

**REGISTRATION NO. 99 OF 2022**

RC/REP/HARERA/GGM/624/356/2022/99

Date: 27.10.2022

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1084-2022

**REGISTRATION CERTIFICATE**  
**CENTRAL PARK FLOWER VALLEY FLOORS**  
**AND VILLAS**



सत्यमेव जयते

**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY**  
**AUTHORITY GURUGRAM**

AUTHENTICATED

NEERAJ GAUTAM

ASSOCIATE ARCHITECTURAL EXECUTIVE

AUTHENTICATED

SUNJEEV

ENGINEER EXECUTIVE



FORM 'REP-III' [See rule 5 (1)]

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



# HARERA GURUGRAM

**REGISTRATION NO 99 of 2022**

RC/REP/HARERA/GGM/624/356/2022/99 Date: 27.10.2022

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## REGISTRATION CERTIFICATE

REAL ESTATE PROJECT – INDEPENDENT RESIDENTIAL FLOORS

# CENTRAL PARK FLOWER VALLEY FLOORS AND VILLAS


**1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.**


### (A) PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Central Park Flower Valley Floors And Villas
(ii)	Location	Sector- 29, 30, 32 & 33, Sohna, District Gurugram
(iii)	License no. and validity	54 of 2014 dated 20.06.2014 valid upto 19.06.2024 28 of 2016 dated 23.01.2016 valid upto 22.12.2026 07 of 2020 dated 29.01.2020 valid upto 28.01.2025
(iv)	Total licensed area of the project	196.4423 Acres
(v)	Area of project for registration	14.4938 Acres
(vi)	Nature of the project	Independent Residential Floors
(vii)	Total saleable area of the project registered	81718.053 sq. m.
(viii)	Number of units	65 villas;and 883 floors on 269 plots

### (B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holders	M/s St. Patricks Realty Pvt. Ltd., Sh. Chandi Ram, Sh. Pratap Singh and others
(ii)	Promoter 2/Collaborator	M/s St. Patricks Realty Pvt. Ltd.

  
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**SUMET**  
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**(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER**

S. N.	Particulars	Details
(i)	Name	M/s St. Patricks Realty Pvt. Ltd.
(ii)	Registered Address	The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018
(iii)	Corporate Office Address	The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018
(iv)	Local Address	The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018
(v)	CIN	U45200HR2008PTC037964
(vi)	PAN	AAMCS1877J
(vii)	Status	Active
(viii)	Mobile No.	+91 9871-640-340
(ix)	Landline No.	+91 1244-928-164
(x)	Email-Id	contact@centralpark.in
(xii)	Authorized Signatory	Sh. Chirag Gehlot

**(D) PARTICULARS OF BANK ACCOUNTS**

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	251596192100	IndusInd Bank, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001
(ii)	Separate RERA account of the project (70%)	251596192200	IndusInd Bank, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001
(iii)	Free account of the promoter of the project (30%)	251596192300	IndusInd Bank, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001

**(E) VALIDITY OF REGISTRATION**

The registration of this project shall be valid for the period commencing from **27<sup>th</sup> October 2022** and ending with **31<sup>st</sup> December 2024** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

This registration certificate is granted in pursuance to the agenda approved by the Authority dated 27.10.2022 passed in this regard.

**(F) CONDITIONS OF REGISTRATION**

**2. This registration is granted subject to the following conditions, namely: —**

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(i)	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
(ii)	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
(iii)	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(iv)	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section 2 of section 4;
(v)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
(vi)	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
(vii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(viii)	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
(ix)	<p>The apartment or building shall be sold only on carpet area basis and not on super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration.</p> <p>Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)</p> <p><i>Explanation:</i></p> <p>(i) <i>The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);</i></p> <p>(ii) <i>The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after</i></p>

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	<p><i>obtaining the necessary approvals from competent authority for the purpose of such possession:</i></p> <p><i>Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.</i></p>
(x)	<p>The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:</p> <p><i>“common areas” mean—</i></p> <ul style="list-style-type: none"> <li><i>(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;</i></li> <li><i>(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</i></li> <li><i>(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</i></li> <li><i>(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;</i></li> <li><i>(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</i></li> <li><i>(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</i></li> <li><i>(vii) all community and commercial facilities as provided in the real estate project;</i></li> <li><i>(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</i></li> </ul>
(xi)	<p>The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter shall inform the same to the authority.</p>
(xii)	<p>There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.</p>
(xiii)	<p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely—</p> <p>Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority.</p>

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DR. KRISHNA KUMAR KHANDELWAL, ASPIRE  
KARNATAKA UNIVERSITY, DAVANGERE

DR. J. S. SHARMA, IAS  
DR. S. S. SHARMA, IAS  
DR. S. S. SHARMA, IAS  
DR. S. S. SHARMA, IAS

# HAREERA

## GURUGRAM