

Hearing brief for project registration u/s 4

S.No.	Particulars	Details			
1.	Name of the project	The Selene Tower			
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.			
3.	Nature of the project	Commercial Colony			
4.	Location of the project	Sector-32, Sohna, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	M/s MLT Propmart Pvt. Ltd.			
7.	Status of project	New			
8.	Whether registration applied for whole/phase	Whole Project			
9.	Completion date as mentioned in REP-II	OC: 15.05.2030 CC: 30.06.2030			
10.	Online application ID	RERA-GRG-PROJ-1946-2025			
11.	License no.	163 of 2023 dated 17.08.2023		valid upto 16.08.2028	
12.	Total licensed area	3.818 acres	Area to be registered	3.818 acres (15450.896 sqm)	
13.	QPR Compliances	Not applicable			
14.	4(2)(I)(D) Compliances	Not applicable			
15.	4(2)(I)(C) Compliances	Not applicable			
16.	Status of change of bank account (if applicable)	Not applicable			
17.	Details of proceedings pending against the project	Not applicable			
18.	RC Conditions Compliances	Not applicable			
19.	Number of Towers	G+26			
20.	Number of units	38 shops and 353 units			
21.	Total Project cost	Rs 649.45 Cr			
22.	Project expenditure so far	Rs 33.65 Cr			
23.	Estimated expenditure for completion so far	Rs 615.79 Cr			
24.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity up to
	i)	License Approval	163 of 2023 dated 17.08.2023		valid upto 16.08.2028
	ii)	Zoning Plan Approval	DRG No. DG, TCP 9491 dated 18.08.2023		
	iii)	Building plan Approval	Memo no. ZP-2048/JD(RA)/2025/14411 dated 22.04.2025		21.04.2030
	iv)	Environmental Clearance	Not submitted (Applied on 24.01.2025)		
	v)	Fire scheme approval	Memo no. FS/2025/728 dated 28.05.2025		



	vi)	Airport clearance height	Not submitted
	vii)	Service plan and estimate approval	Memo no. LC-5068/JE(SK)/2025/20365 dated 30.05.2025
	viii)	Electrical load availability connection	Memo no. Ch-67/ Drg. -26B dated 04.12.2024
25.	Fee details		
	Registration fee		Commercial: 29356.703 * 1.90* 20 = Rs 11,15,555/-
	Processing fee		29356.703 * 10 = Rs 2,93,567/-
	Late fee		Not applicable
	Total		Rs 14,09,122/-
26.	DD amount		Rs 13,58,500/-
	DD no. and date		015554 dated 29.04.2025
	Name of the bank issuing		IndusInd Bank
	Deficient amount		Rs 50,622/-
27.	File Status		Date
	File received on		07.05.2025
	First notice Sent on		21.05.2025
	1st hearing on		02.06.2025
	2nd hearing on		09.06.2025
23.	<p>Case History: -</p> <p>The Promoter M/s St. Patricks Realty Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial project namely "The Selene Tower" located at Sector-32, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91061 dated 07.05.2025 and RPIN-907. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1946-2025. The project area for registration is 3.818 acres vide License no –163 of 2023 dated 17.08.2023 valid upto 16.08.2028.</p> <p>The application for registration of commercial project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/907 dated 07.05.2025 was issued to the promoter with an opportunity of being heard on 02.06.2025.</p> <p>On 02.06.2025, The matter is adjourned and to come up on 09.06.2025.</p> <p>The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 24.05.2025 namely Punjab Kesari, The Tribune & Hindustan Times. Whereas, no objection has been received till 06.06.2025.</p> <p>As per the directions of the authority, the PE and CA conducted a site visit on 04.06.2025. The site is located within the project 'Central Park Flower Valley,' a residential plotted colony registered with the authority vide RC No. 11 of 2020. The site is well connected via a 12-meter-wide road. At present, the site consists of barren land, and levelling of the site is in progress.</p> <p>Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments, who have stated that Sohna has not yet been acquired and that master services will be planned accordingly.</p> <p>Regarding the water supply, the promoter is purchasing 500 KLD from GMDA. For sewerage, STP has been constructed on-site. For stormwater drainage, rainwater pits have been created, and the collected water is being used for landscaping.</p>		



The promoter has submitted an undertaking stating that the promoter has not advertised, marketed booked, or sold any unit falling under the project. The status of the documents is mentioned below:		
24.	Present compliance status as on 09.06.2025 of deficient documents conveyed vide deficiency notice dated 21.05.2025	<ol style="list-style-type: none">1. Deficit fee of Rs 50,622/- needs to be submitted. Status: Not submitted, and promoter stated that in case of group housing/ commercial the rates would be proportionately higher for higher FAR achieved. The fee is calculated on the basis of maximum permissible FAR instead of achieved FAR.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised.3. Online DPI needs to be corrected. Status: Submitted, but needs to be revised.4. In collaboration agreement having registration no. 10792 dated 18.01.2023, it is observed that there is area sharing between a collaborator and a land owner. Whereas, the promoter is submitting an application regarding sharing model stating that there is revenue sharing now inspite of area sharing. Accordingly, the same needs to be clarified. Status: Undertaking submitted, stating that landowner and developer have mutually agreed to share 20% of revenue instead of area sharing.5. Project report along with brochure of current project and project photos needs to be revised. Status: Submitted6. Aks-shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted7. Environment clearance needs to be submitted. Status: Applied on 24.01.20258. Airport height clearance needs to be submitted. Status: Not submitted9. Approved Service Plans & Estimates needs to be submitted. Status: Submitted10. Fire scheme approval needs to be submitted. Status: Submitted11. Demarcation plan needs to be submitted. Status: Submitted12. Approval NOCs from various agencies for connecting external services like Water supply, Sewerage connection, Storm water drainage and road access needs to be submitted. Status: Except road access permission all the assurances has been submitted and for road access permission undertaking has been submitted by the promoter stating that the company has given approach to the applied site from own license granted residential plotted colony. Further, the company will not change or revise the planning of the roads through which approach to the applied site has been given by the company.



