

**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	<b>Area to be registered</b> 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.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	16 of 2022 dated 09.03.2022
	ii)	Zoning Plan Approval	Drg. No. DG, TCP- 8767 dated 24.11.2022
	iii)	Building plan Approval	Memo no. 1056 dated 14.02.2023
	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.	<b>Fee details</b>		
	Registration fee	2509.86 * 1.75 * 20 = Rs. 87845/-	
	Processing fee	2509.86 * 10 = Rs. 25099/-	



	<b>Late fee</b>	N/A
	<b>Total</b>	Rs. 1,12,944/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs 1,12,944/-
	<b>DD no. and date</b>	500113 dated 03.02.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	20.02.2023
	<b>First notice Sent on</b>	03.03.2023
	<b>First hearing on</b>	13.03.2023
	<b>Second hearing on</b>	20.03.2023
<b>20.</b>	<b>Case History:</b>	
	<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 status of the documents is mentioned below:</p>	
<b>21.</b>	<b>Present compliance status as on 20.03.2023 of deficient documents as conveyed in the notice dated 03.03.2023.</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be corrected. Status: Not submitted.</li> <li>3. Copy of approved building plans needs to be submitted. <b>Status: Submitted.</b></li> <li>4. Fire Scheme approval needs to be submitted. <b>Status: Not submitted. However, applied on 10.03.2023.</b></li> <li>5. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>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.</b></li> <li>6. Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate. <b>Status: Not submitted. However, submitted undertaking that there is no change in ownership of land and the</b></li> </ol>



		<p><b>document submitted earlier is still valid and subsisting.</b></p> <p>7. Non-encumbrance certificate needs to be resubmitted certified on latest date. <b>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.</b></p> <p>8. Mining permission needs to be submitted. <b>Status: Not submitted. However, stated that validity expires in two months and shall be applied before start of excavation.</b></p> <p>9. PERT chart needs to be revised. Status: Submitted but needs to be revised.</p> <p>10. Draft Allotment letter as per the prescribed format needs to be submitted. <b>Status: Submitted.</b></p> <p>11. Draft BBA needs to be revised. <b>Status: Submitted.</b></p> <p>12. Draft Brochure needs to be revised. <b>Status: Submitted.</b></p> <p>13. Bank undertaking needs to be submitted. Status: Original copy needs to be 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. <b>Status: Submitted.</b></p> <p>18. Cash flow statement needs to be submitted. Status: Needs to be resubmitted.</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: Blank copy submitted.</p> <p>21. CA certificate for Means &amp; Finance needs to be revised. Status: Needs to be resubmitted.</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>
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	25. Project report needs to be submitted. Status: Needs to be resubmitted.
<b>Remarks</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Fire Scheme approval needs to be submitted.</li> <li>4. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>5. Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate.</li> <li>6. Non-encumbrance certificate needs to be resubmitted certified on latest date.</li> <li>7. Mining permission needs to be submitted.</li> <li>8. PERT chart needs to be revised.</li> <li>9. Bank undertaking needs to be submitted (Original copy).</li> <li>10. Quarterly schedule of estimated expenditure and funds needs to be submitted.</li> <li>11. Affidavit of promoter regarding arrangement with the bank of master account needs to be signed of witnesses and authorised signatory.</li> <li>12. CA certificate for REP 1 needs to be submitted.</li> <li>13. Cash flow statement needs to be resubmitted.</li> <li>14. CA certificate for cost related with land cost, EDC, IDW and IDC already incorporated with project "Bonheur Avenue" needs to be submitted.</li> <li>15. MOA and AOA need to be submitted.</li> <li>16. CA certificate for Means &amp; Finance needs to be revised.</li> <li>17. CA certificate for non-default for the payment of debt liabilities needs to be revised.</li> <li>18. Documents regarding the relation with the ATS home Craft needs to be submitted.</li> <li>19. Others in financial resources need to be clarified.</li> <li>20. Project report needs to be resubmitted.</li> </ol>

  
**Asha**

**Chartered Accountant**

  
**Sumeet**

**Engineering Officer**

**Day and Date of hearing** Monday and 20.03.2023

**Proceeding recorded by** Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 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.



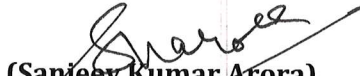
**HARERA**  
**GURUGRAM**

**Project - Bonheur Avenue Grow+**

**RERA-GRG-1287-2023**

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)(1)(D) is also submitted today. The office to examine the same.

The matter to come up on 27.03.2023.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

