



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 41 of 2025 dated 27.03.2025 which is valid upto 26.03.2030 for setting up of 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). Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "The Icon" situated in the revenue estate of Village Mewla Maharajpur, Sector 27 A, Faridabad vide

Registration No. HRERA-PKL-FBD-793-2025

Dated: 28.11.2025

2. Promoter of the project is Bhumika Shopping Centre India Private Limited, having its registered office at 19, Community Centre Second Floor East of Kailash, South Delhi, 110065. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70100DL2019PTC351009 having PAN No AAICB4797N. However, Landowner/licencee is Ambarvan Greens LLP. ✓

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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 shops/apartments, 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.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to shops/apartments 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.

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- 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 shops/apartments.
- ix) the said project shall be completed by 26.03.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- i. Both the promoter and landowner/licencee shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- 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. That following flats/apartments coming to the share of landowner/licencee i.e., Ambarvan Greens LLP having a total saleable carpet area of 102746.95 sq ft. (as agreed to in the Affidavit cum joint undertaking dated 07.11.2025) cannot be put to sale by the promoter, however can be sold by the Landowner.

S. No.	Type	Description	Landowner Units (nos.)
1	Commercial	Lower Ground Floor	95
2		Ground Floor	103
3		First Floor	103
4		Second Floor	126

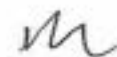


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6		Fourth Floor	14
7		Multiplex	-
Total			546
8	Residential	7th Floor	1
9		8th Floor	1
10		9th Floor	1
11		10th Floor	1
12		11th Floor	1
13		12th Floor	1
14		13th Floor	1
15		14th Floor	1
16		15th Floor	1
17		16th Floor	1
18		17th Floor	1
19		18th Floor	1
20		19th Floor	1
21		20th Floor	1
22		21st Floor	1
23		22nd Floor	1
24		23rd Floor	1
25		24th Floor	1
26		25th Floor	1
27		26th Floor	4
28	27th Floor	4	
Total			27
Grand Total			573

- The complete details of units is annexed herewith as **Annexure A**.
- iv. 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 shops/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating 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 the prior permission of the Authority.

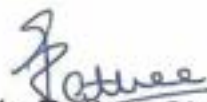


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- v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vii. 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.
- viii. That as per joint undertaking cum affidavit dated 30.09.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- ix. That as per the joint undertaking dated 30.09.2025, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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

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Annexure A

Lower Ground Floor

S.No	SHOP No	Carpet Area (in Sq.mts.)
1	L-1	12.31
2	L-2	12.37
3	L-3	12.77
4	L-4	12.30
5	L-5	11.75
6	L-6	11.230
7	L-7	11.35
8	L-8	8.14
9	L-9	8.57
10	L-10	9.24
12	L-12	13.27
13	L-13	9.59
14	L-14	9.59
15	L-15	9.59
17	L-17	13.28
18	L-18	9.59
19	L-19	12.54
20	L-20	9.51
21	L-21	9.16
22	L-22	15.28
23	L-23	7.09
24	L-24	8.78
25	L-25	11.83
26	L-26	12.50
27	L-27	9.08
28	L-28	9.05
29	L-29	9.24
30	L-30	9.24
31	L-31	8.63
32	L-32	8.63
33	L-33	8.45
34	L-34	8.34
35	L-35	11.41
36	L-36	14.14
37	L-37	9.59
38	L-38	9.59
39	L-39	9.59
40	L-40	9.59
41	L-41	9.59
42	L-42	9.59
43	L-43	8.97



