

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

# Project - Bonheur Avenue Grow+

### RERA-GRG-1287-2023

## Hearing brief for project registration u/s 4

S.No.	Partic	ulars		Details		
1.	Name of the project		Bonheur Avenue Grow+			
2.	Name of the promoter		M/s Clarika Infra Pvt. Ltd.			
3.	Natur	e of the project		Commercial (Dist	inct Commercial C	component of DDJAY Plotted
				Colony)		
4.	Location of the project			Sector-35, Sohna, Gurugram		
5.				BIP Holder		
	prom					
6.	Name of license holder			Sh. Chander Mohan Khatana and Others		
7.		s of project		New		
8.	Whetl	her registrati	on	Whole Project		
	applie	ed for whole				
9.		no. (if applicable)		N/A		
10.	Onlin	e application ID		RERA-GRG-PROJ-1		
11.	Licens	se no.		16 of 2022 dated (	9.03.2022	valid upto 08.03.2027
12.	Total	licensed area		9.0250 acres	Area to be	0.3544 acres
					registered	
13.	-	letion date declar	ed	31.12.2026		
	u/s 4(	2)(l)(C)				
14.	QPR	-	(if	Submitted		
	applic	the second s				
15.		)(D) compliances	(if	N/A		
	applicable)					
	RC conditions (81 of 2022)					
16.				Complied		
16. 17.		nditions (81 of 2022 ory approvals eithe		A	ned prior to regist	ration
	Statut	ory approvals eithe		oplied for or obtai		
				oplied for or obtai	ned prior to regist	validity upto
	Statut	ory approvals eithe		oplied for or obtai Date of		
	Statut S.No i)	ory approvals eithe Particulars License Approval	er ap	Deplied for or obtai Date of 16 of 2022 da	approval ated 09.03.2022	<b>Validity upto</b> 08.03.2027
	Statut S.No	ory approvals eithe Particulars License Approval Zoning P		Deplied for or obtai Date of 16 of 2022 da Drg. No. DG, T	approval ated 09.03.2022 CCP- 8767 dated	Validity upto
	Statut S.No i) ii)	ory approvals eithe Particulars License Approval Zoning P Approval	er ap	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1	approval ated 09.03.2022 CP- 8767 dated 1.2022	Validity upto 08.03.2027 N/A
	Statut S.No i)	ory approvals eithe Particulars License Approval Zoning P Approval Building p	er ap	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1	approval ated 09.03.2022 CCP- 8767 dated	<b>Validity upto</b> 08.03.2027
	Statut S.No i) ii) iii)	ory approvals eithe Particulars License Approval Zoning P Approval Building p Approval	er ap	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023	Validity upto           08.03.2027           N/A           13.02.2025
	Statut S.No i) ii)	ory approvals eithe Particulars License Approval Zoning P Approval Building p Approval Environmental	er ap	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CP- 8767 dated 1.2022	Validity upto 08.03.2027 N/A
	Statut S.No i) ii) iii) v)	ory approvals eithe Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance	er ap an an	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023	Validity upto           08.03.2027           N/A           13.02.2025           N/A
	Statut S.No i) ii) iii)	ory approvals eithe Particulars License Approval Zoning P Approval Building p Approval Environmental Clearance Airport heig	er ap an an	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023	Validity upto           08.03.2027           N/A           13.02.2025
	Statut S.No i) ii) iii) v) v) vi)	ory approvals either Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance	an an ght	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CCP- 8767 dated 1.2022 dated 14.02.2023	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A
	Statut S.No i) ii) iii) v)	Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher	an an ght	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A
	Statut S.No i) ii) iii) v) vi) vi) vii)	ory approvals eithe Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher approval	er ap lan lan ght me	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056 N	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023 I/A I/A Applied on 10.0	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A           03.2023.
	Statut S.No i) ii) iii) v) v) vi)	Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher approval Service plan a	er ap an an ght me nd	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056 N	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023 I/A I/A Applied on 10.0	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A
17.	Statut S.No i) ii) iii) v) vi) vi) vii) viii)	Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher approval Service plan a estimate approval	er ap an an ght me nd	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056 N	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023 I/A I/A Applied on 10.0	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A           03.2023.
	Statut S.No i) ii) iii) v) vi) vii) vii) Fee de	Particulars Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher approval Service plan a estimate approval Environal	er ap an an ght me nd	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056 N Memo No. LC-453	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023 I/A I/A Applied on 10.0 5/JE(DS)-2022/307	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A           03.2023.
17.	Statut S.No i) ii) iii) v) vi) vii) vii) Fee de Regist	Particulars License Approval Zoning Pl Approval Building pl Approval Environmental Clearance Airport heig clearance Fire scher approval Service plan a estimate approval	er ap an an ght me nd	Date of Date of 16 of 2022 da Drg. No. DG, T 24.1 Memo no. 1056 N	approval ated 09.03.2022 CP- 8767 dated 1.2022 dated 14.02.2023 V/A Applied on 10.0 5/JE(DS)-2022/307 0 = Rs. 87845/-	Validity upto           08.03.2027           N/A           13.02.2025           N/A           N/A           03.2023.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

