HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.09.2026.

Item No. 333.18

Intimation regarding loan availed against mortgage of project.

Promoter: **M/s BP Homes Pvt. Ltd.**

Project: **"BARLERIAS", a retirement housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 1.562 acres situated in the** revenue estate of Village 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 05.08.2026, the promoter has informed that a loan of ₹ 50 Crores have been sanctioned by M/s Aditya Birla Capital Limited against mortgage of the above captioned project along with 86 unsold residential units and 14 unsold commercial units and Flat CL8-01, GF Park 81, Sector-81 measured 500 Sq Yds only for this project. The details of the mortgage property have been enclosed with the letter dated 05.08.2026. Sanction letter of loan issued by the lender is also enclosed.

2. It is further submitted that no part of the loan amount and repayments are transacted through 70% designated account. The loan proceeds as well as repayments including the interest shall be routed through the promoter's 30% free account in compliance of the provisions of RERD Act, 2016.

3. It is requested to take the above on record and mark "M/s Aditya Birla Capital Limited" as Lender of the mortgaged units of the captioned project.

4. Upon examination of the documents, the Authority observes as follows:

   i. Board Resolution in favour of the person who has filed this application not submitted.

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ii. Promoter did obtain prior approval of the Authority before taking the said loan as following special condition was imposed while granting registration certificate of the project:

" *IV. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.*"

Thus, the Promoter has violated condition no. IV of the registration certificate. The Promoter is directed to show cause as to why penalty under Section-61 of the RERD Act, 2016 be not imposed.

iii. Purpose of taking loan be intimated.

5. Adjourned to **25.11.2026.**

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No 2807
Date 19/10/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA Kaka (on leave) STP 19/10

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