



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 11.02.2026.

Item No. 313.29

Intimation regarding creation of charge for raising loan on the project.

Promoter: Bhumika Shopping Centre India Private Limited.

Project: "THE ICON" Mix land use colony under TOD Policy-2016 (70% Commercial and 30% Residential) to be developed on land measuring 4.1375 acres (having an FAR of 56864.49 sq mtrs) situated in the revenue estate of Village Mewla Maharajpur, Sector 27 A, Faridabad.

Reg. No.: HRERA-PKL-FBD-793-2025 dated 28.11.2025 valid upto 26.03.2030.

Temp ID: 1835-2025.

Present: Sh. Neeraj Puri on behalf of promoter.

1. The Authority has registered the above project on the condition that the promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project
2. Now, vide letter dated 27.01.2026, the promoter has intimated the Authority that they propose to raise a loan amounting to ₹ 170,00,00,000/- (Rupees One Hundred Seventy Crore Only) by way of creation of charge/mortgage over the project property. The proposed charge shall be created in favour of Aditya Birla Sun Life AMC Limited as security for the financial facilities to be availed by the Promoter from time to time. The said charge shall pertain to the project land/property situated at Mewla Maharajpur, Sector-27A, Faridabad, Haryana, and shall be governed by the terms and conditions contained in the relevant loan and security documents to be executed between the parties. This intimation is being submitted in compliance with the conditions stipulated in the Registration Certificate of the Project,



(12)

particularly Special Conditions - Clause VI, and in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder, for the information and record of the Authority.

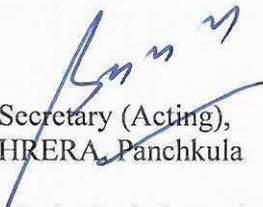
3. In view of the above, the promoter requested the Authority to take the present intimation on record.

4. The reason for availing loan, alongwith the details of units sold/lying with the promoter has not been submitted.

5. After consideration, the Authority is of the view that there is no justification to take this huge amount of loan on a colony area of 4.1375 acres. At the time of registration, the promoter had shown adequate funds and financial capability to execute the project. Therefore the request of the promoter cannot be considered. Rejected. Disposed of.

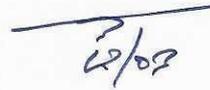


True copy


Secretary (Acting),
HRERA, Panchkula

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


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STP


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CA Shukham

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