

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

S.No	Particulars	Details	
1.	Name of the project	Central Park Bignonia Towers	
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 32, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s MLT Real Estate Pvt. Ltd., M/s MLT Propmart Pvt. Ltd. and M/s St. Patricks Realty Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-1618-2024	
10.	License no.	136 of 2023 dated 30.06.2023.	Valid up to 29.06.2028
11.	Total licensed area	7.35625 acres	Area to be registered 7.35625 acres
12.	Projected completion date	OC - 29.03.2028	
		CC - 29.06.2028	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	136 of 2023 dated 30.06.2023.
			Validity upto 29.06.2028



	ii)	Zoning Approval Plan	DRG. NO. DG,TCP 9363 dated 30.06.2023	
	iii)	Building Approval plan	ZP-1883/JD(RA)/2024/11906 dated 10.04.2024	09.04.2029
	iv)	Environmental Clearance	Applied on 03.01.2024	
	v)	Airport clearance height	PALM/NORTH/B/011724/887370 dated 22.01.2024	21.01.2032
	vi)	Fire approval scheme	FS/2024/625 dated 07.05.2024.	
	vii)	Service plan and estimate approval	LC-5057/JE(SK)/2024/13940 dated 08.05.2024.	
20.	<b>Fee Details</b>			
	Registration Fee		Residential - 52,675.995 * 1.90 * 10 = Rs 10,00,844/- Commercial -159.898 * 1.15 * 20 = Rs 3678/- <b>Total - Rs 10,04,522/-</b>	
	Processing Fee		52,835.894 * 10 = Rs 5,28,359/-	
	Late Fee		N/A	
	Total Fee		<b>Rs 15,32,881/-</b>	
21.	DD amount		Rs. 14,80,000/-. Rs 53,000/-.	
	DD no. and date		454871 dated 29.03.2024. 454885 dated 08.05.2024.	
	Name of the bank issuing		IndusInd Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		15.04.2024	
	First notice Sent on		07.05.2024	
	First hearing on		13.05.2024	
	Second hearing on		20.05.2024	
23.	<b>Case History:</b>			
	<p>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.</p> <p>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.</p> <p><b>On 13.05.2024</b>, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Chirag Gehlot (AR), Ms. Pragya Sharan and Sh. Saurabh Bhardwaj</p>			





	<p>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.</p> <p>The promoter has submitted a reply on 06.05.2024, 08.05.2024 and 17.05.2024 which were scrutinized and the status of the documents is mentioned below:</p>
24.	<p><b>Present compliance status as on 20.05.2024 of deficiencies conveyed in last hearing dated 13.05.2024.</b></p> <ol style="list-style-type: none"><li>1. Deficit Fee - Rs 52,881/-. <b>Status: Submitted vide DD no. 454885 dated 08.05.2024 amounting to Rs 53,000/-.</b></li><li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Not Submitted.</b></li><li>3. Online DPI needs to be corrected. <b>Status: Not Submitted.</b></li><li>4. Environment Clearance needs to be submitted. <b>Status: Applied on 03.01.2024, The promoter requested for 30 to 45 days for submission of approval.</b></li><li>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Submitted. Approved vide no. FS/2024/625 dated 07.05.2024.</b></li><li>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Submitted. Approved vide no. LC-5057/JE(SK)/2024/13940 dated 08.05.2024.</b></li><li>7. Layout plan superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted.</b></li><li>8. Land Title search report after incorporating Bar enrolment number needs to be submitted. <b>Status: Submitted.</b></li><li>9. Affidavit / NOC for Natural Conservation Zone needs to be submitted. <b>Status: Submitted an affidavit for non-applicability.</b></li><li>10. Pert chart needs to be submitted. <b>Status: Submitted.</b></li><li>11. Draft Application form needs to be revised. <b>Status: Submitted.</b></li><li>12. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>13. Draft BBA needs to be revised. <b>Status: Submitted.</b></li><li>14. Mining Permission needs to be submitted. <b>Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.</b></li></ol>





		<p>15. Draft Brochure needs to be revised after incorporating details of apartment plan and Site plan. <b>Status: Submitted.</b></p> <p>16. Updated GST certificate needs to be submitted as mismatch in the details of the Directors. <b>Status: Submitted.</b></p> <p>17. Director details mentioned in project proponent &amp; REP 1 A-H needs to revise as directors' details are not match with MCA website. <b>Status: Submitted.</b></p> <p>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. <b>Status: Submitted.</b></p> <p>19. Cost of land in REP-1 (A-H) needs to be revised as it includes Conversion Cost &amp; License Fee of amounting Rs 43.80 lakhs &amp; Rs 144.23 lakhs <b>Status: Submitted.</b></p> <p>20. REP II needs to be revised as OC date is not mentioned. <b>Status: Submitted.</b></p> <p>21. Project Report needs to be corrected as details of land cost, cost of construction etc. are not mentioned in it. <b>Status: Submitted.</b></p> <p>22. Creation of Charge (CHG) Form needs to be submitted. <b>Status: Undertaking Submitted. As per undertaking provided by promoter, company will take loan from financial institution only after RERA registration of the project.</b></p> <p>23. Statement of quarterly expenditure needs to be submitted. <b>Status: Submitted.</b></p> <p>24. Independent Auditor Report along with financial statement for the FY 2022-23, FY 2021-22 and FY 2020-21 needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Bank undertaking needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Loan sanction agreement needs to be submitted as mentioned in DPI amounting Rs 27000 lakhs. <b>Status: Undertaking Submitted. As per undertaking provided by promoter, company will take loan from financial institution only after RERA registration of the project.</b></p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p>

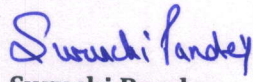


		<p>Status: Applied on 03.01.2024, The promoter requested for 30 to 45 days for submission of approval.</p> <p>4. Mining Permission needs to be submitted.</p> <p><b>Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.</b></p>
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**Recommendations:**

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.



**Suruchi Pandey**  
**Chartered Accountant**



**Ashish Kush**  
**Planning Executive**

<b>Day and Date of hearing</b>	Monday and 20.05.2024
<b>Proceeding recorded by</b>	H.R.Mehta

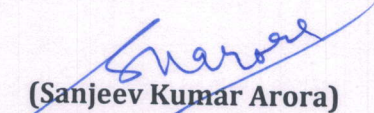
**PROCEEDINGS OF THE DAY**

Proceedings dated: 20.05.2024.

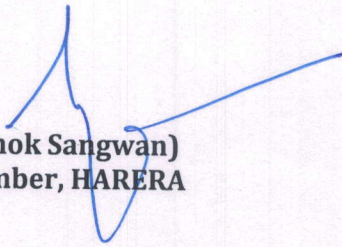
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

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

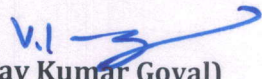
Approved as proposed subject to submission of revised undertaking regarding the approach for the site under consideration, by the promoters and submission of approval of Environment Clearance within four months from the grant of registration certificate and Mining permission before start of construction.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



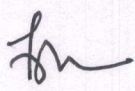
**(Sanjeev Kumar Arora)**  
**Member, HARERA**



**(Ashok Sangwan)**  
**Member, HARERA**



**(Vijay Kumar Goyal)**  
**Member, HARERA**



**(Arun Kumar)**  
**Chairman, HARERA**