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44	L-44	9.06
45	L-45	14.14
46	L-46	12.44
47	L-47	9.07
48	L-48	8.44
49	L-49	8.68
50	L-50	9.24
51	L-51	9.20
52	L-52	9.20
53	L-53	9.20
54	L-54	5.85
55	L-55	8.41
56	L-56	9.12
57	L-57	7.95
58	L-58	7.95
59	L-59	9.64
60	L-60	8.04
61	L-61	9.75
62	L-62	9.75
63	L-63	9.75
64	L-64	8.74
65	L-65	8.96
66	L-66	10.72
67	L-67	12.90
68	L-68	9.59
69	L-69	9.59
70	L-70	9.52
71	L-71	9.42
72	L-72	13.01
73	L-73	9.92
74	L-74	9.92
75	L-75	9.92
76	L-76	9.92
77	L-77	9.92
78	L-78	9.92
79	L-79	18.26
80	L-80	9.20
81	L-81	9.38
82	L-82	9.59
83	L-83	9.59
84	L-84	8.99
85	L-85	9.59
86	L-86	10.17
87	L-87	9.59
88	L-88	9.59
89	L-89	9.59
90	L-90	9.59
91	L-91	9.59
92	L-92	8.91

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93	L-93	9.23
94	L-94	13.41
96	L-96	14.37
97	L-97	9.94
98	L-98	9.14
	Total	958.92

GROUND FLOOR

S.No	SHOP No	Carpet Area (in Sq.mts.)
1	G-1	8.20
2	G-2	8.58
3	G-3	8.58
4	G-4	8.01
5	G-5	8.58
6	G-6	8.58
7	G-7	7.98
8	G-8	15.43
10	G-10	12.62
11	G-11	9.04
12	G-12	7.34
13	G-13	8.12
14	G-14	9.09
15	G-15	8.68
16	G-16	12.56
17	G-17	9.56
18	G-18	15.02
19	G-19	13.21
20	G-20	7.20
21	G-21	11.25
22	G-22	7.96

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23	G-23	11.18
24	G-24	8.53
25	G-25	8.99
26	G-26	10.68
27	G-27	10.93
28	G-28	10.48
29	G-29	9.95
30	G-30	10.15
31	G-31	7.43
32	G-32	9.51
33	G-33	8.62
34	G-34	8.62
35	G-35	8.62
36	G-36	8.45
37	G-37	5.36
38	G-38	8.05
39	G-39	10.38
40	G-40	10.38
41	G-41	10.38
42	G-42	11.78
43	G-43	7.96
44	G-44	9.79
45	G-45	11.73
46	G-46	10.99
47	G-47	7.97
48	G-48	7.74
49	G-49	8.02
50	G-50	8.29
51	G-51	7.94
52	G-52	7.72
53	G-53	7.58
54	G-54	8.29
55	G-55	8.29
56	G-56	8.29
57	G-57	7.28
58	G-58	8.29
59	G-59	7.57
60	G-60	7.15
61	G-61	7.58
62	G-62	8.29
63	G-63	8.29
64	G-64	7.61

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65	G-65	8.54
66	G-66	8.37
67	G-67	8.37
68	G-68	8.62
69	G-69	9.20
70	G-70	8.42
71	G-71	9.53
72	G-72	9.85
73	G-73	11.86
74	G-74	9.17
75	G-75	9.17
76	G-76	9.39
77	G-77	9.88
78	G-78	11.17
80	G-80	12.00
81	G-81	12.00
82	G-82	12.23
83	G-83	14.01
84	G-84	10.1
85	G-85	10.47
86	G-86	8.58
87	G-87	8.86
88	G-88	8.58
89	G-89	8.58
90	G-90	8.86
91	G-91	8.58
97	G-97	10.1
98	G-98	10.75
99	G-99	8.86
100	G-100	8.86
101	G-101	8.86
102	G-102	8.86
103	G-103	8.86
104	G-104	8.86
111	G-111	9.78
112	G-112	9.39
113	G-113	8.54
114	G-114	8.64
115	G-115	9.39
116	G-116	9.11
Total		959.97

