

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

4. Location of the project 5. Legal capacity to act as a promoter 6. Name of license holder 7. Status of project 8. Whether registration applied for whole 9. Phase no. (if application ID) 10. Online application ID) 11. License no. 12. Total licensed area 13. Completion date declared alys 4(2)(I)(C) 14. QPR compliances (if applicable) 15. 4(2)(I)(D) compliances (if applicable) 16. RC conditions (81 of 2022) 17. Statutory approvals either applied for or obtained prior to registration 18. Completion date declared applicable) 19. License Approval 10. Online application ID 11. License no. 12. Completion date declared alys 4(2)(I)(C) 13. Completion date declared applicable) 14. QPR compliances (if applicable) 15. 4(2)(I)(D) compliances (if applicable) 16. RC conditions (81 of 2022) 17. Statutory approvals either applied for or obtained prior to registration 18. Date of approval 19. License Approval 10. License Approval 11. License Approval 12. Approval 13. Oning Plan Approval 14. Approval 15. Approval 16. RC conditions (81 of 2022) 17. Statutory approvals either applied for or obtained prior to registration 19. License Approval 10. License Approval 11. License Approval 12. Approval 13. Oning Plan Approval 14. Approval 15. Approval 16. RC conditions (81 of 2022) 17. Approval 18. Approval 19. License Approval 19. License Approval 10. Approval 10. Approval 11. Approval 12. Applied on 10.03.2023 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 13.02.2025 14. Applied on 10.03.2023.	S.No.	Parti	culars	Details		
3. Nature of the project Commercial (Distinct Commercial Component of DDJAY Plotte Colony) 4. Location of the project Sector-35, Sohna, Gurugram 5. Legal capacity to act as a promoter 6. Name of license holder New 7. Status of project New 8. Whether registration applied for whole N/A 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 13. Completion date declared u/s 4(2)(1)(C) compliances (if applicable) 14. QPR compliances (if applicable) 15. 4(2)(1)(D) compliances (if applicable) 16. RC conditions (81 of 2022) Complied 17. Statutory approvals either applied for or obtained prior to registration 18. RC conditions (81 of 2022) Complied 19. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 19. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 19. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 19. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 19. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 10. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 10. License Approval 16 of 2022 dated 09.03.2022 08.03.2027 10. License Approval N/A N/A 10. License Approval N/A N/A 11. License Approval N/A N/A 12. License Approval N/A N/A 13. License Approval N/A N/A 14. Privronmental N/A N/A 15. Clearance N/A N/A 16. Applied on 10.03.2023.	1.	Name	of the project			
	2.	Name	of the promoter	M/s Clarika Infra	Pvt. Ltd.	
Section	3.	Natui	re of the project	Commercial (Distinct Commercial Component of DDJAY Plotted		
Promoter Sh. Chander Mohan Khatana and Others	4.	Locat	ion of the project	Sector-35, Sohna,	Gurugram	
7. Status of project name with the project of applied for whole New 9. Phase no. (if applicable) of project name in project of applied for whole 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 project name in project negistered Area to be registered 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 Date of approval Validity upto i) License Approval 16 of 2022 dated 09.03.2022 08.03.2027 ii) Zoning Plan Approval Drg. No. DG, TCP-8767 dated 24.11.2022 N/A N/A v) Environmental Clearance N/A N/A vi) Airport height clearance N/A N/A	5.		and the second s	BIP Holder		
8.	6.	Name	of license holder	Sh. Chander Moha	an Khatana and Othe	rs
