Divine Kairos
RERA-GRG-PROJ-2005-2025

**Hearing brief for project registration u/s 4**

| S.No | Particulars | Details | | |
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| 1. | **Name of the project** | Divine Kairos | | |
| 2. | **Name of the promoter** | M/s Synergy Realtech Private Limited | | |
| 3. | **About the promoter** | M/s Synergy Realtech Private Limited is a Delhi-based real estate firm incorporated on February 19, 2013, primarily engaged in the development, purchase, and leasing of residential and commercial properties. The company's operations are led by its directors, Karan Sharma and Deepanshu Sharma, who oversee its strategic projects, including the "Divine Kairos" development in Gurugram. It maintains a registered office at D Mall, Rohini, New Delhi, and is classified as an active private limited entity. Financially, the company has an authorized share capital of ₹2.00 Crore and a paid-up capital of ₹1.00 Crore. | | |
| 4. | **Nature of the project** | Group Housing Colony under Retirement Housing Policy dated 17.08.2021 | | |
| 5. | **Location of the project** | Revenue estate of village Silokhera, Sector- 30 Gurugram | | |
| 6. | **Legal capacity to act as a promoter** | License holder | | |
| 7. | **Name of license holder** | M/s Synergy Realtech Private Limited | | |
| 8. | **Status of project** | New | | |
| 9. | **Whether registration applied for whole/phase** | Whole | | |
| 10. | **Completion date as mentioned in REP-II** | 30.10.2030 | | |
| 11. | **Online application ID** | RERA-GRG-PROJ-2005-2025 | | |
| 12. | **License no.** | 55 of 2024 dated 16.03.2024 | | valid up to 15.03.2029 |
| 13. | **Total licensed area** | 0.5278 Acres | **Area to be registered** | 0.5278 Acres |
| 14. | **QPR Compliances** | Not applicable | | |
| 15. | **4(2)(l)(D) Compliances** | Not applicable | | |
| 16. | **4(2)(l)(C) Compliances** | Not applicable | | |
| 17. | **Status of change of bank account (if applicable)** | Not applicable | | |
| 18. | **Details of proceedings pending against the project** | Not applicable | | |
| 19. | **RC Conditions Compliances** | Not applicable | | |
| 20. | **Number of towers** | Tower: 1 & Commercial shop | | |

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| 21. | **Number of Floors** | Ground + 8th Floors | | |
| 22. | **Number of units** | Residential units: 42<br>Commercial units: 1 | | |
| 23. | **Total Project cost** | Rs 60.14 Cr (as per DPI) | | |
| 24. | **Expenditure Incurred** | Rs 10.06 Cr (as per DPI) | | |
| 25. | **Expenditure to be incurred** | Rs 50.08 Cr (as per DPI) | | |
| 26. | **Construction cost per Sq.ft.** | Rs 4425.66 Sq. ft | | |
| 27. | **Statutory approvals either applied for or obtained prior to registration** | | | |
| | **S. No** | **Particulars** | **Date of approval** | **Validity up to** |
| | i) | **License Approval** | 55 of 2024 dated 16.03.2024 | valid up to 15.03.2029 |
| | ii) | **Approved building plans** | Memo no. ZP-2049/JD(RA)/2025/14571 dated 22.04.2025 | 21.04.2030 |
| | iii) | **Zoning plan approval** | Drg. No. DTCP 10143 dated 16.03.2024 | - |
| | iv) | **Environmental Clearance** | Not applicable (built up area less than 20,000 Sq.m) | - |
| | v) | **Fire scheme approval** | Not submitted | - |
| | vi) | **Airport height clearance** | AAI/RHQ/NR/ATM/NOC/2026/574/2837-40 dated 20.04.2026 | 19.04.2034 |
| | vii) | **Service plan and estimate approval** | Not submitted | |
| | viii) | **Approval of Electrification plan** | Not submitted | |
| 28. | **Fee details** | | | |
| | **Registration fee** | Residential<br>4613.609 x 2.25 x 10= Rs 1,03,806/-<br>Commercial<br>192.234 x 2.25 x 20= Rs 8,651/-<br>Total: Rs 1,12,457/- | | |
| | **Processing fee** | 4805.843 x 10= Rs 48,058/- | | |
| | **Late fee** | Not applicable | | |
| | **Total** | Rs 1,60,515/- | | |
| 29. | **RTGS/ DD amount** | Rs 59,500/-<br>Rs 1,01,015/- | | |
| | **RTGS/ DD no. and date** | 001761 dated 02.02.2026<br>001817 dated 19.03.2026 | | |
| | **Name of the bank issuing** | HDFC Bank | | |

