

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Central Park Flower Valley Phase IV
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.
3.	Brief of the promoter	M/s St. Patrick's Realty Pvt. Ltd have incorporated vide dated 28.05.2008 and having registered office at the Median, central park resorts, Sohna Road, Sector 48, Gurugram , Haryana 122018.Mr. Amarjit singh Bakshi and Mr. Kanwaljit Singh Bakshi are the managing director and Ms Jasmeet Kaur is company secretary.
4.	Nature of the project	Residential plotted colony
5.	Location of the project	Sector 32, Sohna, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of the license holder	MLT Propmart Pvt. Ltd. and M/s St. Patricks Realty Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole	Phase
	Phase no.	4
10.	Online application ID	RERA-GRG-PROJ-2118-2025
11.	License no.	54 of 2014 dated 20.06.2014 28 of 2016 dated 23.12.2016 07 of 2020 dated 29.01.2020 104 of 2021 dated 10.12.2021 13 of 2024 dated 29.01.2024
		valid upto 19.06.2029 valid upto 22.12.2026 valid upto 28.01.2030 valid upto 09.12.2026 valid upto 28.01.2029
12.	Total licensed area	197.1610 acres
		Area to be registered
		4.8284 acres
13.	Projected completion date	CC – 30.06.2029
14.	QPR Compliances	95 of 2017 dated 28.08.2017 – Submitted upto Sep 2025 11 of 2020 dated 18.03.2020 – Submitted upto Dec 2022 37 of 2022 dated 16.05.2022 - Submitted upto Sep 2025
15.	4(2)(I)(D) Compliances	95 of 2017 dated 28.08.2017 – Submitted. 11 of 2020 dated 18.03.2020 – 2023-24 and 2024-25 Pending 37 of 2022 dated 16.05.2022 – Submitted.
16.	4(2)(I)(C) Compliances	95 of 2017 dated 28.08.2017 – Valid upto 31.01.2027. 11 of 2020 dated 18.03.2020 – Valid upto 30.06.2025 (Including 6 months COVID). 37 of 2022 dated 16.05.2022 - Valid upto 09.12.2026.
17.	Status of change of bank account	95 of 2017 dated 28.08.2017 – N/A 11 of 2020 dated 18.03.2020 – N/A



		37 of 2022 dated 16.05.2022 - N/A	
18.	Details of proceedings pending against the project	95 of 2017 dated 28.08.2017 - RERA-GRG-5285-2019 - For compliance of 4(2)(L)(D) RERA-GRG-5135-2022 - For compliance of 4(2)(L)(D) RERA-GRG-3004-2022 - For compliance of QPR 11 of 2020 dated 18.03.2020 - RERA-GRG-4033-2022 - For compliance of 4(2)(L)(D) RERA-GRG-4321-2022 - For compliance of RC Conditions RERA-GRG-3405-2022 - For compliance of QPR 37 of 2022 dated 16.05.2022 - RERA-GRG-7129-2022 - For compliance of RC Conditions	
19.	RC Conditions Compliances	95 of 2017 dated 28.08.2017 - NIL 11 of 2020 dated 18.03.2020 - Approved Environment Clearance, Service Plan & Estimates, Demarcation Plan, Zoning Plan within 3 months - i.e., 17.06.2020 - Submitted. 37 of 2022 dated 16.05.2022 - Revised Zoning Plan and Revised Environment Clearance and Renewal of license no. 28 of 2016 within 3 months - i.e., 13.08.2022 - Submitted.	
20.	Number of units	Residential plots - Not Clarified and 1 Commercial plot	
21.	Total Project cost	Rs 11.38/- Crores	
22.	Project Expenditure So far	Rs 5.10/- Crores	
23.	Estimates expenditure for completion so far	Rs 6.28/- Crores	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	54 of 2014 dated 20.06.2014 28 of 2016 dated 23.12.2016 07 of 2020 dated 29.01.2020 104 of 2021 dated 10.12.2021 13 of 2024 dated 29.01.2024
			19.06.2029 22.12.2026 28.01.2030 09.12.2026 28.01.2029
	ii)	Revised Layout plan Approval	DTCP 9982 dated 30.01.2024
	iii)	Revised Zoning Plan Approval	10607 and 10608 dated 19.11.2024
	iv)	Environmental Clearance	EC24B3813HR516743IN dated 25.11.2025
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A