reals and GURUGRAM Project – Bonheur Avenue Grow+

RERA-GRG-1287-2023

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
File Status	Date
File received on	20.02.2023
First notice Sent on	03.03.2023
First hearing on	13.03.2023
Second hearing on	20.03.2023
Third hearing on	27.03.2023
Fourth hearing on	29.03.2023
Fifth hearing on	10.04.2023
	TotalDD DetailsDD amountDD no. and dateName of the bank issuingDeficient amountFile StatusFile received onFirst notice Sent onFirst hearing onSecond hearing onThird hearing onFourth hearing on

### 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.

**On 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 Kumar (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.

The promoter submitted the reply on 10.03.2023 and 13.03.2023 which were scrutinized and the deficiencies were conveyed to the promoter.

**On 20.03.2023**, 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 Singh (AR) and Sh. Narender Kumar (AR) are present on behalf of the promoter. The AR submits that original copy of bank undertaking shall be submitted within two days as other updated revenue documents have been submitted today. Further the copy of MOA and AOA needs to be submitted with the objects of the company as the present documents are not complete and blank. The fire scheme is under final stage of approval and shall be submitted within one week time. The affidavit of 4(2)(l)(D) is also submitted today. The office to examine the same. The matter to come up on 27.03.2023.

The promoter submitted the reply on 20.03.2023 which was scrutinized and the deficiencies were conveyed to the promoter.

On 27.03.2023, the matter was adjourned to 29.03.2023.

The promoter has sent an email on 24.03.2023 requesting for adjournment of hearing to 03.04.2023.

**On 29.03.2023,** Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rajeev Gupta and Sh. Narendra Kumar are present on behalf of the promoter. The AR submit that additional documents have been submitted by the applicant yesterday only and are to be examined. The matter to come up on 10.04.2023.

