



HARERA
GURUGRAM

**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 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	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
	iii)	Building plan Approval	Memo no. 1056 dated 14.02.2023 13.02.2025
	v)	Environmental Clearance	N/A N/A
	vi)	Airport height clearance	N/A 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/-	

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



	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
	Sixth hearing on	24.04.2023
	Seventh hearing on	01.05.2023
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</p>	



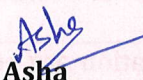


	<p>promoter. The AR submit that additional documents have been submitted by the applicant yesterday only and are to be examined. The matter to come up on 10.04.2023. The promoter has submitted a reply on 28.03.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter. On 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. The promoter has submitted a reply on 13.04.2023 and 19.04.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter. On 24.04.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Narender (AR) and Sh. Rajeev Gupta (AR) are present on behalf of the promoter. The AR states that reply has been submitted on 21.04.2023 and the same needs to be checked by the office for updating the status of deficiencies if any remain. The matter to come up on 01.05.2023. The promoter has submitted a reply on 21.04.2024 and 24.04.2023 which are scrutinized and the status of the documents is mentioned below:</p>	
<p>21.</p>	<p>Present compliance status as on 01.05.2023 of deficient documents as conveyed in the hearing dated 24.04.2023.</p>	<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: Needs to be corrected.2. Online DPI needs to be corrected. Status: Needs to be corrected.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: Submitted.5. Non-encumbrance certificate needs to be resubmitted certified on latest date. Status: Submitted.6. Quarterly schedule of estimated expenditure and funds needs to be submitted. Status: Submitted.7. CA certificate for REP 1 needs to be submitted. Status: Submitted but needs to be corrected.8. Cash flow statement needs to be resubmitted. Status: Submitted.9. 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.10. CA certificate for Means & Finance needs to be revised. Status: Not submitted.11. Documents regarding the relation with the ATS home Craft needs to be submitted. Status: Not submitted.12. Others in financial resources need to be clarified. Status: Not clarified.13. Project report needs to be resubmitted. Status: Not submitted.



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Remarks	<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.2. Online DPI needs to be corrected.3. Fire Scheme approval needs to be submitted.4. CA certificate for REP 1 needs to be submitted.5. CA certificate for cost related with land cost, EDC, IDW and IDC already incorporated with project "Bonheur Avenue" needs to be submitted.6. CA certificate for Means & Finance needs to be revised.7. Documents regarding the relation with the ATS home Craft needs to be submitted.8. Others in financial resources need to be clarified.9. Project report needs to be resubmitted.
 Asha Chartered Accountant	 Sumeet Engineering Officer
Day and Date of hearing	Monday and 01.05.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 01.05.2023. Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.	
 Planning Coordinator By orders of Authority	

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