



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 12.08.2026.

Item No. 329.41

Request to correct carpet area details of the project in online A-H Form.

Promoter: M/s BP Homes Pvt. Ltd.

Project: "Barlerias" a Retirement Group Project (under Retirement Housing Policy dated 04.11.2024) on land measuring 1.562 acres situated in the revenue estate of Kheri Kalan, Sector-85, Faridabad.

Reg. No.: HRERA-PKL-FBD-796-2025 dated 28.11.2025 valid upto 31.12.2030.

Temp ID: RERA-PKL-1791-2025.

1. Vide letter dated 23.02.2025, the promoter informed that a clerical error occurred during the online submission of A-H form (Part-C) of the above-mentioned project. The "Super Area" details were inadvertently entered in the column designated for "Carpet Area" due to manual oversight at their end. To ensure transparency of allottees, the net usable Carpet Area should be disclosed. The current online A-H form of the project on the web portal of the Authority reflects incorrect figures, which may lead to future disputes or legal complications. The correct details of carpet area of the project submitted by the Promoter are:

Type	Carpet area (In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	118.260	92	3
Apartment/Shops/Other Buildings	39.371	3	3
Apartment/Shops/Other Buildings	98.113	2	2
Apartment/Shops/Other Buildings	55.846	2	2
Apartment/Shops/Other Buildings	30.43	1	1
Apartment/Shops/Other Buildings	31.325	2	1
Apartment/Shops/Other Buildings	31.504	1	1
Apartment/Shops/Other Buildings	17.03	1	1
Apartment/Shops/Other Buildings	27.745	2	1



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Apartment/Shops/Other Buildings	26.85	1	1
Apartment/Shops/Other Buildings	25.33	1	1
Apartment/Shops/Other Buildings	26.075	2	1
Apartment/Shops/Other Buildings	26.224	1	1
Apartment/Shops/Other Buildings	12.155	1	1
Apartment/Shops/Other Buildings	23.095	2	1
Apartment/Shops/Other Buildings	23.35	1	1

2. It is pertinent to state that the promoter has informed that there is change in Building Plans of the project.
3. On 22.04.2026, Promoter was directed to submit reply to the following at least one week before the next date of hearing:
 - a. Has there been a revision in the approved building plans approved by DTCP on 28.10.2025.
 - b. Has there been a change in the carpet area of the units allotted by the promoter.
 - c. If there has been a change then written consent of 2/3rd allottees be submitted.
 - d. Is the present carpet area as per the revised building plans.
 - e. If there is a change in Building Plans, the promoter should submit a copy of revised building plans.
4. On 01.07.2026, the Authority observed that no reply has been filed by the Promoter till date. Therefore, last opportunity was granted to the Promoter to comply with the directions of the Authority dated 22.04.2026 at least one week before the next date of hearing.
5. Today, the Authority observes that neither anyone appeared nor any reply filed. The Authority strictly took note of this non compliance on part of the promoter and strictly directed the promoter to submit a reply to the observations of the Authority dated 22.04.2026 failing which request of the promoter shall be rejected. The office is directed to send a copy of this order at the registered address and email of the promoter.
6. Adjourned to 14.10.2026.

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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