

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

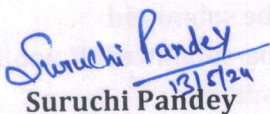
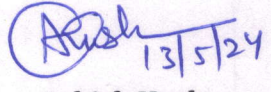
S.No	Particulars	Details	
1.	Name of the project	Central Park Bignonia Towers	
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 32, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name 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	REP-II needs to be revised.	
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
			Validity upto
	i)	License Approval	136 of 2023 dated 30.06.2023.
			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	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	<b>Fee Details</b>			
	<b>Registration Fee</b>		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>	
	<b>Processing Fee</b>		52,835.894 * 10 = Rs 5,28,359/-	
	<b>Late Fee</b>		N/A	
	<b>Total Fee</b>		<b>Rs 15,32,881/-</b>	
21.	<b>DD amount</b>		Rs. 14,80,000/-	
	<b>DD no. and date</b>		454871 dated 29.03.2024.	
	<b>Name of the bank issuing</b>		IndusInd Bank	
	<b>Deficient amount</b>		Rs 52,881/-	
22.	<b>File Status</b>		<b>Date</b>	
	<b>File received on</b>		15.04.2024	
	<b>First notice Sent on</b>		07.05.2024	
	<b>First hearing on</b>		13.05.2024	
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>The promoter has submitted a reply on 08.05.2024 and which needs to be scrutinized.</p> <p>The status of the documents is mentioned below:</p>			
24.	<b>Present compliance status as on 13.05.2024 of deficiencies conveyed</b>		1. Deficit Fee - Rs 52,881/-.	

<p>through notice dated 07.05.2024.</p>	<ol style="list-style-type: none"> <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.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Environment Clearance needs to be submitted.</li> <li>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>7. Layout plan superimposed on the demarcation plan needs to be submitted.</li> <li>8. Land Title search report after incorporating Bar enrolment number needs to be submitted.</li> <li>9. Affidavit / NOC for Natural Conservation Zone needs to be submitted.</li> <li>10. Pert chart needs to be submitted.</li> <li>11. Draft Application form needs to be revised.</li> <li>12. Draft Allotment letter needs to be revised.</li> <li>13. Draft BBA needs to be revised.</li> <li>14. Mining Permission needs to be submitted.</li> <li>15. Draft Brochure needs to be revised after incorporating details of apartment plan and Site plan.</li> <li>16. Updated GST certificate needs to be submitted as mismatch in the details of the Directors.</li> <li>17. Director details mentioned in project proponent &amp; REP 1 A-H needs to revise as directors' details are not match with MCA website.</li> <li>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.</li> <li>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</li> <li>20. REP II needs to be revised as OC date is not mentioned.</li> <li>21. Project Report needs to be corrected as details of land cost, cost of construction etc. are not mentioned in it.</li> <li>22. Creation of Charge (CHG) Form needs to be submitted.</li> <li>23. Statement of quarterly expenditure needs to be submitted.</li> <li>24. Independent Auditor Report along with financial statement for the FY 2022-23, FY 2021-22 and FY 2020-21 needs to be submitted.</li> <li>25. Bank undertaking needs to be submitted.</li> <li>26. Loan sanction agreement needs to be submitted as mentioned in DPI amounting Rs 27000 lakhs.</li> </ol>
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25.	Remarks	The promoter has submitted a reply on 08.05.2024 and which needs to be scrutinized.
 <b>Suruchi Pandey</b> Chartered Accountant 13/5/24		 <b>Ashish Kush</b> Planning Executive 13/5/24
<b>Day and Date of hearing</b>		Monday and 13.05.2024
<b>Proceeding recorded by</b>		Ram Niwas

**PROCEEDINGS OF THE DAY**

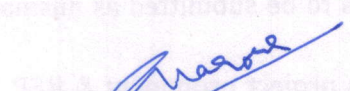
Proceedings dated: 13.05.2024.

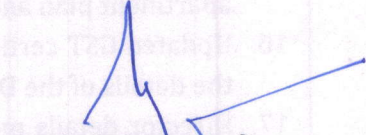
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.


Sh. Chirag Gehlot (AR), Ms. Pragya Sharan and Sh. Saurabh Bhardwaj are present on behalf of the promoter. Reply has been submitted on 08.05.2024 but is yet to be scrutinized.

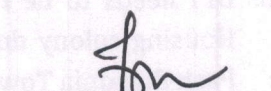
The matter to come up on 20.05.2024.

The director/CEO/Project-Incharge of the promoter company and landowner company are directed to be present on the next date of hearing.

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

  
**(Ashok Sangwan)**  
 Member, HARERA

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

  
**(Arun Kumar)**  
 Chairman, HARERA