



**PRAVEEN AGGARWAL &
CO.**

CHARTERED ACCOUNTANTS
23, Bhai Veer Singh Marg
Gole Market, New Delhi-110001

Office : 011-23368424, 011-23526495



Mobile: 9312831911, 9810973757

Email : pkagg123@gmail.com

To,
The Haryana Real Estate Regulatory Authority
Ground Floor, New PWD Rent House
Civil Lines, Gurugram, (Haryana) - 122001

We **Praveen Aggarwal & Co.**, Chartered Accountants having office at 23 Bhai Veer Singh Marg, Gole Market, New Delhi – 110001, hereby certify that based on the Books of accounts, Financials, information, records and explanation provided to us in respect of Project “Destino Central Park” on land area measuring 4.11 Acres situated at Sector 33, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana to be developed by M/s St. Patricks Realty Pvt. Ltd. having registered office at The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram all the financial figures mentioned in Form REP-1 as attached are correct as per the Books of accounts, Financials, information, records and explanation provided to us.

Source of information

The source of information include:

- Books of accounts
- Signed Financials for the FY 2021-22, 2022-23, 2023-24

In addition to the above we have also obtained such other information & explanation, which were considered relevant for the purpose of this certificate.

For Praveen Aggarwal & Co.

Chartered Accountants

FRN: 000044

Rahul Aggarwal



Rahul Aggarwal

Partner

M.No: 501642

UDIN: 25501642BMMIIMS3011

Place: New Delhi

Date: 25.06.2025

Encl as above

FORM 'REP-I' [See rule 3(1)]
<p>To</p> <p style="text-align: center;">The Haryana Real Estate Regulatory Authority Ground Floor, New PWD Rest House Civil Lines, Gurugram, (Haryana) - 122001</p> <p>Sir,</p> <p>[[I/We] hereby apply for the grant of registration of my/our project as per details given below:</p>

A.	(i)	Application for registration	Phase
	(ii)	Name of the phase	DESTINO CENTRAL PARK
	(iii)	Details of licenced area and area applied for registration	
	(a)	Total Licenced area of the project	197.1610 Acre 797882.2547 Sq.mtr.
	(b)	Area applied for registration	4.1100 Acre 16632.5798 sq.mtr.
	(c)	Date of very first license of the project	20-Jun-2014
	(d)	Name of applicant promoter	ST. PATRICKS REALTY PVT. LTD.
	(iv)	Location of the project	
	(a)	Sector/Colony	Sector- 33
	(b)	City/Town/Village/Revenue estate	City- Village Dhunela
	(c)	State	Haryana
	(d)	District	Gurugram
	(v)	Status of the project	New
	(vi)	(a) Nature of the project	Commercial plotted colony
	(b)	Nature of the phase	Commercial



(c)	Total No. of Phases in the Project	6	
(vii)	Planning area (based on development plan)	Sohna development plan 2031 AD	
(viii)	Type of Potential Zone	High II	
(ix)	Web address of the project on the website	Www.centralpark.in	
(x)	Email address for communication regarding project	PRAGYA.SHARAN@CENTRALPARK.IN	
(xi)	Licensing authority	Directorate of Town and Country Planning, Haryana	
(xii)	Whether the area other than applied for registration (leaving the area for which OC obtained prior to RERA and exempted from registration by the Haryana Real Estate (Regulation and Development Rules, 2017)) has been registered (if any)	Yes	
12.1	(a)	Registration no.	95 of 2017
	(b)	Registration Date	28-Aug-2017
	(c)	Valid upto	31-Jan-2027
	(d)	Registered Area	128.4583 Acre 519852.29 Sq.mtr.
12.2	(a)	Registration no.	11 of 2020
	(b)	Registration Date	18-Mar-2020
	(c)	Valid upto	30-Jun-2025
	(d)	Registered Area	20.2250 Acre 81847.67 Sq.mtr.
12.3	(a)	Registration no.	37 of 2022
	(b)	Registration Date	16-May-2022
	(c)	Valid upto	09-Dec-2026
	(d)	Registered Area	41.0770 Acre 166232.72 Sq.mtr.

1	The requisite particulars are as under:-	
(i)	Status of the applicant promoter	Company
(ii)	In case of Company	



NAME OF THE FIRM		DESTINO CENTRAL PARK
(a)	Name	ST. PATRICKS REALTY PVT. LTD.
(b)	Contact Details	
(i)	Address 1	The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018
(ii)	City/Town/Village/Revenue estate	City Sector-48
(iii)	District	Gurugram
(iv)	State	Haryana
(v)	Pincode	122018
(vi)	Phone no.	+91 9871-640-340
(vii)	Email	contact@centralpark.in
(viii)	Fax no.	<p>A PHP Error was encountered Severity: Notice Message: Trying to get property 'fax no' of non-object Filename: commerial polted colony/pAs5 new.php Line Number: 433 Backtrace: File: /home/hareraggm/public html/app1/application/views/reports/phfproject dev/commerical polted colony/pAs5 new.php Line: 433 Function: error handler File: /home/hareraggm/public html/app1/application/views/reports/DPIpdf.php Line: 19 Function: view File: /home/hareraggm/public html/app1/application/core/AIV Controller.php Line: 86 Function: view File: /home/hareraggm/public html/app1/application/controllers/Reports.php Line: 6920 Function: dpiPDF File: /home/hareraggm/public html/app1/index.php Line: 318 Function: require once</p>