applied for whole Phase no. (if applicable) N/A	7.	Statu	s of project	New		
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 13. Completion date declared u/s 4(2)(1)(C) 14. QPR compliances (if applicable) 15. 4(2)(1)(D) compliances (if applicable) 16. RC conditions (81 of 2022) Complied 17. Statutory approvals either applied for or obtained prior to registration SNO Particulars Date of approval Validity upto i) License Approval 16 of 2022 dated 09.03.2022 08.03.2027 ii) Zoning Plan Drg. No. DG, TCP-8767 dated Approval 4.11.2022 iii) Building plan Memo no. 1056 dated 14.02.2023 13.02.2025 Approval N/A N/A N/A Clearance Vi) Airport height clearance vii) Fire scheme Applied on 10.03.2023.	8.					
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12. Total licensed area 9.0250 acres registered 0.3544 acres 13. Completion date declared u/s 4(2)(1)(C) 14. QPR compliances (if applicable) 15. 4(2)(1)(D) compliances (if applicable) 16. RC conditions (81 of 2022) Complied 17. Statutory approvals either applied for or obtained prior to registration S.No Particulars Date of approval Validity upto i) License Approval 16 of 2022 dated 09.03.2022 08.03.2027 ii) Zoning Plan Approval Drg. No. DG, TCP- 8767 dated 24.11.2022 iii) Building plan Memo no. 1056 dated 14.02.2023 13.02.2025 Approval v) Environmental Clearance vi) Airport height clearance vii) Fire scheme Applied on 10.03.2023.	10.	Onlin	e application ID	RERA-GRG-PROJ-	1287-2023	
13. Completion date declared u/s 4(2)(1)(C)				16 of 2022 dated	09.03.2022	valid upto 08.03.2027
u/s 4(2)(I)(C) 14. QPR compliances (if applicable) 15. 4(2)(I)(D) compliances (if applicable) 16. RC conditions (81 of 2022) Complied 17. Statutory approvals either applied for or obtained prior to registration S.No Particulars Date of approval Validity upto i) License Approval 16 of 2022 dated 09.03.2022 08.03.2027 ii) Zoning Plan Drg. No. DG, TCP- 8767 dated Approval 24.11.2022 iii) Building plan Memo no. 1056 dated 14.02.2023 13.02.2025 v) Environmental Clearance Vi) Airport height N/A N/A N/A Clearance vii) Fire scheme Applied on 10.03.2023.	12.	Total	licensed area	9.0250 acres	CONTROL OF ANY DEL MA CONTROL	0.3544 acres
applicable) 15. 4(2)(I)(D) compliances (if applicable) 16. RC conditions (81 of 2022) Complied 17. Statutory approvals either applied for or obtained prior to registration S.No Particulars Date of approval Validity upto i) License Approval 16 of 2022 dated 09.03.2022 08.03.2027 ii) Zoning Plan Drg. No. DG, TCP- 8767 dated Approval 24.11.2022 iii) Building plan Memo no. 1056 dated 14.02.2023 13.02.2025 v) Environmental N/A N/A N/A Clearance vi) Airport height N/A N/A N/A N/A N/A Clearance vii) Fire scheme Applied on 10.03.2023.	13.					
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Approval iii) Building plan Memo no. 1056 dated 14.02.2023 13.02.2025 v) Environmental N/A N/A Clearance vi) Airport height clearance vii) Fire scheme approval Applied on 10.03.2023.				16 of 2022 d	ated 09.03.2022	08.03.2027
Approval v) Environmental N/A N/A Clearance vi) Airport height N/A N/A clearance vii) Fire scheme Applied on 10.03.2023.						N/A
Clearance vi) Airport height N/A N/A clearance vii) Fire scheme Applied on 10.03.2023.		iii)		Memo no. 1056 dated 14.02.2023		13.02.2025
clearance vii) Fire scheme Applied on 10.03.2023. approval		1 - 1]	N/A	N/A
approval		vi)	_		N/A	N/A
		vii)	The second secon			03.2023.
estimate approval	N. I	viii)	Service plan and estimate approval	nd Memo No. LC-4535/JE(DS)-2022/30750 dated 1		50 dated 11.10.2022.
18. Fee details	18.	Fee de				
Registration fee 2509.86 * 1.75 * 20 = Rs. 87845/-		Regist	ration fee	2509.86 * 1.75 * 20 = Rs. 87845/-		
Processing fee 2509.86 * 10 = Rs. 25099/-	1					