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****FIRST FLOOR**

S.No	SHOP No	Carpet Area (in sq. mtrs.)
1	F-1	14.66
2	F-2	8.63
3	F-3	8.04
4	F-4	8.37
5	F-5	8.37
6	F-6	7.77
7	F-7	8.37
8	F-8	8.52
9	F-9	8.93
10	F-10	8.58
11	F-11	8.58
12	F-12	7.99
13	F-13	8.53
14	F-14	8.58
15	F-15	7.98
16	F-16	16.25
17	F-17	5.73
18	F-18	6.55
19	F-19	6.99
20	F-20	8.15
21	F-21	8.12
22	F-22	8.95
23	F-23	8.68
24	F-24	12.57
25	F-25	10.93
26	F-26	10.49
27	F-27	9.96
28	F-28	10.13
29	F-29	9.56
30	F-30	13.25
31	F-31	7.44
32	F-32	9.52
33	F-33	8.63
34	F-34	8.63

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35	F-35	14.97
36	F-36	15.40
37	F-38	7.20
38	F-39	11.18
39	F-40	8.06
40	F-41	10.38
41	F-42	10.38
42	F-43	10.38
43	F-44	10.60
44	F-45	7.97
45	F-46	11.19
46	F-48	11.77
47	F-49	9.83
48	F-50	8.04
49	F-51	8.11
50	F-52	8.25
51	F-53	7.71
52	F-54	8.00
53	F-55	7.70
54	F-56	11.27
55	F-57	8.27
56	F-58	8.61
57	F-59	8.26
58	F-60	7.84
59	F-61	8.59
60	F-62	8.59
61	F-63	8.75
62	F-64	7.42
63	F-65	7.87
64	F-66	8.59
65	F-67	7.57
66	F-68	8.94
67	F-69	9.81
68	F-70	9.81
69	F-71	9.15
70	F-72	8.98
71	F-73	8.74
72	F-74	8.22

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73	F-75	8.34
74	F-76	10.33
75	F-77	9.69
76	F-78	14.90
77	F-79	8.89
78	F-80	9.01
79	F-81	11.87
80	F-82	9.69
81	F-83	9.69
82	F-84	13.98
83	F-85	8.93
84	F-86	11.12
85	F-87	15.85
86	F-88	9.69
87	F-89	10.50
88	F-90	9.56
89	F-91	11.41
90	F-92	9.69
91	F-93	10.49
92	F-94	9.56
93	F-95	11.40
94	F-96	8.99
95	F-97	8.62
96	F-98	8.85
97	F-99	9.11
98	F-100	9.16
99	F-101	8.38
100	F-102	9.01
101	F-103	9.01
102	F-104	10.26
103	F-104 (A)	9.42
	Total	980.23

Second Floor

S.No	SHOP No	Carpet Area (in sq. mtrs.)
1	S-1	8.94

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2	S-2	8.58
3	S-3	8.58
4	S-4	8.01
5	S-5	8.58
6	S-6	8.58
7	S-7	7.98
8	S-8	16.22
9	S-9	5.73
10	S-10	6.55
11	S-11	7.05
12	S-12	8.15
13	S-13	8.12
14	S-14	8.95
15	S-15	8.68
16	S-16	12.59
17	S-17	10.93
18	S-18	10.49
19	S-19	9.96
20	S-20	10.12
21	S-21	9.56
22	S-22	12.87
23	S-23	15.13
24	S-24	7.44
25	S-25	9.52
26	S-26	8.63
27	S-27	8.63
28	S-28	8.63
29	S-29	9.32
30	S-30	7.67
31	S-31	6.90
32	S-32	6.90
33	S-33	7.05
34	S-34	12.54
35	S-35	10.39
36	S-36	10.38
37	S-37	10.39
38	S-38	10.38
39	S-39	8.06
40	S-40	11.18
41	S-41	7.20
42	S-42	7.97
43	S-43	11.19