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| | **Deficient amount** | Nil |
| **30.** | **File Status** | **Date** |
| | **File received on** | 24.02.2026 |
| | **First notice Sent on** | 13.03.2026 |
| | **1st hearing on** | 16.03.2026 (Adjourned) |
| | **2nd hearing on** | 13.04.2026 (Adjourned) |
| | **3rd hearing on** | 27.04.2026 |
| **31.** | **Case History: -**<br>The Promoter M/s Synergy Realtech Private Limited who is a license holder applied for the registration of real Group Housing Colony under Retirement Housing Policy dated 17.08.2021 namely "Divine Kairos" located at Revenue estate of village Silokhera, Sector- 30 Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 107862 dated 24.02.2026 and RPIN-1037. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2005-2025.<br>The application for registration of Group Housing Colony under Retirement Housing Policy dated 17.08.2021 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1037 dated 13.03.2026 was issued to the promoter with an opportunity of being heard on 16.03.2026.<br>**The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 07.03.2026 namely Dainik Bhaskar, Hindustan Times & The Tribune. No objections were received up to 20.03.2026.**<br>**As per the directions of the authority, the PE & CA conducted a site visit on 25.03.2026.**<br>The site is located in sector 30, Gurugram, Haryana and connected via a 18m wide existing road. At present, the site consists of barren land only.<br>Furthermore, essential services such as water supply and sewerage & electrification plan have already been assured by the concerned departments. For storm water drainage, the assurance needs to be submitted.<br>**On 16.03.2026,** the matter was adjourned and listed for hearing on 13.04.2026.<br>**On 13.04.2026,** the matter was adjourned and listed for hearing on 27.04.2026.<br>The status of the documents after scrutiny of the reply dated 10.04.2026, 17.04.2026 & 23.04.2026 is mentioned below: | |
| **32.** | **Present compliance status as on 27.04.2026 of deficient documents conveyed in deficiency notice dated 13.03.2026.** | 1. Deficit fee of Rs 1,01,015/- needs to be submitted. **Status: Submitted Rs 1,01,015/- vide DD no. 001817 dated 19.03.2026.**<br>2. 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. **Status: Submitted, but corrections need to be provided.**<br>3. Corrections marked on the hard copy of online DPI need to be done. |

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| | | **Status: Submitted, but corrections need to be provided.**<br>4. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana for license no. 14 of 2022 needs to be submitted.<br>**Status: Submitted**<br>5. The land schedule approved along with License No. 55 of 2024 by DTCP needs to be submitted.<br>**Status: Submitted**<br>6. All the approved plans, demarcation plan, superimposed demarcation plan on approved layout plan, sections, elevations on A1 size sheet (laminated) needs to be submitted.<br>**Status: Submitted**<br>7. Clear copy of approved zoning plan on A1 size sheet (laminated) needs to be submitted.<br>**Status: Submitted**<br>8. An affidavit from managing director regarding 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.<br>**Status: Affidavit cum undertaking Submitted from managing director.**<br>9. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.<br>**Status: Submitted**<br>10. Information to revenue department regarding entry of license in the revenue record needs to be submitted.<br>**Status: Submitted**<br>11. Latest Land title search report for 30 years with bar enrolment no. of Advocate needs to be submitted.<br>**Status: Submitted**<br>12. Non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.<br>**Status: Submitted**<br>13. Environment clearance needs to be submitted. If applied, then copy of the same needs to be submitted.<br>**Status: Affidavit cum undertaking submitted, for non- applicability. Whereas, CTE from HSPCB submitted.** |

