



**PRAVEEN AGGARWAL & CO.**  
**CHARTERED ACCOUNTANTS**

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

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To  
Chairman  
Haryana Real Estate Regulatory Authority,  
PWD Guest House, Old Railway Rd,  
**Civil Lines, Gurugram**

This certificate has been issued on the basis of Books of accounts, Financials, information, records and explanation provided to us in respect of Project "Central Park Bignonia Towers" on land area measuring 7.35625 Acres situated at Sector 32, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana to be developed by M/s St. Patricks Realty Private Limited (CIN U45200HR2008PTC037964) having registered office at The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram.

We hereby certify that all the financial figures mentioned in Form REP-1 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

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

We trust the above meets your requirements. Please feel free to contact us in case you require any additional information or clarifications.

**For PRAVEEN AGGARWAL & CO.**

Chartered Accountants

FRN: 000044N

**Praveen Kumar Aggarwal - FCA**  
(Partner)

M No.015159

UDIN: 24015159BKAPOK3097



Place: Gurugram

Date: 15.04.2024

**FORM 'REP-I'**  
**[See rule 3(1)]**

To

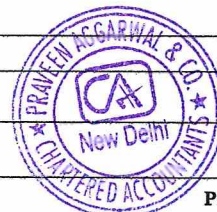
**The Haryana Real Estate Regulatory Authority**  
**Ground Floor, New PWD Rest House**  
**Civil Lines, Gurugram, (Haryana) - 122001**

Sir,

[I/We] hereby apply for the grant of registration of my/our project as per details given below:

A.	(i)	Application for registration		Whole Project
	(ii)	Name of the project		Group Housing Colony
	(iii)	Details of licenced area and area applied for registration		
		(a)	Total Licensed area of the project	7.3563 Acre   29769.8897 Sq.mtr.
		(b)	Area applied for registration	7.3563 acre   29769.8897 sq.mtr.
		(c)	Date of very first license of the project	30-Jun-2023
		(d)	Name of applicant promoter	ST. PATRICKS REALTY PVT LTD
	(iv)	Location of the project		
		(a)	Sector/Colony	Sector- 32
		(b)	City/Town/Village/Revenue estate	Village- Dhunela, Tehsil Sohna
		(c)	State	Haryana
		(d)	District	Gurugram
	(v)	Status of the project		New
	(vi)	Nature of the project		Group Housing
	(vii)	Planning area (based on development plan)		Sohna devlopment plan 2031 AD
	(viii)	Type of Potential Zone		
	(ix)	Web address of the project on the website		Www.centralpark.in
(x)	Email address for communication regarding project		contact@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)		N/A	

1 The requisite particulars are as under:-





(i)	<b>Status of the applicant promoter</b>	Company
(ii)	<b>In case of Company</b>	
(a)	<b>Name</b>	ST. PATRICKS REALTY PVT LTD
(b)	<b>Contact Details</b>	
(i)	<b>Address 1</b>	The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018
(ii)	<b>City/Town/Village/Revenue estate</b>	City Gurugram
(iii)	<b>District</b>	Gurugram
(iv)	<b>State</b>	Haryana
(v)	<b>Pincode</b>	122018
(vi)	<b>Phone no.</b>	+91 9871-640-340
(vii)	<b>Email</b>	contact@centralpark.in
(viii)	<b>Fax no.</b>	-
(iii)	<b>PAN no. of the applicant promoter</b>	AAMCS1877J
(iv)	<b>Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of subsection (2) of section 4 will be maintained</b>	Indusind Bank, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi
(v)	<b>Details of the land on which project is to be developed</b>	7.35625 Acres
(vi)	<b>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.</b>	Information is given in Part-K
(vii)	<b>Agency to take up external development works</b>	HSVP
(viii)	<b>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.)</b>	Information is given in Part-G
2	<b>[I/we] enclose the following documents in triplicate, namely:-</b>	
(i)	<b>Authenticated copy of the PAN card of the promoter</b>	



(ii)	<b>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</b>	Annexure Folder-D (Financial Documents)
(iii)	<b>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</b>	Annexure Folder-A (Land Documents)
(iv)	<b>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 tehshildar, as the case may be</b>	Annexure Folder-A (Land Documents)
(v)	<b>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;</b>	Annexure Folder-A (Licence Documents)





(vi)	<b>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;</b>	Part-B Statutory Approvals
(vii)	<b>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;</b>	Annexure Folder-C (Various Plans)
(viii)	<b>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;</b>	Part-B Statutory Approvals
(ix)	<b>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;</b>	Part-A
(x)	<b>Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees;</b>	Annexure Folder-D (Allottee related Documents)
(xi)	<b>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;</b>	Part-C
(xii)	<b>The number and areas of garage/ parking space for sale in the project</b>	Part-E
(xiii)	<b>The number of open parking areas and the number of covered parking areas available in the real estate project</b>	Part-E
(xiv)	<b>The names and addresses of his real estate agents, if any, for the proposed project</b>	Part-A



NAME OF THE PROJECT	Group Housing Colony
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	(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)
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