(iii) PAN no. of the applicant promoter

A PHP Error was encountered

Severity: Notice

Message: Trying to get property 'pan no' of non-object

Filename:

commerical polted colony/pAs5 new.php

Line Number: 439

Backtrace:

File:

/home/hareraggm/public_html/app1/application/views/reports/phfproject dev/commerical polted colony/pAs5 new.php

Line: 439

Function: error handler

File:

/home/hareraggm/public_html/app1/application/views/reports/DPIpdf.php

Line: 19

Function: view

File:

/home/hareraggm/public_html/app1/application/core/AIV_Controller.php

Line: 86

Function: view

File:

/home/hareraggm/public_html/app1/application/controllers/Reports.php

Line: 6920

Function: dpiPDF

File:

/home/hareraggm/public_html/app1/index.php

Line: 318

Function: require_once



NAME OF THE PHASE	DESTINO CENTRAL PARK
(iv)	<p>A PHP Error was encountered Severity: Notice Message: Trying to get property 'name address' of non-object Filename: commerial polted colony/pAs5 new.php Line Number: 445 Backtrace: File: /home/hareraggm/public html/app1/application/views/reports/phfproject dev/commerical polted colony/pAs5 new.php Line: 445 Function: error handler File: /home/hareraggm/public html/app1/application/views/reports/DPIpdf.php Line: 19 Function: view File: /home/hareraggm/public html/app1/application/core/AIV Controller.php Line: 86 Function: view File: /home/hareraggm/public html/app1/application/controllers/Reports.php Line: 6920 Function: dpiPDF File: /home/hareraggm/public html/app1/index.php Line: 318 Function: require_once</p> <p>Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 will be maintained</p>



(v)	<p>Details of the land on which project is to be developed</p>	<p>A PHP Error was encountered Severity: Notice Message: Trying to get property 'project land' of non-object Filename: commerial polted colony/pAs5 new.php Line Number: 451 Backtrace: File: /home/hareraggm/public html/app1/application/views/reports/phpproject dev/commerical polted colony/pAs5 new.php Line: 451 Function: error handler File: /home/hareraggm/public html/app1/application/views/reports/DPIpdf.php Line: 19 Function: view File: /home/hareraggm/public html/app1/application/core/AIV_Controller.php Line: 86 Function: view File: /home/hareraggm/public html/app1/application/controllers/Reports.php Line: 6920 Function: dpiPDF File: /home/hareraggm/public html/app1/index.php Line: 318 Function: require_once</p>
(vi)	<p>brief details of the projects launched by the Promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.</p>	<p>Information is given in Part-K</p>



NAME OF THE PHASE		DESTINO CENTRAL PARK
(vii)	Agency to take up external development works	<p>A PHP Error was encountered Severity: Notice Message: Trying to get property 'agency external' of non-object Filename: commerical polted colony/pAs5 new.php Line Number: 463 Backtrace: File: /home/hareraggm/public html/app1/application/views/reports/phfproject dev/commerical polted colony/pAs5 new.php Line: 463 Function: error handler File: /home/hareraggm/public html/app1/application/views/reports/DPIpdf.php Line: 19 Function: view File: /home/hareraggm/public html/app1/application/core/AIV Controller.php Line: 86 Function: view File: /home/hareraggm/public html/app1/application/controllers/Reports.php Line: 6920 Function: dpiPDF File: /home/hareraggm/public html/app1/index.php Line: 318 Function: require_once</p>
(viii)	As per sub-rule (2) of rule 3 or through online payment as the case may be(give details of online payment such as date paid, transaction no.etc.)	Information is given in Part-G
2	[I/we] enclose the following documents in triplicate, namely:-	
(i)	Authenticated copy of the PAN card of the promoter	
(ii)	Annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and lost account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years	Annexure Folder-D (Financial Documents)



NAME OF THE PHASE	DEFINO CENTRAL PARK	
(iii)	Authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for change of title with authentication of such title	Annexure Folder-A (Land Documents)
(iv)	Details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of atleast ten years or from the revenue authority not below the rank of tehsildar, as the case may be	Annexure Folder-A (Land Documents)
(v)	Where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed;	Annexure Folder-A (Licence Documents)
(vi)	An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;	Part-B Statutory Approvals
(vii)	The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;	Annexure Folder-C (Various Plans)



NAME OF THE PHASE		DESTINO CENTRAL PARK
(viii)	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;	Part-B Statutory Approvals
(ix)	The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;	Part-A
(x)	Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees;	Annexure Folder-D (Allottee related Documents)
(xi)	The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;	Part-C
(xii)	The number and areas of garage/ parking space for sale in the project	Part-E
(xiii)	The number of open parking areas and the number of covered parking areas available in the real estate project	Part-E
(xiv)	The names and addresses of his real estate agents, if any, for the proposed project	Part-A
(xv)	The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;;	Part-A
(xvi)	A declaration in FORM REP-II.	REP-II
3	[I/We] enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made thereunder, namely.	
4	[I/We] solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.	

Dated: Place:	Yours faithfully, Signature and seal of the applicant(s)
------------------	---

