



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

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

S.No.	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)(I)(c)	30.04.2025		
13.	QPR compliance	N/A		
14.	4(2)(I)(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	

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

	v)	Airport height clearance	N/A
	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		
		DD no. and date	Rs. 3,93,031/- Rs. 23796 /- 582061 dated 14.03.2023 500153 dated 06.04.2023
		Name of the bank issuing	ICICI Bank
		Deficient amount	Nil
18.	File Status		
		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
		Second hearing on	01.05.2023
		Third reply submitted on	01.05.2023
		Fourth reply submitted on	08.05.2023
19.	Case history- 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		

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	<p>Development), Act 2016. 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. The current application is for the registration of 87 residential plots and a commercial block proposed to be developed by M/s ATS Commercial Real Estate Pvt. Ltd. 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. <u>Proceedings dated 10.04.2023</u> 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. <u>Proceedings dated 24.04.2023</u> 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 authorization for seeking RERA registration on their behalf be also submitted. The matter to come up on 08.05.2023.</p>	
20.	<p>Present compliance status as on 08.05.2023 of deficient documents as conveyed observed on 24.04.2023</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: corrected copy of REP-! needs to be submitted 2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted 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. Status: 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. Status: Submitted

		<p>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. Status: Submitted</p> <p>6. Approved service plans and estimates need to be submitted. Status: Applied on 03.02.2023</p> <p>7. Revised payment plan of the proposed project needs to be revised. Status: Submitted</p> <p>8. Revised CA certificate for REP 1 needs to be provided. Status: Submitted</p> <p>9. Affidavit of 10% auto debit of EDC needs to be provided. Status: Submitted</p> <p>10. Cost of land needs to be clarified according to area applied for registration needs to be submitted. Status: Clarified</p> <p>11. CA certificate for expenditure incurred needs to be corrected as per data filled in DPI. Status: Submitted</p> <p>12. Document regarding the use of Logo of ATS home Craft needs to be provided. Status: The promoter undertakes not to use the logo of ATS Homekraft</p> <p>13. Cash flow statement needs to be revised. Status: Submitted</p> <p>14. Conversion charges and license fee need to be filled in the DPI as per the LOI. Status: Done</p>
21.	Remarks	<p>1. Corrected copy of REP-I needs to be submitted.</p> <p>2. Approved service plans and estimates need to be submitted.- The promoter has submitted DD No. 582853 dated 06.05.2023 of ICICI Bank as a security amount to submit the approved service plans and estimates in the Authority within three months.</p>
22.	Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been	



submitted and found to be in order except the approved service plan & estimates for which the promoter has submitted DD no. 582853 dated 06.05.2023 of ICICI Bank amounting to Rs. 25 lacs as a security to submit the approval within three months.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates in the Authority within three months. In case of failure to submit the approved service plans and estimates in the Authority within three months the security amount submitted by the promoter may be forfeited.


(Asha)

Chartered Accountant


(Ar. Neeraj) Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 08.05.2023
Proceeding recorded by	Sh. Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated 08.05.2023

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

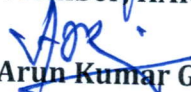
Sh. Rajeev Gupta (AR), Sh. Yogesh Sharma (AGM Account), Sh. Narendra Kumar (AR), Ms. Preeti Singh (Deputy Manager) and Sh. Musolani (Licensee landowner) are present on the behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