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| | <p>13. Information to revenue department needs to be submitted.
Status: Submitted</p> <p>14. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be revised.
Status: Submitted</p> <p>15. The layout plan superimposed on the demarcation plan needs to be submitted.
Status: Submitted</p> <p>16. PERT Chart specifying date of completion needs to be submitted.
Status: Submitted</p> <p>17. Mining permission needs to be submitted.
Status: Not submitted, and promoter stated that due to unavailability of EC, mining permission could not be issued by the concerned department.</p> <p>18. Draft allottee document i.e. application form needs to be revised.
Status: Submitted</p> <p>19. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format.
Status: Submitted</p> <p>20. Draft brochure needs to be revised and advertisement needs to be submitted.
Status: Submitted</p> <p>21. It is observed that while scrutiny of the application in letter head of the company promoter is using name of the "Central Park" which needs to be clarified.
Status: It is submitted that 'Central Park' is the registered brand name of the company. Accordingly, an NOC has been submitted by M/s Central Park Estates Pvt. Ltd., stating that the trademark 'Central Park' is permitted for non-exclusive use, in conjunction with any other device, by St. Patricks Realty Pvt. Ltd., a sister concern, in the proposed commercial colony.</p> <p>22. Land cost needs to be clarified according to area apply for registration.
Status: Submitted</p> <p>23. NOC from lender needs to be provided.
Status: No loan has been taken on the project till date. Hence, no requirement of NOC from lender.</p> <p>24. Board resolution for operation of bank account needs to be revised.
Status: Submitted</p> <p>25. Annual balance sheet for the financial year 2023-24 needs to be submitted.
Status: Submitted</p> <p>26. Original bank undertaking needs to be submitted along with details of free Account.
Status: Submitted</p> <p>27. Affidavit regarding arrangement with the bank for separate bank account needs to be revised as total cost not match with DPI.
Status: Submitted</p> <p>28. Cash flow statement needs to be provided.</p> |
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	<p>Status: Submitted</p> <p>29. KYC of Authorized person (Shanjit Bakshi, Shiv Bakshi and Pankaj Jain) to operate bank account needs to be submitted.</p> <p>Status: Submitted</p> <p>30. Quarterly statement of expenditure and sources needs to be provided.</p> <p>Status: Submitted</p> <p>31. Latest CA certificate for net worth needs to be provided.</p> <p>Status: Submitted</p> <p>32. Copy of paid challan of EDC and IDC needs to be provided.</p> <p>Status: Submitted</p> <p>33. CA certificate regarding expenditure incurred and to be incurred needs to be submitted.</p> <p>Status: Submitted</p> <p>34. CA certificate for non-default needs to be submitted.</p> <p>Status: Submitted</p> <p>35. CHG form needs to be submitted.</p> <p>Status: No loan has been taken on the project till date. Hence, no requirement of CHG form required.</p> <p>36. Loan sanction, disbursement and repayment schedule needs to be submitted.</p> <p>Status: No loan has been taken on the project till date. Hence, no requirement of Loan sanction, disbursement and repayment schedule is required.</p>	
Remarks		<p>1. Deficit fee of Rs 50,622/- needs to be submitted.</p> <p>Status: Not submitted, and promoter stated that in case of group housing/ commercial the rates would be proportionately higher for higher FAR achieved. The fee is calculated on the basis of maximum permissible FAR instead of achieved FAR.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. In collaboration agreement having registration no. 10792 dated 18.01.2023, it is observed that there is area sharing between a collaborator and a land owner. Whereas, the promoter is submitting an application regarding sharing model stating that there is revenue sharing now inspite of area sharing. Accordingly, the same needs to be clarified.</p> <p>Status: Undertaking submitted, stating that landowner and developer have mutually agreed to share 20% of revenue instead of area sharing.</p> <p>5. Environment clearance needs to be submitted.</p> <p>6. Airport height clearance needs to be submitted.</p> <p>7. Approval NOCs from various agencies for connecting external services like Water supply, Sewerage connection, Storm water drainage and road access needs to be submitted.</p> <p>Status: Except road access permission all the assurances have been submitted and for road access permission undertaking has been submitted by the promoter stating that the company</p>



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The Selene Tower

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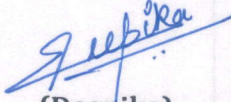
has given approach to the applied site from own license granted residential plotted colony. Further, the company will not change or revise the planning of the roads through which approach to the applied site has been given by the company.

8. Mining permission needs to be submitted.

Status: Not submitted, and promoter stated that due to unavailability of EC, mining permission could not be issued by the concerned department.


(Asha)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing

Monday and 09.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.06.2025


Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Saurabh Bhardwaj (Sr. Manager), Ms. Pragya (Manager) are present on behalf of the promoter.

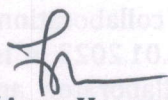
Meanwhile, the project site was visited on 04.06.2025 by the concerned Planning Executive (PE), and it was observed that the commercial colony is well connected with a 12-meter-wide road.

Further, the AR states that the deficit fee is being deposited today and further the registered addendum to the collaboration agreement changing the area sharing model to revenue sharing model shall also be submitted within four days along with other deficit documents.

The matter to come up on 16.06.2025.

(on leave)
(Ashok Sangwan)
Member, HARERA

V.1 
(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA