

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project Promoter Royal Green Heights  
 Synergyshine Infra LLP

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	Royal Green Heights	
2.	Name of the promoter	Synergyshine Infra LLP	
3.	Name of the collaborator	Synergyshine Infra LLP	
4.	Nature of the project	Affordable Group Housing Project	
5.	Location of the project	Village Ullawas, Sector 62, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the license holder	M/s Gulmohar Finance Ltd.	
8.	Whether registration applied for whole	Whole	
9.	License no.	43 of 2021	Valid up to 28.07.2026
10.	Total licensed area	5.7875 Acres	Area to be registered 5.7875 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	28.07.2026
	ii)	Zoning Plan Approval	
	iii)	Site Plan Approval	
	iv)	Environmental Clearance	
	v)	Airport height clearance	20.12.2029
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	
	viii)	Electrical load availability connection	
12.	File Status	Date	
	Project received on	30.12.2021	
	First notice sent on	06.01.2022	

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**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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	<b>1<sup>st</sup> reply submitted on</b>	18.01.2022
	<b>1<sup>st</sup> hearing on</b>	18.01.2022
	<b>2<sup>nd</sup> reply submitted on</b>	28.01.2022
	<b>3<sup>rd</sup> reply submitted on</b>	09.02.2022
<b>13.</b>	<b>Case history-</b> <p>The promoter i.e., Synergyshine Infra LLP has applied on dated 30.12.2022 for registration of their Affordable Group Housing Project namely "Royal Green Heights" located at village Ullawas, Sector 62, Gurugram, Haryana.</p> <p>This application pertains to an area of 5.7875 acres for which the license vide no 43 of 2021 dated 29.07.2021 valid upto 28.07.2026 has been issued by DTCP in favour of M/s Gulmohar Finance Ltd. In collaboration with Synergyshine Infra LLP.</p> <p>The project consists of five residential towers comprising of 800 dwelling units and two commercial blocks comprising of 148 commercial units being developed by Synergyshine Infra LLP.</p> <p>After scrutiny of this file, it was found that there were deficiencies in the application which have been mentioned in AE and CA scrutiny. The deficiencies along with the first date of hearing were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/417 dated 06.01.2022.</p> <p>A reply regarding the same has been received in the authority on 18.01.2022</p> <p><b>Scrutiny of reply dated 18.01.2022</b></p> <ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. <b>Status: Not done</b></li><li>2. Corrections in detailed project information needs to be done. <b>Status: Not done</b></li><li>3. Deficit fee of Rs. 10,29,581/- needs to be submitted. <b>Status: Not paid.</b></li><li>4. Aks - shijra for entire licensed land needs to be submitted. <b>Status: aks- shijra not showing khasra 17//1/1</b></li><li>5. Copy of information to revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted. <b>Status: Not submitted</b></li></ol>	

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6. Copy of entry of collaboration agreement in revenue department needs to be submitted.  
**Status: Not submitted**
7. REP- II needs to be revised.  
**Status: Submitted**
8. Environmental clearance needs to be provided.  
**Status: Acknowledgement submitted. Applied on 07.10.2021**
9. Airport height clearance needs to be submitted.  
**Status: Submitted**
10. BR-III needs to be submitted.  
**Status: Applied**
11. Fire scheme approval letter along with fire scheme plans need to be submitted.  
**Status: Not submitted**
12. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.  
**Status: Acknowledgement submitted. Applied**
13. Forest NOC needs to be submitted.  
**Status: Submitted**
14. Forest land diversion NOC needs to be submitted.  
**Status: Not submitted**
15. HUDA construction water NOC needs to be submitted.  
**Status: Submitted**
16. HUDA sewerage connection NOC needs to be submitted.  
**Status: Submitted**
17. Approved zoning plan needs to be submitted.  
**Status: Submitted**
18. PERT chart needs to be submitted.  
**Status: Submitted**
19. BBA and conveyance deed in prescribed format needs to be submitted.  
**Status: Not submitted**
20. Annual report for the financial year 2020-21 needs to be submitted.  
**Status: Submitted**
21. Cost of EDC needs to be Corrected.  
**Status: Cost of EDC needs to be mention as per LOI.**



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22. Copy of payment challan of license fees and IDC needs to be submitted.

