

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 | 08.03.2027 |
| | ii) | Zoning Plan Approval | N/A |
| | iii) | Building plan Approval | 13.02.2025 |
| | v) | Environmental Clearance | N/A |
| | vi) | Airport height clearance | N/A |
| | vii) | Fire scheme approval | Applied on 10.03.2023. |
| | 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/- | |



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| | 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 |
| | Second hearing on | 20.03.2023 |
| | Third hearing on | 27.03.2023 |
| | Fourth hearing on | 29.03.2023 |
| | Fifth hearing on | 10.04.2023 |
| 20. | Case History: | |
| | <p>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.</p> <p>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.</p> <p>The promoter submitted the reply on 10.03.2023 and 13.03.2023 which were scrutinized and the deficiencies were conveyed to the promoter.</p> <p>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)(I)(D) is also submitted today. The office to examine the same. The matter to come up on 27.03.2023.</p> <p>The promoter submitted the reply on 20.03.2023 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 27.03.2023, the matter was adjourned to 29.03.2023.</p> <p>The promoter has sent an email on 24.03.2023 requesting for adjournment of hearing to 03.04.2023.</p> <p>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.</p> | |



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| | The promoter has submitted a reply on 28.03.2023 which is scrutinized and the status of the documents is mentioned below: | |
| 21. | Present compliance status as on 10.04.2023 of deficient documents as conveyed in the hearing dated 29.03.2023. | <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. 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.9. Quarterly schedule of estimated expenditure and funds needs to be submitted. Status: Not submitted.10. 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.11. CA certificate for REP 1 needs to be submitted. Status: Not submitted.12. Cash flow statement needs to be resubmitted. Status: Not submitted.13. 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.14. MOA and AOA need to be submitted. Status: Submitted.15. CA certificate for Means & Finance needs to be revised. Status: Not submitted.16. Documents regarding the relation with the ATS home Craft needs to be submitted. Status: Not submitted.17. Others in financial resources need to be clarified. Status: Not submitted.18. Project report needs to be resubmitted. |



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| Remarks | Status: Not submitted. 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. 2. Online DPI needs to be corrected. 3. Fire Scheme approval needs to be submitted. 4. Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate. 5. Non-encumbrance certificate needs to be resubmitted certified on latest date. 6. Mining permission needs to be submitted. 7. PERT chart needs to be revised. 8. Quarterly schedule of estimated expenditure and funds needs to be submitted. 9. Affidavit of promoter regarding arrangement with the bank of master account needs to be signed of witnesses and 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 and IDC already incorporated with project "Bonheur Avenue" needs to be submitted. 13. CA certificate for Means & Finance needs to be revised. 14. Documents regarding the relation with the ATS home Craft needs to be submitted. 15. Others in financial resources need to be clarified. 16. Project report needs to be resubmitted. |
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Asha

Chartered Accountant


Sumeet

Engineering Officer

Day and Date of hearing Monday and 10.04.2023
Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.04.2023.


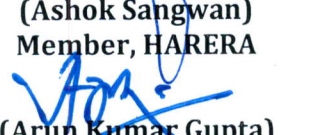
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA