

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - The Skylo Tower
Promoter - M/S Galaxy Magnum Projects Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	The Skylo Tower.		
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.		
3.	Nature of the project	Distinct Commercial Component.		
4.	Location of the project	Sector-32, Sohna, Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator.		
6.	Name of the license holder	MLT Propmart Pvt. Ltd.		
7.	Name of the collaborator (if any)	M/s St. Patricks Realty Pvt. Ltd.		
8.	Name of the COD/ BIP (if any)	N/A.		
9.	Status of project	New.		
10.	Whether registration applied for whole	Whole		
	Phase no. applied	N/A		
	Nature of phase	N/A		
11.	Online application ID	RERA-GRG-PROJ-2068-2025		
12.	License no.	13 of 2024 dated 29.01.2024		Valid upto 28.01.2029.
13.	Total licensed area	4.8284 acres	Area to be registered	3.419 acres
14.	Projected completion date	31.12.2032.		
15.	QPR Compliances (if applicable)	N/A		
16.	4(2)(I)(D) Compliances (if applicable)	N/A		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project cost	Rs 620.79 crs		
22.	Project expenditure so far	Rs 24.33 crs		
23.	Estimated expenditure for completion so far	Rs 596.46 crs		
24.	Total no of towers and units	1 no. of tower having 225 units and 42 Shops.		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	1. 54 of 2014 dated 20.06.2014	19.06.2029.

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



			2. 28 of 2016 dated 23.12.2016.	22.12.2026
			3. 07 of 2020 dated 29.01.2020.	28.01.2030.
			4. 104 of 2021 dated 10.12.2021.	09.12.2026.
			5. 13 of 2024 dated 29.01.2024.	28.01.2029.
ii)	Zoning Approval Plan	DRG. NO. DTCP 10734 dated 27.12.2024.		
iii)	Building Approval plan	ZP-1143/JD(RA)/2025/29230 dated 30.07.2025.	29.07.2030	
iv)	Environmental Clearance	Not Submitted (Applied on 11.06.2024)		
v)	Airport clearance height	PALM/NORTH/B/053125/1741 578 dated 10.06.2025	09.06.2033	
vi)	Fire scheme approval	FS/2025/1379 dated 03.10.2025		
vii)	Service plan and estimate approval	LC-2841-H/JE(SK)/2025/19032 dated 21.05.2025		
26.	Fee Details			
	Registration fee	26,289.717* 1.9 * 20 = Rs 9,99,009/-		
	Processing fee	26,289.717* 10 = Rs 2,62,897/-		
	Late fee	N/A		
	Total	= 9,99,009+ 2,62,897 = Rs 12,61,906/-		
	DD/RTGS amount	Rs. 12,62,000/-		
	DD/RTGS no. and date	015581 dated 27.08.2025 (IndusInd bank)		
	Deficient amount	= 12,61,906- 12,62,000 = Rs -94/- (NIL).		
27.	File Status		Date	
	File received on		24.09.2025	
	Deficiency Notice		08.10.2025	
	Documents Submitted on		10.10.2025	
	First hearing on		13.10.2025	
28.	Case History:			
	The Promoter M/s St. Patricks Realty Pvt. Ltd. who is a collaborator applied for the registration of real estate project distinct commercial component namely "The Skylo Tower" located at Sector-32, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 24.09.2025 and RPIN-965. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2068-2025. The project area for registration is 3.419 acres.			
	The application for registration of commercial complex was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/965 dated 08.10.2025 was issued to the promoter with an opportunity of being heard on 13.10.2025.			
	The promoter has published the public notice in three newspapers dated 30.09.2025 i.e., Hindustan Times, The Tribune (English) and Punjab Kesari (Hindi) against which no objections has been received in the Authority.			



<p>29.</p>	<p>Present compliance status as on 13.10.2025 of deficit documents conveyed through notice dated 08.10.2025.</p>	<ol style="list-style-type: none"> 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 need to be revised. Online DPI needs to be corrected. Status - Submitted but need to be revised. The application applied for registration of distinct commercial component (3.419 acres) falls under additional license no. i.e., 13 of 2024 dated 29.01.2024 valid upto 28.01.2029 for residential plotted colony having area admeasuring 4.8284 acres which is not yet registered with the Authority. Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter distinct commercial component on the said license can be applied for registration. The same need to be clarified. Status - Not submitted In Collaboration agreement, clause regarding irrevocability, need to be submitted and details of unit sharing between the landowner and promoter duly signed by both parties need to be submitted. Status - Not submitted Environmental Clearance need to be submitted. Status - Not Submitted and applied on 11.06.2024 Fire scheme approval need to be submitted. Status - Submitted Mining permission need to be submitted. Status - Not submitted, and stated that after EC will apply for mining permission. Electrical load availability connection needs to be submitted. Status - Submitted Mutation certified on latest dates need to be submitted. Status - Not submitted The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status - Not Submitted Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed, payment receipt as per prescribed format needs to be revised and submitted. Status - Submitted
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		<p>12. Cost of the land amounts to Rs 7937.90 lakhs needs to be clarified according to the area applied for the registration is 3.419 acres. Additionally, an affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status - Not Submitted.</p> <p>13. Details of any other cost amounts to Rs 1000 lakhs and details of financial resources from equity amounts to Rs 2433.39 lakhs mentioned in DPI needs to be submitted. Status - Not Submitted.</p> <p>14. Original non-encumbrance certificate not below the rank of tehsildar dated 03.09.2025 needs to be submitted. Status - Not Submitted.</p> <p>15. Independent Auditors Report for the financial year 2024-2025 and audited financial statement for the financial year 2024-2025 and 2023-24 needs to be submitted. Status - Not Submitted.</p> <p>16. Following Original CA Certificate needs to be submitted: CA Certificate for details in REP-1 (A-H), CA Certificate of net worth of promoter and CA Certificate of expenditure incurred and to be incurred. Status - Not Submitted.</p> <p>17. NOC from lender needs to be submitted. Status - Not Submitted.</p> <p>18. REP II needs to be revised as details of loan on the project is missing. Status - Not Submitted.</p> <p>19. Bank Undertaking dated 01.09.2025, needs to be revised as project name is not match with DPI and employee id is also missing. Status - Not Submitted.</p> <p>20. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. Status - Not Submitted.</p> <p>21. Quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status - Not Submitted.</p>
30.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The application applied for registration of distinct commercial component (3.419 acres) falls under additional license no. i.e., 13 of 2024 dated 29.01.2024 valid up to 28.01.2029 for residential</p>



		<p>plotted colony having area admeasuring 4.8284 acres which is not yet registered with the Authority. Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter distinct commercial component on the said license can be applied for registration. The same need to be clarified.</p> <ol style="list-style-type: none"> 4. In Collaboration agreement, clause regarding irrevocability, need to be submitted and details of unit sharing between the landowner and promoter duly signed by both parties need to be submitted. 5. Environmental Clearance need to be submitted. 6. Mining permission need to be submitted. 7. Mutation certified on latest dates need to be submitted 8. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. 9. Cost of the land amounts to Rs 7937.90 lakhs needs to be clarified according to the area applied for the registration is 3.419 acres. Additionally, an affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. 10. Details of any other cost amounts to Rs 1000 lakhs and details of financial resources from equity amounts to Rs 2433.39 lakhs mentioned in DPI needs to be submitted. 11. Original non-encumbrance certificate not below the rank of tehsildar dated 03.09.2025 needs to be submitted. 12. Independent Auditors Report for the financial year 2024-2025 and audited financial statement for the financial year 2024-2025 and 2023-24 needs to be submitted. 13. Following Original CA Certificate needs to be submitted: CA Certificate for details in REP-1 (A-H), CA Certificate of net worth of promoter and CA Certificate of expenditure incurred and to be incurred. 14. NOC from lender needs to be submitted. 15. REP II needs to be revised as details of loan on the project is missing. 16. Bank Undertaking dated 01.09.2025, needs to be revised as project name is not match with DPI and employee id is also missing. 17. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted.
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18. Quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Schedule and Challan of EDC and IDC paid for the project needs to be submitted.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer 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.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Saurabh (AR), Sh. Lakshmikant and Ms. Pragya (AR) are present on behalf of the promoter and states that license no. 13 of 2024 dated 29.01.2024 valid up to 28.01.2029 has been granted by DTCP in favour of M/s MLT Propmart Pvt. Ltd. in collaboration with M/s St. Patricks Realty Pvt. Ltd and the building plans has been passed by DTCP vide memo no. ZP-1143/JD(RA)/2025/29230 dated 30.07.2025 valid up to 29.07.2030 for the development of commercial complex. The Authorized Representatives of the promoter further submits that addendum to the previous collaboration agreement has been done and clause regarding irrevocability has been incorporated in the same. The reply to the remaining deficiencies along with the addendum collaboration agreement shall be submitted within a period of one week.

The Authority observes that the promoter submitted an application dated 24.09.2025 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 in the Authority for the registration of distinct commercial component. **The registration application under consideration pertains to license no. 13 of 2024 dated 29.01.2024 valid up to 28.01.2029 for land measuring 4.8284 acres issued in favour of M/s MLT Propmart Pvt. Ltd. in collaboration with M/s St. Patricks Realty Pvt. Ltd. for the development of residential plotted colony in addition to 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 situated in Sector - 29, 30, 32, & 33, Sohna, Gurugram.**

Further, the licensed area i.e., 4.8284 acres for development of the residential plotted colony under license No. 13 of 2024 dated 29.01.2024 has not yet been registered with the Authority and the promoter has sought the registration of distinct commercial component for an area admeasuring 3.419 acres, which form part of the aforesaid licensed land for which building plans has been passed by DTCP, Haryana on 30.07.2025.

Keeping in view of the aforesaid facts, and submissions made by the Authorized Representative of the promoter, Authority hereby directs the promoter to get the additional license i.e., 13 of 2024 dated 29.01.2024 registered with the Authority first and thereafter distinct commercial component on the said licensed land can be registered. Further promoter is directed to submit the remaining deficiencies in the Authority.

The matter to come up on 03.11.2025.

Arun Kumar

(Arun Kumar)
Chairman, HARERA