



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 12.11.2025.

Item No. 304.03

(x) Promoter: 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

Temp ID: RERA-PKL-1791-2025

Present: Mr. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "BARLERIAS" bearing Licence No. 22 of 2025 dated 12.03.2025 which is valid upto 11.03.2030 granted by Town and Country Planning Department for setting up a retirement housing project under Retirement Housing Policy dated 04.11.2024 in favour of Amolik Residency LLP. This licence has subsequently been transferred in favour of BP Homes Pvt. Ltd. by the DTCP on 02.07.2025.

2. The application was examined and following observations were conveyed to the promoter on 06.11.2025:

- i. Emails I'd of all the Directors and authorized representative are same.
- ii. Page No. 144 is not legible.
- iii. Whether the entry of licence has been made in revenue records.
- iv. Specifications provided in REP-I (part H) are not specific;
- v. Architect should submit details of the projects executed and the professionals engaged;
- vi. Submit a copy of the Bilateral agreement/ LC-IV executed with the DTCP;
- vii. Payment Plan should include works outside the tower;



viii. Networth Certificate of the company i.e. its financial capacity to develop the project;

3. The promoter vide reply dated 10.11.2025 & 12.11.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- 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.
- v. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

4. The office should made all necessary corrections required in REP I.

5. Disposed of. File be consigned to record room after issuance of registration certificate.



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.

IA-Karunjeet
24/11

STP on leave