

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Bonheur Avenue Grow+
RERA-GRG-1287-2023
Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Bonheur Avenue Grow+	
2.	Name of the promoter	M/s Clarika Infra Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector-35, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder	
6.	Name of license holder	Sh. Chander Mohan Khatana and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1287-2023	
11.	License no.	16 of 2022 dated 09.03.2022	valid upto 08.03.2027
12.	Total licensed area	9.0250 acres	Area to be registered 0.3544 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.12.2026	
14.	QPR compliances (if applicable)	Submitted	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	RC conditions (81 of 2022)	Complied	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	16 of 2022 dated 09.03.2022 08.03.2027
	ii)	Zoning Plan Approval	Drg. No. DG, TCP- 8767 dated 24.11.2022 N/A
	iii)	Building plan Approval	Memo no. 1056 dated 14.02.2023 13.02.2025
	v)	Environmental Clearance	N/A N/A
	vi)	Airport height clearance	N/A N/A
	vii)	Fire approval scheme	Not Submitted -
	viii)	Service plan and estimate approval	Memo No. LC-4535/JE(DS)-2022/30750 dated 11.10.2022.
18.	Fee details		
	Registration fee	2509.86 * 1.75 * 20 = Rs. 87845/-	



	Processing fee	2509.86 * 10 = Rs. 25099/-
	Late fee	N/A
	Total	Rs. 1,12,944/-
	DD Details	
	DD amount	Rs 1,12,944/-
	DD no. and date	500113 dated 03.02.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
19.	File Status	Date
	File received on	20.02.2023
	First notice Sent on	03.03.2023
	First hearing on	13.03.2023
20.	Case History: The Promoter M/s Clarika Infra Pvt. Ltd. who is a BIP Holder applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Bonheur Avenue Grow+" located at Sector-35, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 49311 dated 20.02.2023 and RPIN-588. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1287-2023. The project area for registration is 0.3544 acres commercial part of the licensed area i.e., 9.0250 acres vide License no - 16 of 2022 dated 09.03.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/588 dated 03.03.2023 was issued to the promoter with an opportunity of being heard on 13.03.2023. The promoter did not submit any reply. The status of the documents is mentioned below:	
21.	Present compliance status as on 13.03.2023 of deficient documents as conveyed in the notice dated 03.03.2023.	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted.2. Online DPI needs to be corrected. Status: Not submitted.3. Copy of approved building plans needs to be submitted. Status: Not submitted.4. Fire Scheme approval needs to be submitted. Status: Not submitted.5. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted.6. Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate.





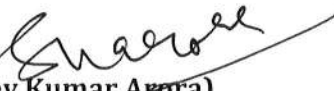


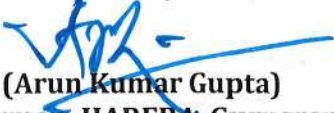
		<p>Status: Not submitted.</p> <p>7. Non-encumbrance certificate needs to be resubmitted certified on latest date. Status: Not submitted.</p> <p>8. Mining permission needs to be submitted. Status: Not submitted.</p> <p>9. PERT chart needs to be revised. Status: Not submitted.</p> <p>10. Draft Allotment letter as per the prescribed format needs to be submitted. Status: Not submitted.</p> <p>11. Draft BBA needs to be revised. Status: Not submitted.</p> <p>12. Draft Brochure needs to be revised. Status: Not submitted.</p> <p>13. Bank undertaking needs to be submitted. Status: Not submitted.</p> <p>14. Quarterly schedule of estimated expenditure and funds needs to be submitted. Status: Not submitted.</p> <p>15. Affidavit of promoter regarding arrangement with the bank of master account needs to be signed of witnesses and authorised signatory. Status: Not submitted.</p> <p>16. CA certificate for REP 1 needs to be submitted. Status: Not submitted.</p> <p>17. KYC of the Authorised Signatory of bank operation needs to be submitted. Status: Not submitted.</p> <p>18. Cash flow statement needs to be submitted. Status: Not submitted.</p> <p>19. CA certificate for cost related with land cost, EDC, IDW and IDC already incorporated with project "Bonheur Avenue" needs to be submitted. Status: Not submitted.</p> <p>20. MOA and AOA need to be submitted. Status: Not submitted.</p> <p>21. CA certificate for Means & Finance needs to be revised. Status: Not submitted.</p> <p>22. CA certificate for non-default for the payment of debt liabilities needs to be revised. Status: Not submitted.</p> <p>23. Documents regarding the relation with the ATS home Craft needs to be submitted. Status: Not submitted.</p> <p>24. Others in financial resources need to be clarified. Status: Not submitted.</p> <p>25. Project report needs to be submitted. Status: Not submitted.</p>
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HARERA
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Remarks	All the above mentioned deficiencies needs to be rectified as the promoter did not submit any reply till date.
 Asha Chartered Accountant	 Sumeet Engineering Officer
Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 13.03.2023. Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rajeev Gupta (AR), Sh. Yogesh Sharma (AR), Ms. Preeti (AR) and Sh. Narender Kmar (AR) are present on behalf of the promoter. The applicant has deposited the requisite documents on 10.03.2023 which are being scrutinized. The matter to come up on 20.03.2023.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Arun Kumar Gupta) Chairman, HARERA, Gurugram