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44	S-45	8.16
45	S-46	8.75
46	S-47	18.37
47	S-48	9.07
48	S-49	9.09
49	S-50	9.09
50	S-51	11.33
51	S-52	9.83
52	S-53	8.04
53	S-54	7.71
54	S-55	8.00
55	S-56	7.70
56	S-57	11.27
57	S-58	8.27
58	S-59	8.59
59	S-60	8.25
60	S-61	7.85
61	S-62	8.59
62	S-63	8.59
63	S-64	8.77
64	S-65	7.33
65	S-66	7.73
66	S-67	8.59
67	S-68	7.35
68	S-69	7.24
69	S-70	9.81
70	S-71	9.81
71	S-72	9.13
72	S-73	8.52
73	S-74	8.37
74	S-75	7.77
75	S-76	8.37
76	S-77	8.37
77	S-78	8.04
78	S-79	8.63
79	S-80	14.66
80	S-81	9.16
81	S-82	8.37
82	S-83	9.01
83	S-84	9.01
84	S-85	11.19
85	S-86	8.97

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86	S-87	9.69
87	S-88	9.69
88	S-89	9.69
89	S-90	9.69
90	S-91	9.69
91	S-92	9.00
92	S-93	8.71
93	S-94	14.86
94	S-95	13.98
95	S-96	10.50
96	S-97	10.50
97	S-98	8.62
98	S-99	8.86
99	S-100	9.55
100	S-101	9.55
101	S-102	8.93
102	S-103	8.90
103	S-104	8.22
104	S-105	8.34
105	S-106	9.01
106	S-107	11.12
107	S-108	11.40
108	S-109	12.72
109	S-110	8.00
110	S-111	10.35
111	S-112	11.88
112	S-113	16.32
113	S-114	9.76
114	S-115	9.57
144	S-145	8.96
145	S-146	8.63
146	S-147	7.84
147	S-148	7.84
148	S-149	8.63
149	S-150	8.35
150	S-151	8.35
151	S-152	8.63
152	S-153	8.35
153	S-154	8.35
154	S-155	8.63
155	S-156	7.36
	Total	1,178.49



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THIRD FLOOR

S.No	Type	FEC-1 No	SQ.M.
1	FEC-1	T-1	9.24
2	FEC-1	T-2	6.77
3	FEC-1	T-3	6.77
4	FEC-1	T-4	9.33
5	FEC-1	T-5	15.41
6	FEC-1	T-6	12.57
7	FEC-1	T-7	8.68
8	FEC-1	T-8	8.95
9	FEC-1	T-9	8.45
11	FEC-1	T-11	10.52
12	FEC-1	T-12	10.35
13	FEC-1	T-13	11.03
14	FEC-1	T-14	11.39
15	FEC-1	T-15	10.92
16	FEC-1	T-16	10.92
17	FEC-1	T-17	10.92
18	FEC-1	T-18	10.92
19	FEC-1	T-19	10.52
20	FEC-1	T-20	10.92
21	FEC-1	T-21	10.02
22	FEC-1	T-22	7.98
24	FEC-1	T-24	8.58
26	FEC-1	T-26	7.67
27	FEC-1	T-27	9.32
28	FEC-1	T-28	8.63
29	FEC-1	T-29	8.63
30	FEC-1	T-30	8.63
31	FEC-1	T-31	9.52
32	FEC-1	T-32	7.44
33	FEC-1	T-33	13.25
34	FEC-1	T-34	9.56
35	FEC-1	T-35	8.53
36	FEC-1	T-36	6.90
37	FEC-1	T-37	6.90
38	FEC-1	T-38	15.09
39	FEC-1	T-39	7.99
40	FEC-1	T-40	8.58



