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HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016				
S.No	Particulars	Details		
1.	Name of the project	Central Park The Orchard		
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Village – Dhunela, Sector 30, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	St. Patricks Realty Pvt. Ltd., S/Sh. Sher Jang-Sher Mohammed-Wahid Khan-Akbar Ss/O Shri. Chutmal, Sohrab Khan-Yamir Khan-Sharfraz Khan Ss/O Akbar, Inderjeet S/O Tej Bhan, Ishwar Devi W/o Tej Bhan, Ambrose Buildcon Pvt. Ltd.		
7.	Name of the collaborator	M/s St. Patricks Realty Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1158-2022		
11.	License no.	104 of 2021	Valid till 09.12.2026	
12.	Total licensed area	47.759 Acres	Area to be Registered	10.2230 Acres
13.	Projected completion date	30.09.2026		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	10.12.2021	09.12.2026
	ii)	Zoning Plan Approval	10.08.2022	
	iii)	Layout plan Approval	13.12.2021	
	iv)	Building approval plan for residential	12.01.2023	11.01.2025
	v)	Environmental Clearance	19.08.2022	18.08.2032
	vi)	Airport height clearance	N/A	
	viii)	Service plan and estimate approval	16.05.2022	
18.	Fee Details			

	Registration Fee	(2065.7280*2.4*2.4) + (14632.24*2.64*2.64) *10 =₹11,38,793/-
	Processing Fee	(4957.7472+ 38629.1136) *10 =₹4,35,868/-
	Late Fee	N/A
	Total Fee	₹15,74,661/-
19.	DD amount	₹7,59,000/-
	DD no. and date	DD1 – 454518 dated 13.09.2022
	Name of the bank issuing	ICICI Bank, Gurugram
	Deficient amount	₹8,15,661/-
20.	File Status	Date
	File received on	15.09.2022
	Deficiency conveyed on	27.09.2022
	First hearing on	03.10.2022
	First reply submitted on	28.11.2022
	Second reply submitted on	09.01.2023
	Second hearing on	23.01.2023
	Third reply submitted on	23.01.2023
	Case history: -	
	<p>The promoter, i.e., M/s St. Particks Realty Pvt. Ltd. has applied on dated 15.09.2022 for registration of independent registration floors namely “Central Park The Orchard” located at Village – Dhunela, Sector 30, Sohna, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 10.2230 Acres falling in the project area measuring 47.759 Acres pertaining to license 104 of 2021 Dated: 10.12.2021 issued by DTCP in favour of Sher Jang and others in collaboration with M/s St. Patricks Realty Pvt Ltd. The applicant promoter has applied for the registration of 248 independent floors on 76 Plots.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.</p> <p>Proceedings dated 03.10.2022</p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Gulshan Kumar (Asstt. Manager) is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. As neither the building plans of the floors have been approved by the DTCP nor have been submitted to the Authority. The promoter is advised to apply as and when the building plans are approved. The application is returned with the above remarks.</p>	

	The promoter has submitted the application vide dak receipt no.47194 dated 09.01.2023 for requesting to revive the application for next date of hearing as they have submitted the pending building plans. The request was considered by the authority and matter is fixed to 23.01.2023.	
21.	Present compliance status as on 23.01.2023 of deficient documents as observed on last hearing i.e., 03.10.2022	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: - Not Done 2. Corrections marked on the hard copy of online DPI need to be done. Status: - Not Done 3. Approved building plans need to be submitted. Status: - Submitted 4. Plots on which floors are proposed marked on approved layout needs to be submitted. Status: - Submitted 5. Bank undertaking needs to be submitted in original copy. Status: - Submitted 6. Cash flow statement needs to be provided. Status: - Submitted 7. Copy of board resolution for authorizing bank a/c operation needs to be provided. Status: - Submitted 8. Deficit fee ₹8,15,661/- Status: -Submitted 9. No loan affidavit need to be submitted Status: - Submitted 10. CA Certificate for cost incurred and to be incurred need to be submitted Status: - Submitted 11. Miscellaneous cost need to be submitted on accompany letterhead. Status: - Submitted 12. Affidavit regarding no loan amount used in this project need to be submitted. Status: - Submitted 13. Cashflow need to be submitted. Status: - Submitted
22.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week. 2. Corrections in online detailed project information needs to be done. Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.
23.	Recommendation	

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.
It is recommended that the Authority may consider for grant of registration.


Asha
Chartered Accountant

Prachi Singh
Planning Executive
Day and Date of hearing

Monday and 23.01.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.01.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Saurabh Bhardwaj (Manager) and Sh. Gulshan Kumar (AR) are present on behalf of the promoter.

Office to certify that the pre-requisite and deficiencies have been attended by the promoter and found as per requirement.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram