

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Destino Central Park
RERA-GRG-PROJ-1945-2025

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Destino Central Park
2.	Name of the promoter	M/s St. Patricks Reality Pvt. Ltd.
3.	Nature of the project	Commercial SCO (Distinct Commercial Component)
4.	Location of the project	Sector-33, Sohna, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	M/s St. Patricks Reality Pvt. Ltd., Sh. Chandi Ram-Pratap Singh, Sh. Dharampal- Jagan Singh, Sh. Arun-Tarun, Smt. Shakuntla Devi, Smt. Premwati & others
7.	Status of project	New
8.	Whether registration applied for whole/phase	Whole
9.	Completion date as mentioned in REP-II	
10.	Online application ID	RERA-GRG-PROJ-1745-2025
11.	QPR Compliances (RC 95 of 2017 dated 28.08.2017)	Submitted
12.	4(2)(I)(D) Compliances (RC 95 of 2017)	Submitted
13.	4(2)(I)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	RERA-GRG-5285-2019 Compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. RERA-GRG-3004-2022 Show cause notice for non-submission of quarterly progress report. RERA-GRG-5135-2022 Compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.
16.	RC Conditions Compliances (RC 95 of 2017)	-
17.	License no.	54 of 2014 dated 20.06.2014 valid upto 19.06.2029
18.	Total licensed area	105.4083 acres Area to be registered 4.11 acres
19.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars Date of approval Validity up to
	i)	License Approval 54 of 2014 dated 20.06.2014 19.06.2029
	ii)	Zoning Plan Approval DRG No. DGTCP-7496 dated 11.08.2020
	iii)	Layout plan Approval DRG No. DTCP-11011 dated 16.04.2025

**HARERA****GURUGRAM**

Destino Central Park

RERA-GRG-PROJ-1945-2025

	iv)	Architectural Control Sheet	ZP-1143-II/JD(RA)/2025/13529 dated 16.04.2025
	v)	Environmental Clearance	SEIAA/HR/2022/119 dated 19.08.2022
	vi)	Service plan and estimate approval	Memo. No. LC-2841-E+F+G+JE (MK)-2022/13184 dated 16.05.2022
20.	Fee details		
	Registration fee	Commercial:	24948.83025 * 1.5 * 20 = Rs. 7,48,465/-
	Processing fee		24948.83025 * 10 = Rs. 2,49,488/-
	Late fee		N/A
	Total		Rs. 9,97,953/-
21.	DD amount		Rs. 9,20,000/- Rs. 77,953/-
	DD no. and date		015555 dated 29.04.2025 556450 dated 21.06.2025
	Name of the bank issuing		IndusInd Bank
	Deficient amount		-
22.	Total Project cost		Rs 48.68 crs.
23.	Expenditure incurred		Rs 36.83 crs.
24.	Expenditure to be Incurred		Rs 11.85 crs.
25.	Total No. of Units		46 units
26.	File Status		Date
	File received on		20.05.2025
	First notice Sent on		12.06.2025
	First hearing on		16.06.2025 (adjourned)
	Second hearing on		30.06.2025 (adjourned)
	Third hearing on		14.07.2025
23.	Case History:-		
	The promoter M/s St. Patricks Reality Pvt. Ltd. has applied for the registration of real estate project namely "Destino Central Park" located at Sector-33, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91892 dated 20.05.2025 and RPIN-914. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1945-2025. The project area for registration is 4.11 acres out of the licensed area i.e., 105.4083 acres. License no – 54 of 2014 dated 20.06.2014 valid upto 19.06.2029. The current application for registration is distinct commercial component of Residential Plotted Colony registered vide RC no. 95 of 2017 dated 28.08.2017 valid upto 31.07.2022 and further continuation of registration was granted upto 31.10.2027.		

The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 16.06.2025. On 16.06.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Punjab Kesari" dated 30.05.2025 as per the directions of Authority. Objections to be filed till 13.06.2025. No objections received till yet. On 16.06.2025, The matter is adjourned and to come up on 30.06.2025. On 30.06.2025, The matter is adjourned and to come up on 14.07.2025. The status of the documents is mentioned below:		
24.	Present compliance status as on 14.07.2025 of the deficiencies as observed in the scrutiny	- 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. - DPI needs to be corrected. Status: Submitted but needs to be revised. - Deficit fee of Rs. 77,953/- needs to be submitted. Status: Submitted vide DD No. 556450 dated 21.06.2025. - Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: The promoter has submitted the layout plan showing area sharing allocated to the respective landowners along with NOC regarding allocation of SCO plots signed by the landowners whereas NOC with signatures of 2 more landowners is still pending. - In Collaboration agreement, clause regarding irrevocability needs to be clarified and submitted. Status: Submitted - Project report along with project photos needs to be submitted. Status: Submitted - Information to revenue department regarding entry of license in the revenue record needs to be submitted. Status: Submitted - Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Submitted - Approval/NOC from various agencies regarding the external services like construction water, drinking water supply, storm water drainage, sewerage connection and road access from concerned departments need to be submitted. Status: Submitted - Draft Agreement for Sale needs to be submitted as per the prescribed format.



		Status: Submitted 11 Draft Advertisement needs to be submitted. Status: Submitted 12 Cost of the land amounts to Rs 1083.38 lakhs needs to be clarified according to the area applied for the registration is 4.11 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but Affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. 13 Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of financial resources from equity mentioned in DPI amounts to Rs 3863.04 lakhs needs to be submitted. Status: Submitted 14 Original NEC dated 01.05.2025, Original Bank Undertaking dated 24.12.2024 and NOC from IndusInd Bank needs to be submitted. Status: Submitted 15 Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate of expenditure incurred and to be incurred, CA Certificate of net worth of promoter on latest date and Original CA Certificate of non-default dated 15.04.2025. Status: Submitted 16 Schedule and Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted EDC is fully paid under one time settlement scheme samadhan se vikas. 17 REP II dated 19.05.2025 needs to be revised as land is encumbered in favour of IndusInd Bank. KYC of Architect, CA and MEP Consultant needs to be submitted. Status: Submitted 18 Project report needs to be revised IDW costing details are missing. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted
25.	Remarks	1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 DPI needs to be corrected. 3 Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: The promoter has submitted the layout plan showing area sharing allocated to the respective landowners along



**HARERA
GURUGRAM**

Destino Central Park
RERA-GRG-PROJ-1945-2025

		with NOC regarding allocation of SCO plots signed by the landowners whereas NOC with signatures of 2 more landowners is still pending. 4. An affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.
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 are found to be in order except the deficiencies pending in S. No. 25. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.		
<i>Ashish</i> (Ashish Dubey) Chartered Accountant		<i>Nikita</i> (Nikita Mittal) Planning Executive
Day and Date of hearing		Monday and 14.07.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 14.07.2025. Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Saurabh Bhardwaj (AR), Ms. Pragya Sharma (AR) are present on the behalf of the promoter and states that NOCs regarding allocation of SCO plots with signatures of two more landowners will be submitted by them today itself. Approved as proposed subject to compliance of remaining deficiencies. The registration certificate shall be issued after corrections in the form A to H and DPI.		
		<i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA