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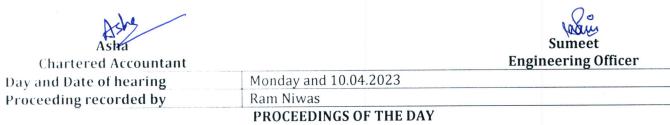
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	The promoter has submitted a reply on 28.03.2023 which is scrutinized and the status of the				
	documents is mentio	oned below:			
21.	Present comp	liance 1	. The annexures in the online application are not uploaded as		
	status as on 10.04	1.2023	well as the correction needs to be done in the online (A-H)		
	of deficient docu	ments	application.		
	as conveyed in	the	Status: Not submitted.		
	hearing	dated 2	. Online DPI needs to be corrected.		
	29.03.2023.		Status: Not submitted.		
		3	Fire Scheme approval needs to be submitted.		
			Status: Not submitted. However, applied on 10.03.2023.		
		4	. Land title search report needs to be resubmitted certified on		
			latest date including Bar Enrolment number of advocate.		
			Status: Not submitted. However, submitted undertaking		
			that there is no change in ownership of land and the		
			document submitted earlier is still valid and subsisting.		
		5	. Non-encumbrance certificate needs to be resubmitted		
			certified on latest date.		
			Status: Not submitted. However, submitted undertaking		
•			that there is no change in ownership of land and the		
			document submitted earlier is still valid and subsisting.		
		6	Mining permission needs to be submitted.		
			Status: Applied on 17.03.2023.		
		7	PERT chart needs to be revised.		
			Status: Not Submitted.		
		8	Bank undertaking needs to be submitted (Original copy).		
			Status: Submitted.		
	ĩ	9	Quarterly schedule of estimated expenditure and funds needs		
			to be submitted.		
			Status: Not submitted.		
		1	0. Affidavit of promoter regarding arrangement with the bank		
			of master account needs to be signed of witnesses and		
			authorised signatory.		
			Status: Submitted but needs to be revised.		
		1	1. CA certificate for REP 1 needs to be submitted.		
			Status: Not submitted.		
		1	2. Cash flow statement needs to be resubmitted.		
			Status: Not submitted.		
		1	3. CA certificate for cost related with land cost, EDC, IDW and		
			IDC already incorporated with project "Bonheur Avenue"		
			needs to be submitted.		
		1	Status: Not submitted.		
		1	4. MOA and AOA need to be submitted.		
		1	Status: Submitted.		
			5. CA certificate for Means & Finance needs to be revised.		
		1	Status: Not submitted.		
			6. Documents regarding the relation with the ATS home Craft		
	2		needs to be submitted.		
		1	Status: Not submitted.		
			7. Others in financial resources need to be clarified.		
		1	Status: Not submitted.		
			<ol><li>Project report needs to be resubmitted.</li></ol>		

Project – Bonheur Avenue Grow+

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	Status: Not submitted.
Remarks	1. The annexures in the online application are not uploaded a
Aemarks	well as the correction needs to be done in the online (A-F
	application. 2. Online DPI needs to be corrected.
	<ol> <li>Fire Scheme approval needs to be submitted.</li> </ol>
	<ol> <li>4. Land title search report needs to be resubmitted certified of</li> </ol>
	latest date including Bar Enrolment number of advocate. 5. Non-encumbrance certificate needs to be resubmitted
	certified on latest date.
	<ol> <li>6. Mining permission needs to be submitted.</li> <li>7. PERT chart needs to be revised.</li> </ol>
	<ol> <li>Quarterly schedule of estimated expenditure and funds nee to be submitted.</li> </ol>
	9. Affidavit of promoter regarding arrangement with the bas
	of master account needs to be signed of witnesses a
	authorised signatory needs to be revised.
	10. CA certificate for REP 1 needs to be submitted.
	11. Cash flow statement needs to be resubmitted.
	12. CA certificate for cost related with land cost, EDC, IDW as
	IDC already incorporated with project "Bonheur Avenu
	needs to be submitted.
	13. CA certificate for Means & Finance needs to be revised.
	14. Documents regarding the relation with the ATS home Cru
	needs to be submitted.
	15. Others in financial resources need to be clarified.
	16. Project report needs to be resubmitted.
Notes	



Proceedings dated: 10.04.2023.

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

A request for adjournment has been received vide letter dated 05.04.2023.

The matter to come up on 24.04.2023.

(Sanjeev Kumar Arora) Member, HARERA

V.1-(Vijay Kumar Goyal) Member, HARERA

(Ashok Sangwan) Member, HARERA Kumar Gupta) Arun Chairman, HARERA

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament א- אינים (למלימיה אינ למסוא) אינורמיא, 2016איניז עוני 20א איניזים יוסט איניזים

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16