

Project hearing brief under section 4

S.No	Particulars	Details		
1.	Name of the project	Musk 66- The Luxe Residencies		
2.	Name of the promoter	M/s Synergy Finhub LLP		
3.	Name of the landowners	M/s Flick Propbuild Pvt. Ltd., M/s Rudraksha Realtors Pvt. Ltd. and others		
4.	Nature of the project	Residential Plotted Colony under NILP Policy		
5.	Location of the project	Sector 66, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Status of project	New		
8.	Whether registration applied for whole/Phase	Whole		
9.	Phase no. (If applicable)	N/A		
10.	Online application ID	RERA-GRG-1879-2025		
11.	License no.	133 of 2024 dated 29.10.2024		Valid upto 28.10.2029
12.	Total licensed area	10.61875 Acres	Area to be registered	10.61875 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	28.10.2028		
14.	QPR Compliance (If applicable)	Not applicable		
15.	4(2)(I)(D) Compliance (If applicable)	Not applicable		
16.	Number of units	77 Residential units + 1 Commercial unit		
17.	Total Project cost	Rs 357.17 Cr		
18.	Project expenditure so far	Rs 110.56 Cr		
19.	Estimated expenditure for completion so far	Rs 246.61 Cr.		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	133 of 2024 dated 29.10.2024	28.10.2029
	ii)	Zoning Plan Approval	Not submitted	-
	iii)	Layout plan Approval	DTCP- 10875 dated 18.02.2025	-
	iv)	Environmental Clearance	Not applicable	
	v)	Service plan and estimate approval	Not submitted	
	vi)	Electrical load availability connection	Not submitted	
16.	Fee Details			
	A) Registration fee for plotted area	Residential (51566.986 x 1.25 x 10) = Rs 6,44,587/-		

		Commercial (3008.049 x 1.75 x 20) = Rs 1,05,282/- Total= Rs 7,49,869/-
	B) Processing Fee	54575.035 x 10= Rs 5,45,750/-
	Total Fee (A+B)	Rs 12,95,619/-
17.	DD Details	
	DD Amount	Rs 11,21,700/-
	DD No. and Date	002754 dated 10.02.2025
	Name of the bank issuing	HDFC Bank
	Deficit fee	Rs 1,73,919/-
18.	File Status	Date
	File received on	18.02.2025
	First notice Sent on	05.03.2025
	1st hearing on	10.03.2025
	2nd hearing on	24.03.2025
	3rd hearing on	07.04.2025 preponed to 31.03.2025
19.	Case History: - The promoter M/s Synergy Finhub LLP. who is a collaborator with a various landowners applied for the registration of their Residential plotted colony under NILP namely "Musk- 66 The Luxe Residencies" in Sector 66, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to license no. 133 of 2024 issued by the DTCP in favour of with various landowners i.e. M/s Flick Propbuild Pvt. Ltd., M/s Rudraksha Realtors Pvt. Ltd. and others in collaboration with M/s Synergy Finhub LLP. to set up a Residential plotted colony under NILP over an area measuring 10.61875 Acres in Sector 66, Gurugram. In the project as per the approved layout plan the promoter is developing 77 residential units along with 1 commercial block. The total project cost provided by the promoter is Rs 357.17 Cr. Whereas till date the expenditure incurred is Rs 110.56 Cr and the remaining cost which needs to be incurred is Rs 246.61 Cr. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/872 dated 05.03.2025 was issued to the promoter with an opportunity of being heard on 10.03.2025. On 10.03.2025, The matter is adjourned and to come up on 24.03.2025. On 10.03.2025 a complainant from M/s Nanny Infrastructure Pvt. Ltd., located at A-27, MCIE, Mathura Road, New Delhi-110017, represented by Sh. Sunil Yadav. Dispute: The Complainant has discovered that an application has been made to register a residential project "Musk-66 The Luxe Residences" under RERA for a land area of 10.61875 acres in Village Badshahpur, Sector-66, Gurugram, under License No. 133 of 2024. The application was filed by M/s Synergy Finhub LLP and several associated companies.	