	vii) Service plan and estimate approval	LC-2841-H/JE(SK)/2025/19032 dated 21.05.2025
25.	Fee Details	
	Registration Fee	Residential - 5703.644 * 10 = Rs 57,036.44/- Commercial - 13,836.214 * 20 = Rs 2,76,724.28/- Total - 3,33,761/-
	Processing Fee	19,539.858 * 10 = Rs 1,95,399/-
	Late Fee	N/A
	Total Fee	Rs 5,29,160/-
26.	DD amount	Rs 5,29,200/-
	DD no. and date	015594 dated 14.11.2025
	Name of the bank issuing	IndusInd Bank
	Total fee paid	Rs 5,29,200/-
	Deficient amount	NIL
27.	File Status	Date
	File received on	17.11.2025
	First notice Sent on	09.12.2025
	First hearing on	15.12.2025
28.	Case History:	
	<p>The Promoter M/s St. Patricks Realty Pvt. Ltd. who is a Collaborator applied for the registration of real estate project namely "Central Park Flower Valley Phase IV" located at Sector 32, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 102300 dated 17.11.2025 and RPIN- 989. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2118-2025.</p> <p>The project area for registration is 4.8284 acres falling in additional license no. 13 of 2024 dated 29.01.2024 valid upto 28.01.2029.</p> <p>The license no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020 and 104 of 2021 dated 10.12.2021 having an area admeasuring 196.4423 acres are already registered with the Authority vide RC no. 95 of 2017 dated 28.08.2017, 11 of 2020 dated 18.03.2020 and 37 of 2022 dated 16.05.2022.</p> <p>The surrender of part licensed area admeasuring 4.11 acres forming part of license no. 54 of 2014 and 104 of 2021 has been considered vide order dated 23.04.2024. Therefore, License no. 54 of 2014 remains 105.3653 acres and License no. 104 of 2021 remains 43.688 acres.</p> <p>After that promoter obtained the additional license no. 13 of 2024 dated 29.01.2024 valid upto 28.01.2029 for area admeasuring 4.8284 acres and obtained the revised layout plan approval from DTCP, Haryana for total area of the colony admeasuring 197.1610 acres.</p> <p>Now, the promoter had applied for registration of additional area of additional licensed area admeasuring 4.8284 acres.</p> <p>The application for registration of residential plotted colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/989 dated 09.12.2025 was issued to the promoter with an opportunity of being heard on 15.12.2025.</p> <p>The promoter has submitted a reply on 28.11.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Hindustan Times (English), The</p>	



	<p>Tribune (English) and Punjab Kesari (Hindi) dated 26.11.2025 for objection till 11.12.2025 has been submitted.</p> <p>The promoter has submitted a reply on 10.12.2025 which was scrutinized and the status of documents is mentioned below:</p> <p>Further, the site of the project was visited on 12.12.2025 and it is noted that the site is presently accessible through Gurugram Sohna Road. Further through 12 meter service road which is yet to be developed.</p>		
<p>29.</p>	<table border="1"> <tr> <td data-bbox="183 510 502 2024"> <p>Present compliance status as on 15.12.2025 of deficient documents conveyed through notice dated 09.12.2025.</p> </td><td data-bbox="502 510 1498 2024"> <ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. Online DPI needs to be corrected. Status: Not Submitted. Copy of license no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020 and 104 of 2021 dated 10.12.2021 alongwith the renewal needs to be submitted. Status: Submitted. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: The promoter states that as per clause 3.1.2(i), (ii) and (iii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the changes made in the layout plan-being less than five percent and below one acres, and without affecting any green areas- do not constitute a "revision". Consequently, the requirement of obtaining two-third consent of existing allottees is not applicable and amended layout plan is permissible for approval without initiating the consent process. It is further confirmed that no third-party rights have been created in the area where the said changes have been made. Comparison sheet in tabular form regarding the revision in the layout plan alongwith mark on the layout plan needs to be submitted. Status: Submitted. Showing the area of licenses and de-licensed area only. The applied number of residential plots for registration needs to be clarified as the number of plots shown in DPI is not matching on the layout plan. Status: The promoter stated that the number of residential plots for registration is 25 only which is also highlighted in the approved layout plan. Environment Clearance alongwith Expansion for additional license needs to be submitted. Status: Submitted. EC24B3813HR516743IN dated 25.11.2025. Copy of GPA needs to be submitted. Status: Submitted. </td></tr> </table>	<p>Present compliance status as on 15.12.2025 of deficient documents conveyed through notice dated 09.12.2025.</p>	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. Online DPI needs to be corrected. Status: Not Submitted. Copy of license no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020 and 104 of 2021 dated 10.12.2021 alongwith the renewal needs to be submitted. Status: Submitted. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: The promoter states that as per clause 3.1.2(i), (ii) and (iii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the changes made in the layout plan-being less than five percent and below one acres, and without affecting any green areas- do not constitute a "revision". Consequently, the requirement of obtaining two-third consent of existing allottees is not applicable and amended layout plan is permissible for approval without initiating the consent process. It is further confirmed that no third-party rights have been created in the area where the said changes have been made. Comparison sheet in tabular form regarding the revision in the layout plan alongwith mark on the layout plan needs to be submitted. Status: Submitted. Showing the area of licenses and de-licensed area only. The applied number of residential plots for registration needs to be clarified as the number of plots shown in DPI is not matching on the layout plan. Status: The promoter stated that the number of residential plots for registration is 25 only which is also highlighted in the approved layout plan. Environment Clearance alongwith Expansion for additional license needs to be submitted. Status: Submitted. EC24B3813HR516743IN dated 25.11.2025. Copy of GPA needs to be submitted. Status: Submitted.
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		<p>9. Latest Jamabandi, Mutation and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted as the khasra numbers are not matching. Status: Submitted.</p> <p>10. Land title search report from an advocate needs to be revised as the khasra numbers are not matching. Status: Submitted.</p> <p>11. Electrical load availability needs to be submitted. Status: Applied on 04.12.2025.</p> <p>12. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>13. Draft Builder Buyer agreement needs to be revised. Status: Submitted.</p> <p>14. Draft Brochure needs to be revised. Status: Submitted.</p> <p>15. Land cost needs to be clarified according to area apply for registration. Status: Submitted.</p> <p>16. Project report needs to be revised. Status: Submitted.</p> <p>17. Cash flow statement needs to be revised. Status: Submitted.</p> <p>18. Board resolution for operation of bank account needs to be provided along with the KYC of authorized person. Status: Submitted.</p> <p>19. Complete and legible copy of annual balance sheet for the last three financial years needs to be submitted. Status: Submitted.</p> <p>20. Bank undertaking needs to be revised. Status: Submitted.</p> <p>21. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted.</p> <p>22. Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted.</p> <p>23. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p> <p>24. Undertaking regarding use of logo of Central Park needs to be submitted. Status: Submitted.</p> <p>25. KYC of project consultant needs to be submitted. Status: Submitted.</p>
30.	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. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted.</p>

