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 07.10.2026.

Item No. 334.22

Submission regarding funding availed on project "AVANI EXPERIA" from Aditya Birla Capital Limited and Encumbrance has been created over the project.

Promoter: **Mrida Express City LLP.**
Project: **"Avani Experia", an affordable residential plotted colony (under DDJAY Policy 2016) being developed on land measuring 5.75625 acres situated in the revenue estate of village Rathdhana Sector-33, Sonipat.**
Reg. No.: **HRERA-PKL-SNP-855-2026 dated 20.02.2026 valid upto 04.12.2030.**
Temp ID: **1934-2026.**
Present: **Adv. Rajesh Garg on behalf of promoter.**

1. The Authority on 20.02.2026 had registered the above project.

2. Vide letter dated 24.07.2026, the promoter has submitted that they have taken a loan facility of ₹ 20,00,00,000/- (Rupees Twenty Crore only) from Aditya Birla Capital for the purpose of group **ongoing and upcoming projects**. In this regard, they have submitted this letter to inform regarding the encumbrance of Aditya Birla Capital over the project. They requested to update these details over RERA website.

3. The Authority on the last date of hearing, i.e., 12.08.2026 observed that QPR's have not been filed. The same be uploaded up to date before the next date of hearing. Further, an NOC from the bank be submitted that they will have no objection in execution of sale deed/Conveyance deeds in favour of allottees after 100% consideration of the plots is deposited by the allottee in the master collection account. Further, it should be informed whether the said loan is against the present project land or not.

4. QPRs upto 30.06.2026 have been filed. Today, counsel appearing on behalf of the promoter informed that they are filing NOC from Aditya Birla Capital Limited in the registry of the Authority and requested to record the same. However, the Authority is of the view that

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the promoter cannot take the loan for the purpose of group ongoing and upcoming projects by mortgaging the present project land. Adv. Rajesh appearing on behalf of promoter requested to afford them an opportunity to explain their stand. After consideration, the Authority accede to the request of the promoter and afford them one last opportunity to clarify the above with a direction to file reply on the status of Project as on date, including no. of plots sold, unsold inventory lying in the project, and where the amount of loan has been used by the promoter.

5. Adjourned to **02.12.2026**.

Haryana Real Estate Regulatory Authority
2893
Despatch No.
Date 21/10/26
PANCHKULA

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.

LA SHUBHAM
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