

### 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.	Parti	culars	Details		
1.	Name	e of the project	Bonheur Avenue	Grow+	
2.	Name	e of the promoter	M/s Clarika Infra Pvt. Ltd.		
3.	Natu	re of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)		
4.	Locat	tion of the project	Sector-35, Sohna, Gurugram		
5.	Legal prom		BIP Holder		
6.	Name	e of license holder	Sh. Chander Mohan Khatana and Others		
7.	Statu	s of project	New		
8.	Whet appli	her registration ed for whole	Whole Project		
9.	Phase	e no. (if applicable)	N/A		
10.		e application ID	RERA-GRG-PROJ	1287-2023	
11.		se 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.		oletion date declared (2)(l)(C)	31.12.2026	i de la composición Na política de la composición de la comp	
14.	QPR compliances (if Submitted applicable)				
15.	4(2)(l)(D) compliances (if N/A applicable)				
16.	RC co	nditions (81 of 2022)	Complied		
17.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date o	f approval	Validity upto
	i)				
		License Approval	16 of 2022 d	lated 09.03.2022	08.03.2027
	ii)	License Approval Zoning Plan Approval	Drg. No. DG,	lated 09.03.2022 TCP- 8767 dated 11.2022	08.03.2027 N/A
	ii) iii)	Zoning Plan	Drg. No. DG, 24.	TCP- 8767 dated	
		Zoning Plan Approval Building plan	Drg. No. DG, 24. Memo no. 105	TCP- 8767 dated 11.2022	N/A
	iii)	Zoning ApprovalPlanBuilding ApprovalplanEnvironmental	Drg. No. DG, 24. Memo no. 105	TCP- 8767 dated 11.2022 6 dated 14.02.2023	N/A 13.02.2025
	iii) v)	Zoning ApprovalPlanBuilding ApprovalplanBuilding ClearanceplanAirportheight	Drg. No. DG, 24. Memo no. 105	TCP- 8767 dated 11.2022 6 dated 14.02.2023 N/A	N/A 13.02.2025 N/A N/A
	iii) v) vi)	Zoning ApprovalPlanBuilding ApprovalplanBuilding ClearanceplanAirport clearanceheightAirport clearanceheightFirescheme	Drg. No. DG, 24. Memo no. 105	TCP- 8767 dated 11.2022 6 dated 14.02.2023 N/A N/A Applied on 10.	N/A 13.02.2025 N/A N/A
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# Project - Bonheur Avenue Grow+

RERA	-GRG-1	287-2	2023

	-	KEKA-UKU-1207-2023			
	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			
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			
20.	Case History:				
	The Promoter M/s Clarika Ir	fra Pvt. Ltd. who is a BIP Holder applied for the registration of real			
		Distinct Commercial Component of DDJAY Plotted Colony) namely			
		ated at Sector-35, Sohna, Gurugram under section 4 of the Real Estate			
		nt) Act, 2016 vide central receipt no. 49311 dated 20.02.2023 and			
	·	EP – I (Part A-H) is RERA -GRG-PROJ-1287-2023. The project area for			
		ommercial 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.				
		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				
	20.03.2023.	03.2023 which are being scrutinized. The matter to come up on			
		reply on 10.03.2023 and 13.03.2023 which were scrutinized and the			
	status of the documents is me				
21.	Present compliance	1. The annexures in the online application are not uploaded as			
41.	status as on 20.03.2023	well as the correction needs to be done in the online (A-H)			
	of deficient documents	application.			
	as conveyed in the notice	Status: Not submitted.			
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	-				
	dated 03.03.2023.	2. Online DPI needs to be corrected.			
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Require and OOTOOTO TO TO Project – Bonheur Avenue Grow+

#### RERA-GRG-1287-2023

<ul> <li>7. Non-encumbrance certificate needs to be resubmitted certified on latest date.</li> <li>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.</li> <li>8. Mining permission needs to be submitted.</li> <li>Status: Not submitted. However, stated that validity expires in two months and shall be applied before start of excavation.</li> <li>9. PERT chart needs to be revised.</li> <li>Status: Submitted but needs to be revised.</li> <li>10. Draft Allotment letter as per the prescribed format needs to be submitted.</li> <li>Status: Submitted.</li> <li>11. Draft BBA needs to be revised.</li> <li>Status: Submitted.</li> <li>12. Draft Brochure needs to be submitted.</li> <li>Status: Submitted.</li> <li>13. Bank undertaking needs to be submitted.</li> <li>Status: Original copy needs to be submitted.</li> <li>Status: Not submitted.</li> <li>14. Quarterly schedule of estimated expenditure and funds needs to be submitted.</li> <li>Status: Not submitted.</li> <li>15. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</li> <li>Status: Not submitted.</li> <li>16. CA certificate for REP 1 needs to be submitted.</li> <li>Status: Not submitted.</li> <li>17. KYC of the Authorised Signatory of bank operation needs to be submitted.</li> <li>Status: Submitted.</li> <li>18. Cash flow statement needs to be submitted.</li> <li>Status: Needs to be resubmitted.</li> <li>19. CA certificate for cost related with land cost, EDC, IDW and Parker Status: Not submitted.</li> </ul>
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IDC already incorporated with project "Bonheur Avenue"
needs to be submitted.
Status: Not submitted.
20. MOA and AOA need to be submitted.
Status: Blank copy submitted.
21. CA certificate for Means & Finance needs to be revised.
Status: Needs to be resubmitted.
22. CA certificate for non-default for the payment of debt liabilities needs to be revised.
Status: Not submitted.
23. Documents regarding the relation with the ATS home Craft needs to be submitted.
Status: Not submitted.
24. Others in financial resources need to be clarified.
Status: Not submitted.

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	25. Project report needs to be submitted.
	Status: Needs to be resubmitted.
Remarks	1. The annexures in the online application are not uploaded
	well as the correction needs to be done in the online (A application.
	2. Online DPI needs to be corrected.
	3. Fire Scheme approval needs to be submitted.
	4. Mutation, Jamabandi, Ak-shajra duly certified by rever
	officer six months prior to date of application needs to submitted.
	5. Land title search report needs to be resubmitted certified latest date including Bar Enrolment number of advocate.
	<ol><li>Non-encumbrance certificate needs to be resubmit certified on latest date.</li></ol>
	7. Mining permission needs to be submitted.
	8. PERT chart needs to be revised.
	<ol> <li>Bank undertaking needs to be submitted (Original copy).</li> <li>Quarterly schedule of estimated expenditure and funds ne</li> </ol>
	to be submitted.
	11. Affidavit of promoter regarding arrangement with the ba of master account needs to be signed of witnesses a authorised signatory.
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Ashe		Sumeet
Chartered Accountant		<b>Engineering Officer</b>
Day and Date of hearing	Monday and 20.03.2023	
Proceeding recorded by	Ram Niwas	
	<b>PROCEEDINGS OF THE DAY</b>	
Dreasedings dated: 20.02.2022		

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.

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 भूत्त्रांपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

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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.

(Sanjeev (umar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, 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 भू-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

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