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| | | 14. Airport height clearance NOC needs to be submitted. If applied, then copy of the same needs to be submitted.<br>**Status: Submitted**<br>15. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.<br>**Status: Not submitted, applied on 30.12.2024.**<br>16. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.<br>**Status: Not submitted**<br>17. Electrification plan/ Electricity load availability connection needs to be submitted.<br>**Status: The approval has not been submitted, however, a bill for the same has been attached in the application.**<br>18. Approval NOC from agency for connecting external service like HUDA construction water, water supply, storm water drainage, sewerage and road access needs to be submitted.<br>**Status: HUDA construction water, water supply, and sewerage approvals have been submitted. For road access permission, the promoter has submitted an affidavit-cum-undertaking stating that the project site is already connected to an existing 18 m wide road. However, the storm water drainage approval still needs to be submitted.**<br>19. REP-II form needs to be submitted.<br>**Status: Submitted, but not as per our format.**<br>20. Project report along with brochure of current project and project photos needs to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>21. Forest NOC from concerned department needs to be submitted.<br>**Status: Submitted**<br>22. Natural conservation zone clearance, tree cutting permission, forest land diversion, and powerline shifting NOC, if applicable, need to be submitted. Otherwise, an affidavit regarding non-applicability shall be submitted.<br>**Status: Affidavit cum undertaking submitted for non- applicability.**<br>23. Mining permission for the applied project needs to be submitted.<br>**Status: Submitted**<br>24. PERT chart specifying date of completion needs to be submitted. |

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| | | **Status: Submitted, but needs to be revised.**<br>25. Draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations.<br>**Status: Submitted, but needs to be revised.**<br>26. Draft brochure and advertisement need to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>27. Cost of the land amounts to Rs 842.05 lakhs needs to be clarified according to the area applied for the registration is 0.5278 acres.<br>**Status: Submitted but DPI needs to be revised.**<br>28. Clarification needs to be submitted as financial resources not mentioned in DPI. Details of any other cost amounts to Rs 582.66 lakhs mentioned in DPI needs to be submitted.<br>**Status: Submitted but clarification needs to be submitted as financial resources not mentioned in DPI along with revised DPI.**<br>29. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted.<br>**Status: Submitted but original NEC dated 07.04.2026 needs to be provided.**<br>30. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of REP-1 (A-H) dated 27.09.2025, CA Certificate of non-default in payment of debt & statutory liabilities dated 27.09.2025, CA Certificate of expenditure incurred and to be incurred.<br>**Status: Submitted but CA Certificate of net worth of promoter on latest date needs to be submitted. CA Certificate of expenditure incurred and to be incurred dated 09.04.2026, Original CA Certificate of REP-1 (A-H) dated 27.09.2025, and Original CA Certificate of non-default in payment of debt & statutory liabilities dated 27.09.2025 needs to be revised.**<br>31. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted.<br>**Status: Submitted**<br>32. Original Bank Undertaking needs to be submitted. |

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| | | **Status: Not submitted**<br>33. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of all authorized signatories to operate the bank account. GST Certificate and TAN of the promoter needs to be submitted.<br>**Status: Submitted but Revised Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted.**<br>34. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised.<br>**Status: Submitted but Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statemen needs to be revised.**<br>35. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted but Schedule of EDC and IDC paid for the project needs to be submitted.**<br>36. REP II and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted but REP II dated 01.10.2025 needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.**<br>37. Background and experience of work of the promoter needs to be submitted.<br>**Status: Submitted** |
| **33.** | **Remarks** | 1. 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.<br>**Status: Submitted, but corrections need to be provided.**<br>2. Corrections marked on the hard copy of online DPI need to be done.<br>**Status: Submitted, but corrections need to be provided.**<br>3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. |

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| | | **Status: Not submitted, applied on 30.12.2024.**<br>4. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.<br>5. Electrification plan/ Electricity load availability connection needs to be submitted.<br>**Status: The approval has not been submitted, however, a bill for the same has been attached in the application.**<br>6. Approval NOC from agency for connecting external service like storm water drainage needs to be submitted.<br>**Status: Storm water drainage assurance needs to be submitted.**<br>7. REP-II form needs to be submitted.<br>**Status: Submitted, but not as per our format.**<br>8. Project report along with brochure of current project and project photos needs to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>9. PERT chart specifying date of completion needs to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>10. Draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations.<br>**Status: Submitted, but needs to be revised.**<br>11. Draft brochure and advertisement need to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>12. Cost of the land amounts to Rs 842.05 lakhs needs to be clarified according to the area applied for the registration is 0.5278 acres.<br>**Status: Submitted but DPI needs to be revised.**<br>13. Clarification needs to be submitted as financial resources not mentioned in DPI. Details of any other cost amounts to Rs 582.66 lakhs mentioned in DPI needs to be submitted.<br>**Status: Submitted but clarification needs to be submitted as financial resources not mentioned in DPI along with revised DPI.**<br>14. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted.<br>**Status: Submitted but original NEC dated 07.04.2026 needs to be provided.** |

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| | | 15. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of REP-1 (A-H) dated 27.09.2025, CA Certificate of non-default in payment of debt & statutory liabilities dated 27.09.2025, CA Certificate of expenditure incurred and to be incurred.<br>**Status: Submitted but CA Certificate of net worth of promoter on latest date needs to be submitted. CA Certificate of expenditure incurred and to be incurred dated 09.04.2026, Original CA Certificate of REP-1 (A-H) dated 27.09.2025, and Original CA Certificate of non-default in payment of debt & statutory liabilities dated 27.09.2025 needs to be revised.**<br>16. Original Bank Undertaking needs to be submitted.<br>17. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of all authorized signatories to operate the bank account. GST Certificate and TAN of the promoter needs to be submitted.<br>**Status: Submitted but Revised Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted.**<br>18. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised.<br>**Status: Submitted but quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statemen needs to be revised.**<br>19. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted but Schedule of EDC and IDC paid for the project needs to be submitted.**<br>20. REP II and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted but REP II dated 01.10.2025 needs to be revised. Affidavit of promoter regarding arrangement with the bank of** |

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| | | **master account under section 4(2)(l)(D) needs to be submitted.** |

**Recommendation:** The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, approved Fire Scheme, approved service plans and estimates, electrification plan and documents mentioned at S. No. 33.

The promoter shall submit a BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of the approved Fire Scheme and approved service plans and estimates within 6 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration, subject to the submission of the above.

**(Ashish Dubey)**
**Chartered Accountant**

**(Deepika)**
**Planning Executive**

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| **Day and Date of hearing** | Monday and 27.04.2026 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 27.04.2026
Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
Sh. Karan Sharma (Director), Sh. Rajesh Kumar (AR), Sh. Ashish Varghese (AR) are present on behalf of promoter.

The Director of the promoter company submits that the land applied for registration u/s 4 of the Act, 2016 is free from any kind of litigation. Accordingly, an affidavit from the Managing Director to this effect is also being submitted. At present, the fire Scheme approval, approved service plans and estimates, approved electrification plan, and storm water drainage assurance are under process, and the said approvals have not yet been obtained as of date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Fire Scheme approval & approved service plans and estimates within 6 months from the date of grant of registration; and
ii. Approved Electrification plan within 6 months from the date of grant of registration;

Further, he undertakes to submit the two Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frames, the said security amount shall be liable to be forfeited by the Authority.
The Authority has taken note of the submissions made by the Director of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit the two Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amounts for timely

submission of fire scheme approval and approved service plans and estimates within 6 months from the date of grant of registration.

In the event of non-submission of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit approved electrification plan within 6 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above including correction in Form A–H, online DPI and submission of two Demand Drafts of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of fire scheme approval and approved service plans and estimates within the time frame mentioned above, along with the deficiency mentioned at S. No. 33.

**(Arun Kumar)**
**Chairman, HARERA**