgaged for seeking the above loan amount.

8. Adjourned to 29.04.2026.



True copy


Secretary (Acting),
HRERA, Panchkula

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


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STP


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CA-Shubham

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