**Status: Submitted**

23. Financial resources of the project need to be clarified.

**Status: Submitted.**

24. Project report needs to be revised.

**Status: Submitted**

25. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid.

**Status: Submitted**

26. Non default certificate from CA needs to be revised.

**Status: Submitted**

27. Quarterly statement of expenditure needs to be corrected.

**Status: Needs to be corrected**

28. Quarterly source of fund needs to be corrected.

**Status: Needs to be corrected**

29. Corrected net cash flow statement needs to be submitted.

**Status: Not submitted**

#### **Proceedings dated 18.01.2022**

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts of the case.

Sh. Rajdeep Sharma (AR) is present on behalf of the promoter.

It is noticed that promoter has not corrected the online DPI and REP-I part A to H. Deficit fee of Rs. 10,29,581/- is still pending. Approval of building plan, environmental clearance, fire scheme and service plan and estimates are still pending. In view of the above, the Authority has decided to issue a show cause notice the promoter as to why the application submitted shall not be rejected under section 5 of Act, 2016 read with rule 5 of Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter is also given an opportunity of hearing on 21.02.2022 at 3.00 PM in the office of the authority. You may submit the deficit documents in the Authority before the next date of hearing.

#### **Documents submitted on 28.01.2022**

1. BR-III along with complete set of approved building plans.
2. Deficit fee of Rs. 10,29,581/- vide DD no. 060647 dated 28.01.2022



	3. Undertaking regarding non- applicability of forest land diversion NOC. <b>Documents submitted on 09.02.2022</b> <ol style="list-style-type: none"> <li>1. Clarification regarding cost of EDC.</li> <li>2. Revised net cash flow statement.</li> <li>3. Aks- shijra duly certified by revenue officer.</li> <li>4. BBA and conveyance deed in prescribed format</li> <li>5. Net cash flow statement</li> <li>6. Copy of information to revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted.</li> <li>7. Copy of entry of collaboration agreement in revenue department needs to be submitted.</li> </ol>
<b>14.</b>	<b>Deficit documents</b>
	<ol style="list-style-type: none"> <li>1. Environmental clearance needs to be provided. <b>Status: Acknowledgement submitted. Applied on 07.10.2021</b></li> <li>2. Fire scheme approval letter along with fire scheme plans need to be submitted. <b>Status: Acknowledgement submitted. Applied on 03.02.2022</b></li> <li>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. <b>Status: copy of applied service estimates and plans submitted.</b></li> </ol>

*Datta*  
15/02/2022  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Tuesday and 15.02.2022			
<b>Proceeding recorded by</b>	Sh. Ram Niwas			
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Rajdeep Sharma	AR	9810477366	rajdeep83sharma@gmail.com

**PROCEEDINGS OF THE DAY**

Proceedings dated 15.02.2022


Sh. Rajdeep Sharma (AR) is present on behalf of the promoter. Ms. Neeraj Gautam, Associate Architectural Executive briefed the facts of the case.

The promoter has applied for the approval of fire scheme, service plans and estimates and environmental clearance in the concerned departments and the final approvals are still awaited. The application for approval of fire scheme has not been made yet. The promoter undertakes to submit the approved fire scheme, service plans and estimates and environmental clearance in the authority within three months from the date of grant of registration.

The authority decides to grant registration to the promoter subject to the submission of bank guarantee of Rs 10 lakhs on account of submission of approved fire scheme and Rs. 10 lakhs on account of approved service plans and estimates within seven days from the date of grant of registration.

This bank guarantee shall be forfeited in case the approved fire scheme and approved service plans and estimates are not submitted in the authority within three months from the date of grant of registration.

**V.K.Goyal**  
**(Member)**

  
**Dr. K.K. Khandelwal**  
**(Chairman)**