



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Bonheur Avenue Phase 2
Promoter M/s ATS Commercial Real Estate Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	Bonheur Avenue Phase 2		
2.	Name of the promotor	M/s ATS Commercial Real Estate Pvt. Ltd. (Change of developer)		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 35, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer		
6.	Name of the license holder	M/s Dhoopla Enterprise Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1323-2023		
10.	License no.	209 of 2022		Valid up to 15.12.2027
11.	Total licensed area	5.05 Acres	Area to be registered	5.05 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	30.04.2025		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	16.12.2022	15.12.2027
	ii)	Zoning Plan Approval	06.02.2023	
	iii)	Layout plan Approval	16.12.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	

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 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 03.02.2023
	viii)	Electricity load availability connection	31.03.2023
16.	Fee details		
	Registration fee		(19627.249 x 10) + (809.371 x 20) =Rs. 2,12,461/-
	Processing Fee		20436.62 x 10 = Rs. 2,04,366/-
	Late fee		Nil
	Total fee		Rs. 4,16,827/-
17.	DD amount		Rs. 3,93,031/- Rs. 23796 /-
	DD no. and date		582061 dated 14.03.2023 500153 dated 06.04.2023
	Name of the bank issuing		ICICI Bank
	Deficient amount		Nil
18.	File Status		Date
	Project received on		21.03.2023
	First notice sent on		05.04.2023
	First hearing on		10.04.2023
	First reply submitted on		10.04.2023
	Second reply submitted on		19.04.2023
19.	Case history-		
	<p>The promoter i.e., M/s ATS Commercial Real Estate Pvt. Ltd. has applied on dated 21.03.2023 for registration of their affordable plotted colony under DDJAY namely "Bonheur Avenue Phase 2" located in Sector-35, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 5.05 acres for which the license no. 209 of 2022 dated 16.12.2022 valid up to 15.12.2027 has been issued by DTCP in favour of M/s Dhoopla Enterprise Pvt. Ltd. for setting up an affordable plotted colony under DDJAY in sector 35, Sohna Gurugram. Further, permission for change of developer is granted by DTCP in favour of M/s ATS Commercial Real Estate Pvt. Ltd. on 17.03.2023.</p> <p>The current application is for the registration of 87 residential plots and a commercial block proposed</p>		

	<p>to be developed by M/s ATS Commercial Real Estate Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 10.04.2023.</p> <p><u>Proceedings dated 10.04.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rajeev Gupta (AR) is present on the behalf of the promoter. The AR of the promoter requests for adjournment of two weeks. The matter to come up on 24.04.2023.</p>
<p>20.</p>	<p>Present compliance status as on 24.04.2023 of deficient documents as conveyed observed on 10.04.2023</p> <ol style="list-style-type: none"> 1. REP-I needs to be corrected. Documents to be uploaded need to be provided in the form of PDF less than 5 mb. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. Deficit fee of Rs. 23,796/- needs to be paid. Status: Paid through DD no. 500153 dated 06.04.2023 of ICICI Bank 4. Revised project report needs to be submitted. Status: Submitted 5. Mutation, Jamabandi and aks shijra duly certified by revenue officer not more than six months prior to the date of application need to be submitted. Status: Not submitted 6. Land title search report prepared not more than three months prior to the date of application duly stamped and signed by the lawyer needs to be submitted. Status: Not submitted 7. Non- encumbrance certificate issued by the revenue officer not below the rank of Tehsildar not more than six months prior to the date of application needs to be submitted. Status: Not submitted 8. Approved service plans and estimates need to be submitted. Status: Not submitted 9. Electrical load availability connection needs to be submitted. Status: Submitted 10. Payment plan of the proposed project needs to be revised. Status: Needs to be revised 11. Bank undertaking needs to be provided. Status: Submitted 12. Quarterly schedule of estimated expenditure and funds needs to be provided. Status: Submitted 13. Affidavit of promoter regarding arrangement with the bank of master account needs to be resubmitted with the

		<p>corrected project cost i.e. Rs.8930.41 lakh. Status: N/A as requisite corrections made in DPI</p> <p>14. CA certificate for REP 1 needs to be provided. Status: Submitted, but needs to be revised.</p> <p>15. TAN of the promoter needs to be provided. Status: Submitted</p> <p>16. Affidavit of 10% auto debit of EDC needs to be provided. Status: Not submitted</p> <p>17. Cost of land needs to be clarified according to area applied for registration needs to be submitted. Status: Submitted, But needs to be corrected.</p> <p>18. COI need to be provided. Status: Submitted</p> <p>19. CA certificate for expenditure incurred needs to be corrected as per data filled in DPI. Status: Not done</p> <p>20. CA certificate for non-default for the payment of debt liabilities needs to be revised. Status: Submitted</p> <p>21. Document regarding the use of Logo of ATS home Craft needs to be provided. Status: Not submitted</p> <p>22. Financial resources of the project need to meet with project cost. Financial resources need to be corrected. Status: Corrected in DPI.</p> <p>23. Cash flow statement needs to be revised. Status: Not submitted</p> <p>24. Conversion charges and license fee need to be filled in the DPI as per the LOI. Status: Not done</p>
21.	Remarks	<ol style="list-style-type: none"> 1. REP-I needs to be corrected. Documents to be uploaded need to be provided in the form of PDF less than 5 mb. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Mutation, Jamabandi and aks shijra duly certified by revenue officer not more than six months prior to the date of application need to be submitted. 4. Land title search report prepared not more than three months prior to the date of application duly stamped and signed by the lawyer needs to be submitted. 5. Non- encumbrance certificate issued by the revenue officer not below the rank of Tehsildar not more than six months prior to the date of application needs to be submitted. 6. Approved service plans and estimates need to be submitted. 7. Revised payment plan of the proposed project needs to be revised. 8. Revised CA certificate for REP 1 needs to be provided.

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	<p>9. Affidavit of 10% auto debit of EDC needs to be provided.</p> <p>10. Cost of land needs to be clarified according to area applied for registration needs to be submitted. Status: Submitted. But needs to be corrected.</p> <p>11. CA certificate for expenditure incurred needs to be corrected as per data filled in DPI.</p> <p>12. Document regarding the use of Logo of ATS home Craft needs to be provided.</p> <p>13. Cash flow statement needs to be revised.</p> <p>14. Conversion charges and license fee need to be filled in the DPI as per the LOI.</p>
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Asha
 (Asha)

Chartered Accountant

Ar. Neeraj Gautam
 (Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 24.04.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 24.04.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Narender (AR) and Sh. Rajeev Gupta (AR) are present on the behalf of the promoter.

The reply to the deficiencies has been submitted on 19.04.2023 and 21.04.2023 and office to examine the same if the above deficiencies have been removed or not. Since the license as well as land ownership are in the name of M/s Dhoopla Enterprises Pvt. Ltd. and hence a notice for attending the next hearing be also issued to the licensee who has been made as Promoter-I and hence authorisation for seeking RERA registration on their behalf be also submitted.

The matter to come up on 08.05.2023.

Sanjeev Kumar Arora
 (Sanjeev Kumar Arora)
 Member, HARERA

Ashok Sangwan
 (Ashok Sangwan)
 Member, HARERA

Vijay Kumar Goyal
 (Vijay Kumar Goyal)
 Member, HARERA

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