

Project Report

Project- “Bonheur Hub”, Temp Project ID: RERA-2152-2026

Bonheur Hub is a premium, low-density Shop-Cum-Office (SCO) commercial development spread across approximately 2 acres on Sohna Road, Gurugram. Strategically positioned on a highway-facing corner plot, the project is envisioned as a modern high-street destination combining retail, F&B, and professional office spaces. Planned with expansive frontage and flexible layouts, Bonheur Hub is designed to suit retail brands, anchor stores, restaurants, cafés, clinics, and boutique offices. The low-rise, low-density configuration ensures strong visibility, easy access, and efficient circulation—key drivers for sustained business performance.

Surrounded by established residential townships and supported by seamless connectivity to the Delhi–Mumbai Expressway and KMP Expressway, the project benefits from a ready catchment and continuous traffic flow. With freehold ownership, robust infrastructure, ample parking, and contemporary planning, Bonheur Hub presents a future-ready commercial asset.

Developed by CCRK Developers LLP, the project presents a compelling opportunity for end-users and investors seeking early entry into a high demand, undersupplied commercial corridor with strong rental and appreciation potential.

1	Name of the project		Bonheur Hub
2	Category of project		Commercial Plotted Colony
3	Details of licensed area, beneficial interest permission area and area applied for registration		
	3.2	Total Licensed area of the project	2.056 acre 8320.3368 Sq.mtr.
	3.3	Area applied for registration	2.056 acre 8320.3368 sq.mtr.
	3.3	Date of very first license of the project	08-Sep-2025
	3.4	Name of applicant promoter	CCRK Developers LLP
4	Location of the project		
	4.1	Sector/Colony	Sector- 35, Sohna
	4.2	City/Town/Village/Revenue estate	Village- Dhunela
	4.3	State	Haryana
	4.4	District	Gurugram
5	Status of the project		New
6	(a)	Nature of the project	Commercial Plotted Colony
7	Planning area (based on development plan)		Sohna devlopment plan 2031 AD
8	Type of Potential Zone		High II
9	Web address of the project on the website		Https://www.homekraft.in
10	Email address for communication regarding project		compliance@homekraft.in
11	Licensing authority		Directorate of Town and Country Planning, Haryana
PROJECT PROPONENTS			
Details of project proponents (Details of promoter, license holder, collaborator, developer (BIP holder), third party right holder, authorized signatories, legal representatives, project consultants)			
1.1	Details of the applicant promoter		
	1.1.1	Names of the applicant-promoter	CCRK Developers LLP
	1.1.2	Legal capacity to act as applicant promoter	Collaborator

	1.1.3	Status of the promoter				Partnership firm		
	1.1.4	Pan No. of Applicant Promoter				AASFC4216C		
	1.1.5	Registered address						
		Address 1				Village Dhunela, Sohna Road, Sohna		
		City/Town/Village/Revenue estate				Village- Dhunela		
		District				Gurgaon		
		State				Haryana		
		PIN Code				122103		
	1.1.6	Corporate/ office address						
		Address 1				Village Dhunela, Sohna Road, Sohna		
		City/Town/Village/Revenue estate				Village- Dhunela		
District				Gurgaon				
State				Haryana				
PIN Code				122103				
A	Land and License Details							
	(i)	Land area details of the whole project as per license/Any other and Aks-Shajra plan						
		1	License No: 127 of 2012					
			License No	Revenue Estate	Khasra No.	Area (Acre)	Area (Sq.mtr.)	
			170 of 2025	Sohna	0.5/2	0.5000	2023.4282	
			170 of 2025	Sohna	1	1.0000	4046.8564	
			170 of 2025	Sohna	2 MIN.	0.5310	2148.8807	
			170 of 2025	Sohna	3/1/1 MIN.	0.0250	101.1714	
			Total		2.056	8320.3367		
	(ii)	Land title search report by an advocate with minimum 10 years of experience						
		(a)	Name of advocate				Abhey Singh Dahima Advocate	
		(b)	Bar Enrolment No				P/1132/2001	
		(c)	Date of Certification				01.10.2025	
	(iii)	Demarcation of the project land (whole project not of phase) (Deg/Min/Sec) Multiple Pocket						
		1	Demarcation plan of land under project along with coordinates of every turning point of outer boundary					
			Points	Latitude (N and S)			Longitude (E and W)	
			A.	28° 17` 09.00" N			77° 03` 57.75" E	
			B.	28° 17` 08.48" N			77° 03` 57.79" E	
			C.	28° 17` 08.46" N			77° 03` 55.57" E	
			D.	28° 17` 06.98" N			77° 03` 55.88" E	
			E.	28° 17` 07.01" N			77° 03` 51.36" E	
			F.	28° 17` 08.09" N			77° 03` 51.37" E	
	(iv)	Approach to the project (Please submit site plan along with road network of both existing roads and proposed roads with their construction status)						
		(a)	Approach		Name	Width (In mtr.)	Width (In ft.)	Remarks
			Proposed approach		Service Road	12.00 mtr	39.36. ft	

Project Cost Details						
	Project Cost - Non-Construction Components					
	A1	Land Cost including conversion charges and licence fee				
		S. No.	Components	Amount (in lakh)		
		1	Land cost as per sale deed or circle rate	3596.74		
		2	Conversion charges (as per LOI)	87.37		
		3	License fee (as per LOI)	297.63		
			Total	3981.74		
	A2	External Development Charges (EDC)				
		S. No.	Type	Area (Acre)	Rate of EDC per acre (lakh)	Amount (in lakh)
		1	Group Housing	0	0	0
		2	Commercial	2.0560	498.48	1024.87
		Total				1024.87
	A3	Internal Development Charges (IDC)				
		S. No.	Type	Area (Acre)	Rate of IDC per acre (lakh)	Amount (in lakh)
		1	Group Housing	0	0	0
		2	Commercial	2.0560	60.70	124.80
			Total			124.80
	A4	Miscellaneous Cost				
		S. No.	Items	Amount (in lakh)		
		1	Administrative cost	195.07		
		2	Interest to financial institutions	0		
		3	Renewable of approvals	100.00		
		4	Taxes	0		
		5	Cess	0		

		6	Marketing cost	211.28		
		7	Any other	0		
		Total Miscellaneous Cost		506.35		
B		Project Cost - Construction Components				
	B1	Construction Cost of Towers				
		S. N.	Tower No./Tower Name	Floor Area (in sq.ft.)(FAR + NON FAR)	Construction Cost (per sq. ft.)	Estimated Cost (Rs. in lakh)
		1	Commercial	NA	NA	NA
		Total Construction Cost of Towers				NA
	B2	Construction Cost of Commercial Component				NA
	B3	Development Works and Services (Internal Development Works - IDW)				
		S. N	Name of the Facility	Applicable / NA		Estimated Cost(Rs. in lakh
		1	Internal Roads and Pavements	Applicable		59.09
		2	Water Supply system	Applicable		5.25
		3	Storm Water drainage	Applicable		3.20
		4	Sewerage system	Applicable		78.00
		5	Street Lighting	Applicable		6.00
		6	Play grounds and Parks	Applicable		30.13
		7	Electricity supply system	Applicable		73.00
		8	Security and fire-fighting	Applicable		23.59
		9	STP	Applicable		25.00
		10	Underground water tank	Applicable		30.00
		11	Rain water harvesting	Applicable		9.00
		12	Electrical sub station	Applicable		15.00
		13	Miscellaneous activity	Applicable		79.74
	14	Others (Boundary Wall, Entry & Exit Gate, Signage etc.)	Applicable		133.00	
		Total Cost of Development Works and Services				570

	B4	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)				NA
		Name of the Facility		Floor Area (in sq. ft.)	Construction Cost(per sq. ft.)	Estimated Cost (in lakh)
		1	Community Centre	NA	NA	0
			Cost of Community Buildings (A)			0
	B5	Electrification Cost upto project site if any				
		Ser. No.		Items	Applicable / NA	Amount (in lakh)
		1		Electrification Cost	Applicable	100.00
		Electrification Cost up to project site				100.00
Project Cost Summary						
	S. N	Components				Estimated Cost (Rs. in lakh)
	1	Total project non-construction cost				670.00
	2	Total project construction cost				5637.76
	3	Total Project Cost				6307.76