



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

**हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-**

New PWD Rest House, Civil Lines, Gurugram, Haryana

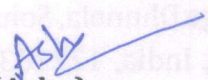
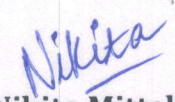
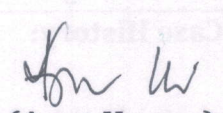
नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project Bonheur Hub  
Promoter M/s CCRK Developers LLP

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

| S. No. | Particulars                                                                                                                                                     | Details                                                                                                                                                                                                                                                                          |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Name of the project                                                                                                                                             | Bonheur Hub                                                                                                                                                                                                                                                                      |
| 2.     | Name of the promotor                                                                                                                                            | M/s CCRK Developers LLP                                                                                                                                                                                                                                                          |
| 3.     | Brief of the Promoter                                                                                                                                           | The promoter.i.e. M/s CCRK Developers LLP has been incorporated on 13.02.2023 vide LLP No. ABD-0471 situated at Village Dhunela, Sohna Road, Sohna, Gurgaon, Sohna, Haryana, India, 122103. This agreement of LLP made at Haryana between Chander Mohan and Priya Mohan Khatana. |
| 4.     | Nature of the project                                                                                                                                           | Commercial Plotted Colony (SCO)                                                                                                                                                                                                                                                  |
| 5.     | Location of the project                                                                                                                                         | Sector 35, Sohna, Gurugram                                                                                                                                                                                                                                                       |
| 6.     | Legal capacity to act as a promoter                                                                                                                             | Collaborator                                                                                                                                                                                                                                                                     |
| 7.     | Name of the license holder                                                                                                                                      | Sh. Chander Mohan, Priya Mohan Ss/o Sh. Dharampal Singh                                                                                                                                                                                                                          |
| 8.     | Status of project                                                                                                                                               | New                                                                                                                                                                                                                                                                              |
| 9.     | Online Application ID                                                                                                                                           | RERA-GRG-2114-2025                                                                                                                                                                                                                                                               |
| 10.    | Fee calculation                                                                                                                                                 |                                                                                                                                                                                                                                                                                  |
|        | Registration fee                                                                                                                                                | Not calculated, as approval of Architectural Control Sheet (Standard Design) for Commercial Plotted Colony have not been submitted by the promoter.                                                                                                                              |
|        | Late fee                                                                                                                                                        |                                                                                                                                                                                                                                                                                  |
|        | Processing fee                                                                                                                                                  |                                                                                                                                                                                                                                                                                  |
|        | Total fee                                                                                                                                                       |                                                                                                                                                                                                                                                                                  |
| 11.    | Details of fee deposited                                                                                                                                        |                                                                                                                                                                                                                                                                                  |
|        | DD amount                                                                                                                                                       | Rs 1,66,427/-                                                                                                                                                                                                                                                                    |
|        | DD no. and date                                                                                                                                                 | 591093 dated 17.11.2025                                                                                                                                                                                                                                                          |
| 12.    | File Status                                                                                                                                                     | Date                                                                                                                                                                                                                                                                             |
|        | Project received on                                                                                                                                             | 24.11.2025                                                                                                                                                                                                                                                                       |
|        | 1 <sup>st</sup> Hearing on                                                                                                                                      | 08.12.2025 (preponed)                                                                                                                                                                                                                                                            |
| 13.    | Case History:                                                                                                                                                   |                                                                                                                                                                                                                                                                                  |
|        | 1. In this regard, it is submitted that the applicant M/s CCRK Developers LLP has submitted an application for registration of commercial plotted colony namely |                                                                                                                                                                                                                                                                                  |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>"Bonheur Hub" measuring 2.056 acres in sector 35, Sohna, Gurugram u/s 4 of the Act of 2016 bearing temp ID RERA-GRG-PROJ-2114-2025 vide Dak receipt no. 102794 dated 24.11.2025 along with a fee of Rs. 1,66,427/- vide DD no. 591093 dated 17.11.2025.</p> <ol style="list-style-type: none"><li>2. While examining the application, it was observed that the promoter had not obtained the approval of Architectural Control Sheet (Standard Design) for Commercial Plotted Colony.</li><li>3. Therefore, the file was put up before the Authority with a proposal to return the application to the promoter along with the forfeiture of processing fee.</li><li>4. The Authority decided to fix the matter for hearing on 08.12.2025 and return the application to the promoter along with the forfeiture of processing fee.</li></ol> <p style="text-align: center;"><br/>(Asha)<br/>Chartered Accountant</p> <p style="text-align: center;"><br/>(Nikita Mittal)<br/>Planning Executive</p> |
| Day and Date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Monday and 08.12.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proceeding recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sh. Ram Niwas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Proceedings dated: 08.12.2025.</p> <p>Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.</p> <p>Sh. Rajeev Kumar Gupta (Sr. VP) and Sh. Narendra Kumar (Manager) is present on behalf of the promoter.</p> <p>The Authority observes that the promoter has submitted the application for registration of the commercial plotted colony without obtaining requisite prior approval of the Architectural Control Sheet (Standard Design) for the project. Such approval is a mandatory prerequisite for registration under the provisions of the Act, the rules and regulations made thereunder.</p> <p>In view of this non-compliance, the application for registration is hereby returned. The processing fee stands forfeited, while the registration fee deposited by the promoter shall be adjusted against any fresh application submitted to the Authority for registration of the project.</p> <p>Thus, the applicable processing fee deposited by the promoter is directed to be forfeited as the application for registration has been submitted without even basic approvals required to process the same. The registration fee if any deposited with the application be adjusted against the fresh/new application by the promoter for registration of the project.</p> <p style="text-align: right;"><br/>(Arun Kumar)<br/>Chairman, HARERA</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |