



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning had granted License No. 22 of 2025 dated 12.03.2025 valid upto 11.03.2030 for setting up of a retirement housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 1.562 acres, in favour of Amolik Residency LLP. Subsequently the licence was transferred in favour of M/s BP HOMES PVT. LTD. vide order dated 02.07.2025. Based on this transfer of license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "BARLERIAS" having an area measuring 1.562 acres situated in the revenue estate of Village Kheri Kalan, Sector 85, Faridabad vide

Registration No. HRERA-PKL-FBD-796-2025

Dated: 28.11.2025

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2. Promoter and landowner of the project is M/s BP Homes Pvt. Ltd., having its registered office at CL8-01, Ground Floor, Park-81, Sector-81, BPTP, Faridabad, Haryana, 121001. Promoter is a Private Limited Company (having 3 directors i.e., Smt. Isha Marwah, Sh. Anurag Marwah and Sh. Kawal Sikka) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U45400HR2007PTC037089 having PAN No. AADCB2025L.
3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in Form REP-II.
 - iii) apart from the price of the flat/apartment, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.

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- iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2017 and update the same periodically but not later than every quarter, including the information relating to flat/apartment sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flat/apartment.
- ix) the said project shall be completed by 31.12.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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%



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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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman