Promoter Name M/s Synergyshine Infra LLP
Project Name Royal Green Heights

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6			
S. N.	**Particulars**	**Details**	
1.	**Name of the project**	Royal Green Heights	
2.	**Name of the license holder**	M/s Gulmohar Finance Ltd.	
3.	**Name of the promoter**	M/s Synergyshine Infra LLP (Collaborator)	
4.	**Brief of the promoter**	M/s **Synergyshine Infra LLP** is a Limited Liability Partnership incorporated on **27 October 2020** under the Limited Liability Partnership Act, 2008, bearing **LLPIN: AAU-4349**. The LLP is engaged in the business of real estate development and allied infrastructure activities. The LLP has a **total obligation of contribution of Rs. 4,00,00,000 (Rupees Four Crore only)**. The affairs and management of the LLP are vested in its Designated Partners, namely **Mr. Ashok Kumar Makhija, Mr. Sikander Mann, Mr. Virat Maan, and Mr. Varun Kumar Makhija.**	
5.	**Nature of the project**	Affordable Group Housing	
6.	**Location of the project**	Sector- 62, Gurugram	
7.	**Legal capacity to act as a promoter**	Collaborator	
8.	**Status of project**	Applied for extension of registration	
9.	**RERA Registration No.**	09 of 2022 dated 15.02.2022	
10.	**Validity of Registration Certificate**	Valid From 15.02.2022	Valid Up to 28.07.2026
11.	**Date of receipt of application for extension**	27.05.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	27.07.2027	
14.	**Registration Temp ID**	RERA-GRG-995-2021	
15.	**Online extension ID**	RERA-GRG-2262-2026	
16.	**QPR status**	Submitted from Apr-Jun 2022 till Jan- Mar 2026	
17.	**4(2)(l)(D) reports status**	Submitted from FY 2021-2022 till FY 2024-2025	
18.	**Other conditions of RC**	Service plans & estimates: delay of 1404 days Fire scheme: delay of 86 days EC: delay of 75 days	
19.	**4(2)(l)(C) compliance**	Applied for extension u/s 6 on 27.05.2026	
20.	**Status of change of bank account**	N/A	

21.	Details of proceedings pending against the project	RERA-GRG-4471-2022: Non compliance of RC conditions within stipulated time			
22.	License no.	43 of 2021 dated 29.07.2021		Valid up to 28.07.2026	
23.	Total licensed area	5.7875 Acres	Area for extension of registration	5.7875 Acres	
24.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval	Validity up to	
	i)	License Approval	43 of 2021 dated 29.07.2021	28.07.2026	
	ii)	Building plan approval	ZP-1485/AD(RA)/2022/1817 dated 21.01.2022	20.01.2027	
	iii)	Zoning plan approval	Drg. No. DTCP 7841 dated 03.08.2021		
	iv)	Environmental Clearance	EC22B038HR163202 dated 30.07.2022	29.07.2032	
	v)	Airport height clearance	PALM/NORTH/B/112721/637753 dated 21.12.2021	20.12.2029	
	vi)	Fire scheme approval	FS/2022/173 dated 10.08.2022		
	vii)	Service plan estimates approval	LC-4379/JE(RK)/2026/10204 dated 20.03.2026		
	vii)	Electrical load availability connection	Ch.-09/SE/OP-II/B/Pur/EP-195 dated 30.01.2026		
25.	Total cost of the project	Rs. 291.21 Crores			
26.	Expenditure incurred on the project	Rs. 218.41 Crores			
27.	Expenditure to be incurred	Rs. 72.80 Crores			
28.	Total sales consideration from sold units	Rs. 254.83 Crores			
29.	Total amount received from sale proceeds:	Rs. 199.20 Crores			
30.	Balance to be received from sold units	Rs. 55.63 Crores			
31.	Amount as per RERA A/c as on 31.03.2026	Rs. 24.80 Lakhs			

32.	**Number of towers**	5 Residential Towers and commercial T1 (S+19), T(S+25), T3 (S+25), T4 (S+18), T5 (S+18)	
33.	**Total units**	800 Residential Units and 148 Commercial Units	
34.	**Units sold/ unsold**	Sold: 800 Residential 70 Commercial	Unsold: 78 Commercial
35.	**Carper area of units**	In square meters: 59.993 sqm (3BHK), 57.107 sqm (3BHK) and 46.653 sqm (2BHK) In square feet: 645.75 sqft (3BHK), 614.70 sqft (3BHK) and 502.17 sqft (2BHK)	
36.	**Construction cost**	Residential Tower = Rs 1575 per sqft. Commercial = Rs 1750 per sqft. Community Centre = Rs 1650 per sqft. Creche/Anganwadi = Rs 1650 per sqft.	
37.	**Reasons for delay**	Implementation of GRAP and shortage of labour	
38.	**Fee details**		
	Registration fee	<u>Commercial:</u> (3503.803 x 1.87 x 20) =Rs. 1,31,043/- <u>Residential:</u> (51067.463 x 2.37 x 10) = Rs. 12,10,299/- <u>Total:</u> = Rs. 13,41,342/-	
	Late Fee	N/A	
	Processing fee at the time of registration	54571.266 x 10 =Rs. 5,45,713/-	
	Extension Fee (Half of Registration fee)	1341342/2 =Rs. 6,70,671/-	
	Processing fee at the time of extension	54571.266 x 10 =Rs. 5,45,713/-	
	Late fee at the time of extension (As promoter applied on 27.05.2026)	Delay of 1 month (25 % of 1341342) = Rs. 3,35,336/-	
	Total fee	**Rs. 34,38,775/-**	
39.	**DD amount submitted at the time of registration**	Rs. 8,57,474/- Rs. 10,29,581/-	
	DD no. and date	060577 dated 27.12.2021 06047 dated 28.01.2022	
	Name of the bank issuing	HDFC Bank	

	DD amount submitted at the time of extension	Rs. 3,00,000/- Rs. 12,51,720/-
	DD no. and date for extension	500820 dated 21.05.2026 500840 dated 23.06.2026
	Name of the bank issuing	ICICI Bank
	Total fee paid	**Rs. 34,38,775/-**
	Deficient amount	**Nil**
40.	**File Status**	**Date**
	File received on	27.05.2026
	Deficiency notice sent on	18.06.2026
	First hearing on	22.06.2026 (adjourned)
	First reply submitted on	08.07.2026
	Second hearing on	13.07.2026

41. Case History:-

1. The Department of Town & Country Planning, Haryana granted license no. 43 of 2021 dated 29.07.2021 to M/s Gulmohar Finance Ltd. in collaboration with **M/s Synergyshine Infra LLP** for setting up of Affordable Group Housing Colony on the land measuring 5.7875 acres in sector- 62, Gurugram.
2. The above Affordable Group Housing Colony is registered with the Authority vide **RC no. 09 of 2022** dated 15.02.2022 valid up to 28.07.2026.
3. The project consists of 5 residential towers comprising of 800 units having carpet areas of 59.993 sqm (3BHK), 57.107 sqm (3BHK) and 46.653 sqm (2BHK).
4. Now, the promoter i.e., M/s Synergyshine Infra LLP has applied for the extension of registration of the above Affordable Group Housing Colony under Section 6 of the Act, 2016 vide application dated 27.05.2026.
5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/193 dated 18.06.2026 with an opportunity of hearing on 22.06.2026.
6. On 22.06.2026, the matter was adjourned to 13.07.2026.
7. Further, a public notice dated 04.06.2026 regarding the application dated 27.05.2026 was published in The Tribune (English), The Times of India (English) and Dainik Tribune (Hindi). No objection with respect to the same has been received in the Authority.
8. Also, the site of the project was visited. The site is accessible through 4 Karam wide road and the proposed 24 m wide road is yet to be developed. It is noted that the construction work of the Residential towers, Commercial Block and Creche/ Community Hall is completed. The MEP and finishing work is still under progress. Approximately 200 labour were working on site at the time of visit. Percentage of completion of construction work on site is approximately 75%.
9. The reply dated 08.07.2026 submitted by the promoter with respect to the above deficiency notice has been examined and the status of remaining deficiencies is as below:

42.	**Present compliance status as on 13.07.2026 of deficit documents as conveyed in the notice dated 18.06.2026**	1. Deficit fee of Rs. 12,51,720/- needs to be paid. **Status: Paid vide DD no. 500840 dated 23.06.2026 of ICICI Bank amounting to Rs. 12,51,720/-** 2. Corrections in online DPI needs to be done. **Status: Not submitted** 3. REP-V in prescribed format needs to be submitted. **Status: Not submitted** 4. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 5. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration and extension of registration. In case of any change, the promoter shall specifically disclose such changes in the form of affidavit and submit the relevant supporting documents. **Status: Submitted** 6. Reasons for delay in the completion of the project along with supporting documents need to be provided. **Status: Submitted** 7. Current photographs of the project showing the development on site need to be submitted. **Status: Submitted** 8. PERT chart needs to be submitted. **Status: Submitted** 9. Copies of three sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: Submitted** 10. Cost of the land amounts to Rs. 10050 lakhs needs to be clarified according to the area applied for the registration is 5.7875 acres. Further Clarification needs to be submitted regarding discrepancy in land cost. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Not submitted** 11. Details of any other cost amounts to Rs. 319.35 and financial resources amounts to Rs 2662.94 lakhs from

		equity and Rs 1742.80 lakhs from Loan from Other Sources mentioned in DPI needs to be submitted. **Status: Submitted** 12. Original non-encumbrance certificate not below the rank of tehsildar certified on 12.05.2026 needs to be submitted. **Status: Submitted** 13. Independent Auditors Report for the financial year 2022-23 needs to be submitted. **Status: Submitted but financial statement of FY 2022-23 needs to be submitted** 14. Bank Undertaking needs to be revised. **Status: Submitted** 15. Challan and Schedule of payment of EDC 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 in original. **Status: Submitted** 16. Bank Statement of RERA Accounts for the month of March 2026 needs to be submitted. **Status: Not submitted**
43.	**Remarks**	1. Corrections in online DPI needs to be done. **Status: Not submitted** 2. REP-V in prescribed format needs to be submitted. **Status: Not submitted** 3. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 4. Cost of the land amounts to Rs. 10050 lakhs needs to be clarified according to the area applied for the registration is 5.7875 acres. Further Clarification needs to be submitted regarding discrepancy in land cost. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Not submitted** 5. Independent Auditors Report for the financial year 2022-23 needs to be submitted. **Status: Submitted but financial statement of FY 2022-23 needs to be submitted**

		Status: Submitted 6. Bank Statement of RERA Accounts for the month of March 2026 needs to be submitted. **Status: Not submitted**
44.	**Recommendation:** The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 43. It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 27.07.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate u/s 6 of the Act, 2016.	

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 13.07.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Mahesh Kumar Saini (Authorized Signatory) and Sh. Mukesh Kumar Makhija (Landowner) appeared on behalf of the promoter and requests the Authority to grant extension to the registration of the project up to 27.07.2027. The Authorized Representative (AR) of the promoter states that the delay in completion of the project has occurred on account of implementation of GRAP and shortage of labour pursuant to construction bans imposed by the National green Tribunal from time to time. The AR further states that the construction work on the site is in full swing and the promoter is committed to hand over the units of the project to respective allottees.

The extension of the project is approved as proposed subject to rectification/ submission of the deficit documents as on date.

The certificate of extension shall be issued after the submission of remaining documents as listed above at S. No. 43.

(Arun Kumar)
Chairman, HARERA