

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू–संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

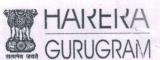
नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Central Park Bignonia Towers **RERA-GRG-1618-2024** Hearing brief for registration of Project u/s 4

S.No	Part	ticulars	Details		
. 1.	Nam	e of the project	Central Park Bign	onia Towers	
2.		e of the promoter	Central Park Bignonia Towers M/s St. Patricks Realty Pvt. Ltd.		
3.		ire of the project	Group Housing Colony		
4.		tion of the project	Sector- 32, Sohna, Gurugram		
5.	Lega	l capacity to act as a		Gurugram	A STATE OF
	-	noter	Repartation Fre		
6.	Nam	e of the license holder	M/s MLT Real Estate Pvt. Ltd., M/s MLT Propmart Pvt. Ltd. and M/ St. Patricks Realty Pvt. Ltd.		
7.	Statu	is of project	New		
8.	Whe appl	ther registration ied for whole	Whole		
	Phase no.		N/A		Strangenetics State
9.	Onlin	ne application ID	RERA-GRG-1618-2024		
10.	Licer	ise no.	136 of 2023 dated 30.06.2023. Valid up to 29.06.2028		
11.	Tota	l licensed area	7.35625 acres	Area to be registered	7.35625 acres
12.	Proje	ected completion date	OC - 29.03.2028		JALANTE ADREATING
			CC – 29.06.2028		
13.	QPR appli	Compliances (if cable)			
14.	4(2)(appli	l)(D) Compliances (if cable)	N/A		
15.	. 4(2)(l)(C) Compliances (if N/A applicable)			in material and	
16.	Status of change of bank account		N/A	nen norden and de Real norden and de	n duolig selere inter
17.	Details of proceedings pending against the project		N/A	Linda sebise b due Sinnia 205 80.22 bs.	na alfalla na sgiroto
18.	RC Conditions Compliances (if applicable)		N/A	le à l'i - un menni	aspine potential sector and
19.	Statu	Statutory approvals either applied for or obtained prior to registration			
	S.No Particulars		Date of approval		Validity upto
5.00	i) License Approval		136 of 2023 dated 30.062023.		29.06.2028

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament मू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project - Central Park Bignonia Towers RERA-GRG-1618-2024

Zoning ApprovalPlan ApprovalBuilding Approvalplan ApprovalEnvironmental ClearanceClearanceAirport clearanceheight clearanceFire approvalscheme approvalService estimate approvalDetailsStration FeeMarket approvalStration FeeMarket approval	DRG. NO. DG,TCP 9363 dated 30.06.2023 ZP-1883/JD(RA)/2024/11906 dated 10.04.2024 Applied on 03.01.2024 PALM/NORTH/B/011724/887370 dated 22.01.2024 FS/2024/625 dated 07.05.2024. LC-5057/JE(SK)/2024/13940 dated 08.05 Residential – 52,675.995 * 1.90 * 10 = Rs 1 Commercial -159.898 * 1.15 * 20 = Rs 3678	the light of the l	
Approval Environmental Clearance Airport height clearance Fire scheme approval Service plan estimate approval Details	10.04.2024 Applied on 03.01.2024 PALM/NORTH/B/011724/887370 dated 22.01.2024 FS/2024/625 dated 07.05.2024. LC-5057/JE(SK)/2024/13940 dated 08.05 Residential – 52,675.995 * 1.90 * 10 = Rs 1	21.01.2032	
ClearanceAirportheightclearanceFireschemeapprovalServiceplanstimateapprovalDetailsstration	PALM/NORTH/B/011724/887370 dated 22.01.2024 FS/2024/625 dated 07.05.2024. LC-5057/JE(SK)/2024/13940 dated 08.05 Residential – 52,675.995 * 1.90 * 10 = Rs 1	5.2024.	
clearanceFireschemeapprovalServiceplanserviceplanandestimateapprovalDetailsstration Fee	dated 22.01.2024 FS/2024/625 dated 07.05.2024. LC-5057/JE(SK)/2024/13940 dated 08.05 Residential – 52,675.995 * 1.90 * 10 = Rs 1	5.2024.	
approval Service plan and estimate approval Details istration Fee	LC-5057/JE(SK)/2024/13940 dated 08.05 Residential – 52,675.995 * 1.90 * 10 = Rs 1	territon of the stand	
estimate approval Details stration Fee	Residential – 52,675.995 * 1.90 * 10 = Rs 1	territon of the stand	
stration Fee	Residential – 52,675.995 * 1.90 * 10 = Rs 1 Commercial -159.898 * 1.15 * 20 = Rs 3678	0.00.0447	
. M/s MLT Progenant Pve	Residential – 52,675.995 * 1.90 * 10 = Rs 1 Commercial -159.898 * 1.15 * 20 = Rs 3678	0.00.0447	
cessing Fee	Total - Rs 10,04,522/-	8/-	
	52,835.894 * 10 = Rs 5,28,359/-		
Fee	N/A		
al Fee	Rs 15,32,881/-		
amount	Rs. 14,80,000/ Rs 53,000/		
no. and date	454871 dated 29.03.2024.		
	454885 dated 08.05.2024.		
ne of the bank issuing	IndusInd Bank		
icient amount	NIL sector and being		
Status	Date		
received on	15.04.2024		
st notice Sent on	07.05.2024		
st hearing on	13.05.2024		
ond hearing on	20.05.2024		
 Case History: The Promoter M/s St. Patricks Realty Pvt. Ltd. who is a Collaborator applied for the registration of real estate group housing colony namely "Central Park Bignonia Towers" located at Sector- 32 Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69696 dated 15.04.2024 and RPIN- 738. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1618-2024. The project area for registration is 7.35625 acres as that of the licensed area i.e., 7.35625 acres granted under License no – 136 of 2023 dated 30.06.2023 which is valid upto 29.06.2028. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/738 dated 07.05.2024 was issued to the promoter with an opportunity of being heard on 13.05.2024. On 13.05.2024, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountart. 			
	et hearing on ond hearing on e History: Promoter M/s St. Patrick estate group housing co ugram under section 4 of eipt no. 69696 dated 15.04 8-2024. The project area es granted under License n application for registration ortunity of being heard of 13.05.2024, Sh. Ashish K	at hearing on13.05.2024ond hearing on20.05.2024e History:Promoter M/s St. Patricks Realty Pvt. Ltd. who is a Collaborator applestate group housing colony namely "Central Park Bignonia Tow ugram under section 4 of the Real Estate (Regulations and Developm eipt no. 69696 dated 15.04.2024 and RPIN- 738. The Temp I.D. of REP - 8-2024. The project area for registration is 7.35625 acres as that of the est granted under License no – 136 of 2023 dated 30.06.2023 which is application for registration of group housing colony was scrutinize to notice no. HARERA/GGM/RPIN/738 dated 07.05.2024 was issued portunity of being heard on 13.05.2024.	