		-		
	Late fee	N/A		14, 10
	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		
0.0	C III'	•		

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)(1)(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 status of the documents is mentioned below:

21. Present compliance status as on 27.03.2023 of deficient documents as conveyed in the notice dated 20.03.2023.

- 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.
- Fire Scheme approval needs to be submitted.
 Status: Not submitted. However, applied on 10.03.2023.
- 4. Mutation, Jamabandi, Ak-shajra duly certified by revenue

The second secon	RERA-GRG-1287-2023
	officer six months prior to date of application needs to
le monete	submitted.
Landard of Control	Status: Submitted.
	5. Land title search report needs to be resubmitted certified
	latest date including Bar Enrolment number of advocate.
	Status: Not submitted. However, submitted undertak
	that there is no change in ownership of land and
	document submitted earlier is still valid and subsisting
	6. Non-encumbrance certificate needs to be resubmit
	certified on latest date.
	Status: Not submitted. However, submitted undertak
	that there is no change in ownership of land and
	document submitted earlier is still valid and subsisting
	7. Mining permission needs to be submitted.
	Status: Applied on 17.03.2023.
î	8. PERT chart needs to be revised.
E	Status: Not Submitted.
	9. Bank undertaking needs to be submitted (Original copy).
	Status: Original copy needs to be submitted.
	10. Quarterly schedule of estimated expenditure and funds ne
	to be submitted.
	Status: Not submitted.
	11. Affidavit of promoter regarding arrangement with the ba
	of master account needs to be signed of witnesses
	authorised signatory.
	Status: Submitted but needs to be revised.
	12. CA certificate for REP 1 needs to be submitted.
	Status: Not submitted.
	13. Cash flow statement needs to be resubmitted.
	Status: Not submitted.
	14. CA certificate for cost related with land cost, EDC, IDW
	IDC already incorporated with project "Bonheur Aven
	needs to be submitted.
	Status: Not submitted.
	15. MOA and AOA need to be submitted.
	Charles I Sales Sales Sales Annual Manager Annual Manager Annual Sales Sales Annual
	Status: Not submitted.
	16. CA certificate for Means & Finance needs to be revised.
	Status: Not submitted.
	17. CA certificate for non-default for the payment of d
	liabilities needs to be revised.
	Status: Submitted.
	18. Documents regarding the relation with the ATS home Co
	needs to be submitted.
	Status: Not submitted.
	19. Others in financial resources need to be clarified.
	Status: Not submitted.
	20. Project report needs to be resubmitted.
	Status: Not submitted.
Remarks	1. The annexures in the online application are not uploaded
	well as the correction needs to be done in the online (A
	application.
	application.



	MDM1 GRG 1207-2023	
	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. Bank undertaking needs to be submitted (Original copy).	
	9. Quarterly schedule of estimated expenditure and funds needs	
	to be submitted.	
	10. Affidavit of promoter regarding arrangement with the bank	
	of master account needs to be signed of witnesses and	
	authorised signatory needs to be revised.	
	11. CA certificate for REP 1 needs to be submitted.	
	12. Cash flow statement needs to be resubmitted.	
	13. CA certificate for cost related with land cost, EDC, IDW and	
	IDC already incorporated with project "Bonheur Avenue"	
	needs to be submitted.	
	14. MOA and AOA need to be submitted.	
	15. CA certificate for Means & Finance needs to be revised.	
	16. Documents regarding the relation with the ATS home Craft	
	needs to be submitted.	
	17. Others in financial resources need to be clarified.	
	18. Project report needs to be resubmitted.	

Asha

Chartered Accountant

Sumeet Engineering Officer

Charter ea ricedantant		Engineering emeer
Day and Date of hearing	Monday and 27.03.2023	
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated: 27.03.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.

The matter was placed before the authority. As per the directions of the authority, the matter is adjourned to 29.03.2023.

Engineering Officer By orders of Authority