



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Delphine Central Park Estates Phase II
RERA-GRG-PROJ-2064-2025

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Delphine Central Park Estates Phase II		
2.	Name of the promoter	M/s St. Nicholas Estate Development Pvt. Ltd.		
3.	Nature of the project	Mixed land-use Colony		
4.	Location of the project	Sector-104, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s F.S.I infraprojects & Realtors Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Phase (Applied for Phase II)		
9.	Applied Phase	Phase II: Phase 3		
10.	Completion date as mentioned in REP-II	OC: 31.08.2032		
11.	Online application ID	RERA-GRG-PROJ-2064-2025		
12.	License no.	186 of 2024 dated 16.12.2024		valid upto 15.12.2029
13.	Total licensed area	7.8507 acres	Area to be registered	3.079 acres
14.	QPR Compliances	Not applicable		
15.	4(2)(I)(D) Compliances	Not applicable		
16.	4(2)(I)(C) Compliances	Not applicable		
17.	Status of change of bank account (if applicable)	Not applicable		
18.	Details of proceedings pending against the project	Not applicable		
19.	RC Conditions Compliances	Not applicable		
20.	Number of Towers	Tower B, C & D		
21.	Number of units	73 + 73 + 73		
22.	Total Project cost	Rs 834.30 Cr.		
23.	Project expenditure so far	Rs 20.29 Cr		
24.	Estimated expenditure for completion so far	Rs 814.01 Cr.		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	186 of 2024 dated 16.12.2024	valid upto 15.12.2029
	ii)	Revised Zoning plan approval	DRG No. DTCP 11032 dated 22.04.2025	
	iii)	Building plan Approval	Memo no. ZP-2128/SD(RD)/2025/33598 dated 27.08.2025	26.08.2030

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	iv)	Phasing approval	Plan	DRG No. DTCP 11265 dated 17.07.2025	
	v)	Environmental Clearance		Not submitted (Applied on 14.02.2025)	
	vi)	Fire approval	scheme	FS/2025/1338 dated 20.09.2025	
	vii)	Airport clearance	height	AAI/RHQ/NR/ATM/NOC/2022 dated 11.08.2022	10.08.2030
	viii)	Service plan and estimate approval		Memo no. LC-5188/JE(AK)/2025/38126 dated 30.09.2025	
	ix)	Electrical availability connection	load	Memo no. Ch-78/ Drg. - PLC dated 14.01.2025	
26.	Fee details				
	Registration fee		Residential: 60638.612 * 4.06 * 10= Rs 24,61,928/-		
	Processing fee		60638.612 * 10= Rs 6,06,386/-		
	Late fee		Not applicable		
	Total		Rs 30,68,314/-		
27.	DD amount		Rs 25,61,000/- Rs 5,07,314/-		
	DD no. and date		511180 dated 09.09.2025 001555 dated 09.10.2025		
	Name of the bank issuing		ICICI Bank		
	Deficient amount		Nil		
28.	File Status		Date		
	File received on		16.09.2025		
	First notice Sent on		08.10.2025		
	1 st hearing on		13.10.2025		
29.	Case History: - The Promoter M/s St. Nicholas Estate Development Pvt. Ltd. who is a collaborator applied for the registration of real estate Mixed land-use Colony project namely "Delphine Central Park Estates Phase II" located at Sector-104, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98844 dated 16.09.2025 and RPIN-961. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2064-2025. The project area for registration is 3.079 acres vide License no –186 of 2024 dated 16.12.2024 valid upto 15.12.2029. The application for registration of commercial project was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/961 dated 16.09.2025 was issued to the promoter with an opportunity of being heard on 13.10.2025. The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 22.09.2025 namely Punjab Kesari, The Tribune & Hindustan Times. Whereas, no objection has been received till 06.10.2025. The status of the documents is mentioned below:				
30.	Present compliance status as on 13.10.2025 of		1. Deficit fee of Rs 5,07,314/- needs to be submitted. Status: Submitted, vide DD no. 001555 dated 09.10.2025		

deficient documents conveyed vide deficiency notice dated 08.10.2025	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: Corrections not submitted. 3. Online DPI needs to be corrected. Status: Corrections not submitted. 4. In collaboration agreement, it is observed that there is area sharing between a collaborator and a land owner. Accordingly, a list of units allocated to the landowner and developer duly signed by both the parties and marked on the site plan needs to be submitted. Status: Submitted 5. Project report of current project needs to be revised. Status: Submitted 6. Mutation & Aks- shijra for applied licensed area duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted 7. Environment clearance needs to be submitted. Status: Not submitted 8. Approved Service Plans & Estimates needs to be submitted. Status: Submitted 9. Fire scheme approval needs to be submitted. Status: Submitted 10. The REP-II form needs to be submitted for the applied phase, and the OC date should be mentioned in it. Status: Submitted 11. The layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted 12. Mining permission needs to be submitted. Status: Not submitted, as EC is not received till date but recommended for issuance of Environment clearance by EAC, MoEF&CC. Accordingly, mining will be applied after issuance of EC. 13. Draft allottee document i.e. application form, allotment letter and builder buyer agreement need to be revised. Status: Submitted 14. Quarterly statement of expenditure needs to be provided. Status: Submitted
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		15. Original bank undertaking needs to be submitted along with details of authorized signatory i.e., name of authorized signatory, designation, employee code and date of issue. Status: Submitted 16. CA certificate regarding expenditure incurred and to be incurred needs to be submitted. Status: Submitted 17. CA certificate for REP I needs to be submitted. Status: Submitted 18. Financial resources need to be met with project cost. Status: Not Submitted
31.	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. Status: Corrections not submitted. 2. Online DPI needs to be corrected. Status: Corrections not submitted. 3. Environment clearance needs to be submitted. Status: Not submitted 4. Mining permission needs to be submitted. Status: Not submitted, as EC is not received till date but recommended for issuance of Environment clearance by EAC, MoEF&CC. Accordingly, mining will be applied after issuance of EC. 5. Financial resources need to be met with project cost.

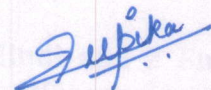
Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, approved environment clearance and the documents mentioned above at S.no. 31.

The promoter shall submit one BG/DD amounting to Rs 25 lakhs as a security amount for submission of approved environment clearance within 3 months from the grant of registration.

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


(Asha)

Chartered Accountant



(Deepika)

Planning Executive

Day and Date of hearing	Monday and 13.10.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.10.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.



Sh. Saurabh Bhardwaj (AR) & Ms. Pragya (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, the environment clearance and mining permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The approved environmental clearance within 3 months from the date of grant of registration.
- ii. Mining permission before the start of construction.

Further, he undertakes to submit Demand Drafts / Bank Guarantees amounting to Rs 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit the Demand Drafts / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the approved environmental clearance within 3 months from the date of grant of registration;

In the event of non-submission of any of the above approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall also submit the mining permission before the start of construction.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of BG/DD of Rs. 25 lakhs for submission of approved environment clearance within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