Project - Central Park Bignonia Towers

RERA-GRG-1618-2024

	are present on behalf of the promoter. Reply has been submitted on 08.05.2024 but is yet to be scrutinized. The matter to come up on 20.05.2024. The director/CEO/Project-Incharge of the promoter company and landowner company are directed to be present on the next date of hearing.				
	The promoter has submitted scrutinized and the status of the	d a reply on 06.05.2024, 08.05.2024 and 17.05.2024 which were he documents is mentioned below:			
24.	Present compliance status as on 20.05.2024 of deficiencies conveyed in	1. Deficit Fee - Rs 52,881/ Status: Submitted vide DD no. 454885 dated 08.05.2024			
	last hearing dated 13.05.2024.	 amounting to Rs 53,000/ 2. The annexures in the online application are not uploaded as well 			
	as Name of Project or DPL La	as correction needs to be done in the online (A-H) application. Status: Not Submitted.			
	is suitch with REP 1 (A-H) Lo.	3. Online DPI needs to be corrected. Status: Not Submitted.			
		4. Environment Clearance needs to be submitted.			
	1-II) needs to be revised as its sefect of anyounting its 43,80%	Status: Applied on 03.01.2024, The promoter requested for 30 to 45 days for submission of approval.			
		 Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. 			
	a her De state de la	Status: Submitted. Approved vide no. FS/2024/625 dated 07.05.2024.			
		 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide no. LC- 			
eldan	winning as an mide	5057/JE(SK)/2024/13940 dated 08.05.2024.			
inut a	en, renaptary will take for	 Layout plan superimposed on the demarcation plan needs to be submitted. 			
		Status: Submitted.			
.be	ning of at the partition of the subset	8. Land Title search report after incorporating Bar enrolment number needs to be submitted.			
il Inse	waste istronaut date pools read	Status: Submitted.			
1.44.14	1991-22 and 19 20-22 med	9. Affidavit / NOC for Natural Conservation Zone needs to be submitted.			
		Status: Submitted an affidavit for non-applicability.			
	batimus of us a	10. Pert chart needs to be submitted. Status: Submitted.			
monin	in an parameter of share to	11. Draft Application form needs to be revised. Status: Submitted.			
S. Sugar	1949 bashs. Europhiado des 1965 suita	12. Draft Allotment letter needs to be revised.			
	ant siles it's second and	Status: Submitted.			
0 16	toites sites RERA registration	13. Draft BBA needs to be revised.			
		Status: Submitted.			
wie:1	the aminication are not upload	14. Mining Permission needs to be submitted.			
	estime in the online (A; H) apple surproted	Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.			

