

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	Applied
	iv)	Environmental Clearance	Applied on 07.10.2021
	v)	Airport height clearance	20.12.2029
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Applied
	viii)	Electrical load availability connection	16.12.2021
12.	File Status	Date	
	Project received on	30.12.2021	
	First notice sent on	06.01.2022	

	1st reply submitted on	18.01.2022
13.	<p>Case history-</p> <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>Scrutiny of reply dated 18.01.2022</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Status: Not done 2. Corrections in detailed project information needs to be done. Status: Not done 3. Deficit fee of Rs. 10,29,581/- needs to be submitted. Status: Not paid. 4. Aks - shijra for entire licensed land needs to be submitted. Status: aks- shijra not showing khasra 17//1/1 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. Status: Not submitted 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.
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.

	<p>Status: Submitted</p> <p>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</p> <p>26. Non default certificate from CA needs to be revised. Status: Submitted</p> <p>27. Quarterly statement of expenditure needs to be corrected. Status: Needs to be corrected</p> <p>28. Quarterly source of fund needs to be corrected. Status: Needs to be corrected</p> <p>29. Corrected net cash flow statement needs to be submitted. Status: Not submitted</p>
14.	<p>Deficit documents</p> <p>1. Online corrections in REP-I (Part A-H) needs to be done. Status: Not done</p> <p>2. Corrections in detailed project information needs to be done. Status: Not done</p> <p>3. Deficit fee of Rs. 10,29,581/- needs to be submitted. Status: Not paid.</p> <p>4. Aks - shijra for entire licensed land needs to be submitted. Status: aks- shijra not showing khasra 17//1/1</p> <p>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. Status: Not submitted</p> <p>6. Copy of entry of collaboration agreement in revenue department needs to be submitted. Status: Not submitted</p> <p>7. Environmental clearance needs to be provided. Status: Acknowledgement submitted. Applied on 07.10.2021</p> <p>8. BR-III needs to be submitted. Status: Applied</p> <p>9. Fire scheme approval letter along with fire scheme plans need to be submitted. Status: Not submitted</p>

10.	Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: Acknowledgement submitted. Applied
11.	Forest land diversion NOC needs to be submitted. Status: Not submitted
12.	BBA and conveyance deed in prescribed format needs to be submitted. Status: Not submitted
13.	Cost of EDC needs to be Corrected. Status: Cost of EDC needs to be mentioned as per LOI.
14.	Quarterly statement of expenditure needs to be corrected. Status: Needs to be corrected
15.	Quarterly source of fund needs to be corrected. Status: Needs to be corrected
16.	Corrected net cash flow statement needs to be submitted. Status: Not submitted

Neeraj
19/1/2022
Associate Architectural Executive

Day and Date of hearing		Tuesday and 19.01.2022		
Proceeding recorded by		Sh. Ram Niwas		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Rajdeep Sharma	AR	9810477366	rajdeep83sharma@gmail.com
PROCEEDINGS OF THE DAY				
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.				



HARERA
GURUGRAM

Project
Promoter

Royal Green Heights
Synergyshine Infra LLP

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.

The matter to come up on 21.02.2022.

V.l
V.K.Goyal
(Member)

Dr. K.K. Khandelwal
(Chairman)

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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 (धिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16