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41	FEC-1	T-41	6.75
42	FEC-1	T-42	12.46
43	FEC-1	T-43	10.39
44	FEC-1	T-44	10.38
45	FEC-1	T-45	10.38
46	FEC-1	T-46	10.38
47	FEC-1	T-47	8.06
48	FEC-1	T-48	11.18
49	FEC-1	T-49	7.20
51	FEC-1	T-51	8.58
52	FEC-1	T-52	8.93
53	FEC-1	T-53	11.19
54	FEC-1	T-54	7.97
55	FEC-1	T-55	9.18
56	FEC-1	T-56	9.83
57	FEC-1	T-57	11.33
58	FEC-1	T-58	8.36
59	FEC-1	T-59	8.37
60	FEC-1	T-60	9.07
61	FEC-1	T-61	7.70
62	FEC-1	T-62	8.00
63	FEC-1	T-63	7.71
64	FEC-1	T-64	9.25
65	FEC-1	T-65	8.52
66	FEC-1	T-66	12.07
67	FEC-1	T-67	9.11
68	FEC-1	T-68	8.26
69	FEC-1	T-69	8.61
70	FEC-1	T-70	8.27
71	FEC-1	T-71	11.27
72	FEC-1	T-72	9.88
73	FEC-1	T-73	7.72
74	FEC-1	T-74	9.09
76	FEC-1	T-76	9.95
77	FEC-1	T-77	8.37
80	FEC-1	T-80	8.76
81	FEC-1	T-81	8.59
82	FEC-1	T-82	8.59
83	FEC-1	T-83	7.84
84	FEC-1	T-84	9.95
85	FEC-1	T-85	7.98
88	FEC-1	T-88	7.57



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

89	FEC-1	T-89	8.59
90	FEC-1	T-90	7.87
91	FEC-1	T-91	7.42
92	FEC-1	T-92	9.95
93	FEC-1	T-93	8.21
100	FEC-1	T-100	9.95
101	FEC-1	T-101	8.37
112	FEC-1	T-112	10.15
113	FEC-1	T-113	7.77
115	FEC-1	T-115	9.73
116	FEC-1	T-116	8.37
118	FEC-1	T-118	9.54
119	FEC-1	T-119	8.37
120	FEC-1	T-120	9.54
121	FEC-1	T-121	7.77
124	FEC-1	T-124	9.53
125	FEC-1	T-125	8.37
126	FEC-1	T-126	9.53
127	FEC-1	T-127	8.37
132	FEC-1	T-132	9.71
133	FEC-1	T-133	8.04
134	FEC-1	T-134	8.63
135	FEC-1	T-135	9.40
136	FEC-1	T-136	9.78
168	FEC-1	T-168	9.16
169	FEC-1	T-169	14.66
Total			977.63

FOURTH FLOOR

S.No	SHOP No	SQ.M.
1	FO-029	41.81
2	FO-030	37.96
3	FO-031	39.27
4	FO-032	39.27
5	FO-033	38.66
6	FO-034	37.69
7	FO-035	36.95
8	FO-036	37.98
9	FO-037	37.98
10	FO-038	37.46



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

11	FO-039	38.65
12	FO-040	39.22
13	FO-041	39.22
14	FO-042	38.59
	Total	540.71

Residential Floors

S. No.	Unit Nos.	Carpet area SQ.M.	Balcony Area SQ.M.
1	701	161.05	70.58
2	801	161.05	70.58
3	901	161.05	70.58
4	1001	161.05	70.58
5	1101	161.05	70.58
6	1201	161.05	70.58
7	1301	161.05	70.58
8	1401	161.05	70.58
9	1501	161.05	70.58
10	1601	161.05	70.58
11	1701	161.05	70.58
12	1801	161.05	70.58
13	1901	161.05	70.58
14	2001	161.05	70.58
15	2101	161.05	70.58
16	2201	161.05	70.58
17	2301	161.05	70.58
18	2401	161.05	70.58
19	2501	161.05	70.58
20	2601	98.83	37.95
21	2603	125.08	28.72
22	2604	123.16	28.72
23	2606	97.69	35.84
24	2701	98.83	37.95
25	2703	125.08	28.72
26	2704	123.16	28.72
27	2706	97.69	35.84
Total		3,949.47	1,603.48

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