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Project - Central Park Bignonia Towers RERA-GRG-1618-2024

		REKA-GKG-1618-2024
	of the ABOLCOBO ac best	15. Draft Brochure needs to be revised after incorporating details of apartment plan and Site plan.
	in the second on the second date of.	
		Status: Submitted.
1.614		16. Updated GST certificate needs to be submitted as mismatch in the details of the Directors.
		Status: Submitted.
		17. Director details mentioned in project proponent & REP 1 A-H
		needs to revise as directors' details are not match with MCA
		website.
		Status: Submitted.
		18. DPI needs to be revise as Name of Project in DPI i.e. Group Housing colony does not match with REP 1 (A-H) i.e. Central
		Park Bignonia Towers.
		Status: Submitted.
		19. Cost of land in REP-1 (A-H) needs to be revised as it includes Conversion Cost & License Fee of amounting Rs 43.80 lakhs & Rs
		144.23 lakhs
		Status: Submitted.
		20. REP II needs to be revised as OC date is not mentioned. Status: Submitted.
		21. Project Report needs to be corrected as details of land cost, cost
		of construction etc. are not mentioned in it.
		Status: Submitted.
		22. Creation of Charge (CHG) Form needs to be submitted. Status: Undertaking Submitted. As per undertaking
154		provided by promoter, company will take loan from financial institution only after RERA registration of the
		project.
		23. Statement of quarterly expenditure needs to be submitted. Status: Submitted.
		24. Independent Auditor Report along with financial statement for
5.1		the FY 2022-23, FY 2021-22 and FY 2020-21 needs to be
		submitted.
		Status: Submitted.
		25. Bank undertaking needs to be submitted.
1000		Status: Submitted.
		26. Loan sanction agreement needs to be submitted as mentioned
		in DPI amounting Rs 27000 lakhs.
		Status: Undertaking Submitted. As per undertaking
	her	provided by promoter, company will take loan from
		financial institution only after RERA registration of the project.
	Remarks	1. The annexures in the online application are not uploaded as well
	The second second second second second second second	
5.		as correction needs to be done in the online (A-H) application.
5. mei	ig permittion before i	 Online DPI needs to be corrected.

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	Project – Central Park Bignonia Towers RERA-GRG-1618-2024
4.	Status: Applied on 03.01.2024, The promoter requested for 30 to 45 days for submission of approval. Mining Permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.

Recommendations:

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 except the corrections in online DPI, corrections in online (A-H) form, Environment Clearance and Mining Permission.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Swuchi ander **Suruchi Pandev Chartered Accountant Planning Executive** Day and Date of hearing Monday and 20.05.2024 Proceeding recorded by H.R.Mehta **PROCEEDINGS OF THE DAY**

Proceedings dated: 20.05.2024.

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

S/Shri Chirag Gehlot, Pragya Sharan, Saurabh Bhardwaj, Anil Gulia and Ashok Kumar are present on behalf of the promoter.

Approved as proposed subject to submission of revised undertaking regarding the approach for the site under consideration, by the promoters and submission of approval of Environment Clearance within four months from the grant of registration certificate and Mining permission before start of construction. The RC shall be issued after correction in A-H and DPI as well as all annexures are uploaded.

(Sanjeev Kumar Arora) Member, HARERA

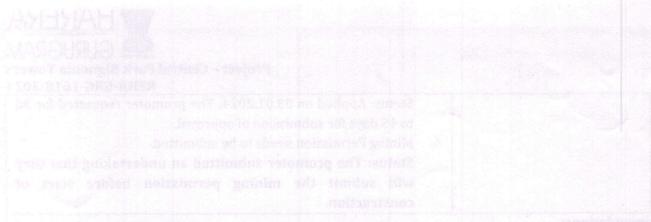
(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar)

Chairman, HARERA

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The application submitted by the perturbative for registration of real excite project under section 4 of the Act of Differs car details given above is complete and all the reducifie documents as required if (a 4 of Act of 2016 and Maryana Rules, 2017 nave been submitted and found to be to redev except the corrections in online 104 pressions is online. (A-10 form, Stavito model Charattee and Status Ferrometer.

t is returning added that the Authority may consider the grant of registration subject to the submission of

Charleted Accountant Day and Date of accoring

PROCEEDINGS OF THE DAY

Frai endrogs (3)(ed: 20.05, 2024

Sh Ashish Rish Parating Electricity and Ms. Socialit Panjay. Characted Accountact bricked about the Davis Oc Ore creat

(751rd Gutag Geldati Pregje Sharan Saurahli Eherdwei, Anii Gelfa leid Ashek famfar are present on beholf ult De promotes

Appropriet is proposed subject to amplification of revised and establing regarding the approach for the site moder consideration, by the proposers and submission of approval of Environment Clearman and the four months from the grant of registration contribute and Miding permission before start of contribution. The CC shall be based after oprection is A-H and DPI as well as follower or are upleaded.

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