Status: The promoter states that as per clause 3.1.2(i), (ii) and (iii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the changes made in the layout plan-being less than five percent and below one acres, and without affecting any green areas- do not constitute a "revision". Consequently, the requirement of obtaining two-third consent of existing allottees is not applicable and amended layout plan is permissible for approval without initiating the consent process. It is further confirmed that no third-party rights have been created in the area where the said changes have been made.

4. Comparison sheet in tabular form regarding the revision in the layout plan alongwith mark on the layout plan needs to be submitted.

Status: Submitted. Showing the area of licenses and de-licensed area only.

5. The applied number of residential plots for registration needs to be clarified as the number of plots shown in DPI is not matching on the layout plan.

Status: The promoter stated that the number of residential plots for registration is 25 only which is also highlighted in the approved layout plan.

6. Electrical load availability needs to be submitted.

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, Electrical load availability and the documents mentioned above.

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

Asha
15/12/25
Asha

Chartered Accountant

Ashish
15/12/25
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 15.12.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.12.2025

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

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



The AR of the promoter states that two third consent of the existing allottees is not required as per clause 3.1.2(i), (ii), (iii) and (iv) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. Clause 3.1.2 (i), (ii), (iii) and (iv) is reiterated below.

3.1.2. *However, additions or alterations in the layout/ building plan made on account of the following shall not be construed as revision of layout/ building plan, where:*

- i. *no third party rights have been created against the existing approved layout/ building plan;*
- ii. *the existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning;*
- iii. *the area reserved for future expansion or un-determined use is only being planned or being assigned an use without any changes in the remaining layout/building plan;*
- iv. *the existing layout/ building plan of the colony is getting truncated on account of de-licensing/ surrender/ migration of part licensed land with upto five percent change in the remaining layout/ building plan;*

The Authorized Representative of the promoter states that they have not created any third-party rights on the plots where changes occur and where third-party rights have been created, they have obtained the consent of the allottees. Further stated that they have applied for Electrical load availability on 04.12.2025.

The promoter has applied for registration of the project over an additional licensed area measuring 4.8284 acres vide additional license no. 13 of 2024 dated 29.01.2024. After grant of additional license, combined layout plan of residential plotted colony has been approved and a perusal of the same clearly demarcates that some additional plots are in share of two separate licensed areas as the additional licensed land is adjacent to earlier sanctioned licensed land wherein there was UD (Undetermined area) and now after grant of additional license, the promoter has utilized the UD area and demarcated the plot area over that area attached with additional licensed area. In the earlier registered projects, there was some area shown as "Undetermined Use" (UD) which has now been converted to planned area wherein plots have been demarcated due to grant of the additional license. Such plots wherein UD area adjacent to additional licensed area in the already registered projects has been converted into new plots and same shall be reflected in the new registration certificate.

The AR submits that presently, Electrical load availability is under process and the said approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Electrical load availability within 4 months from the date of grant of registration.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding no requirement of consent of two third existing allottees as the 0.94 acres area change is shown in the revised layout plan sanctioned by DTCP, Haryana and as per clause 3.1.2 (ii) "on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres" is not construed as revision of layout plan.

The promoter is directed to submit an affidavit regarding non-creation of third party rights on the plots under revision along with the consent where third party rights already created. Further, the promoter shall submit the Electrical load availability within 4 months from the date of grant of registration.



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 Affidavit regarding non-creation of third party rights on the plots under revision along with the consent where third party rights already created.

(Arun Kumar)
Chairman, HARERA