- **Legal Issue:** A Civil Suit (CS No. 2979 of 2023) is pending regarding the remaining 6.93 acres of land (part of the same 17.61875 acres) against several parties, including M/s Synergy Finhub LLP. An interim injunction was granted by the Court restraining the defendants from dealing with the disputed land.
- **Related Case:** The Complainant has also filed a suit (CS No. 3976 of 2024) regarding a Development Agreement from 2010, claiming rights over 3.05625 acres of land under License No. 133 of 2024. A similar injunction may be granted (Enclosure-3).
- **Claim:** The Complainant asserts that the land under dispute in the pending suits is part of the project, and the License No. 133 of 2024 was obtained fraudulently, affecting their legal rights under the development agreements. The Complainant seeks to prevent the project's registration under RERA and requests freezing of the project's bank account if already registered (Enclosure-4, Enclosure-5).
- **Request:** The Complainant prays that the Hon'ble Authority refrain from registering the project under RERA, or if already registered, freeze the project's bank account to prevent any financial transactions.

On 27.03.2025 the promoter submitted the application vide Dak Receipt no. 88922 dated 27.03.2025 for withdrawal of the said project due to revision in layout plans. Further, the promoter stated that the application will be resubmitted after the revision in statutory approvals.

The case is submitted for further necessary directions, actions please and decision may be taken regarding the fees submitted by the promoter at the time of submission of application u/s 4 of the Act, 2016.

On 27.03.2025, the matter for the hearing has been preponed to 31.03.2025 as per the directions of the authority.

The status of the documents is mentioned below:

20. Present compliance status as on 31.03.2025 of deficient documents as observed in the deficiency notice i.e. 05.03.2025.	1. It is noted that, upon scrutiny of the application, the license no. 133 of 2024, dated 29.10.2024, was granted by the DTCP, Haryana, to various landowners in collaboration with M/s Synergy Finhub LLP for setting up a 'Residential Group Housing' under the NILP over an area measuring 10.61875 acres in Sector 66, Gurugram. Meanwhile, the layout plan/site plan, approved by the DTCP, Haryana, on 18.02.2025, is for setting up a 'Residential Plotted Colony' under the NILP policy. The same needs to be clarified. 2. Deficit fee of Rs 1,73,919/- needs to be submitted. The fees is calculated as per approved layout plan.
--	--

	3. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 4. Corrections marked on the hard copy of online DPI need to be done. 5. A tri party agreement dated 29.08.2022 between land owners (First Party), M/s Emaar India Ltd. (Second Party) & M/s Synergy Finhub LLP (Third Party) has been executed. However, the license has been granted in the favour of various land owners in collaboration with M/s Synergy Finhub LLP. Accordingly, the same needs to be clarified. 6. Clarification regarding sharing model between landowner and developer in accordance with the joint development agreement duly signed by both the parties needs to be submitted. 7. As per the JDA dated 12.08.2024, according to Clause Z, the company and the owners may terminate the JDA if the condition mentioned in the clause is not fulfilled, even though an irrevocable clause is also included. Further clarification on this matter is required. 8. Approved zoning plan needs to be submitted, if applied than copy of the same needs to be submitted. 9. Approved Service Plans & Estimates needs to be submitted, if applied than copy of the same needs to be submitted. 10. Demarcation plan needs to be submitted. 11. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted. 12. Electrical load availability connection for the plotted colony needs to be submitted. 13. Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. 14. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. 15. The layout plan superimposed on the demarcation plan needs to be submitted. 16. Project report along with the brochure of current project and project photos need to be submitted.
--	--



Project- Musk 66 The Luxe Residencies
Temp ID- RERA-GRG-1879-2025

		17. PERT chart for the project with completion date needs to be submitted. 18. Daft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be revised. 19. Draft brochure & advertisement need to be submitted. 20. Independent Auditors report for the financial year 22-23 and 23-24 needs to be provided. 21. LLP agreement along with object clause needs to be provided. 22. Financial resources need to be met with project cost. 23. Bank undertaking needs to be provided. 24. Cash flow statement needs to be revised. 25. Quarterly statement of expenditure and sources needs to be provided. 26. CA certificate for latest net worth of the promoter needs to be provided. 27. Board resolution for operation of bank accounts needs to be revised according to provision of RERA Act. 28. CA certificate for expenditure incurred and to be incurred needs to be revised. 29. Project proponents need to be provided.
21.	Remarks	No reply is received till date.
<i>Asha</i> (Asha) Chartered Accountant		<i>Deepika</i> (Deepika) Planning Executive
Day and Date of hearing		Monday and 31.03.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 31.03.2025 Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. The promoter has made a request for withdrawal. The request is allowed. The processing fee be forfeited.		
<i>On leave</i> (Ashok Sangwan) Member, HARERA		<i>V. I</i> (Vijay Kumar Goyal) Member, HARERA
<i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA		

