

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Bonheur Hub	
2.	Name of the promoter	M/s CCRK Developers LLP	
3.	About the promoter	M/s CCRK Developers LLP (LLPIN: ABD-0471) is an active limited liability partnership real estate and construction firm incorporated on 13 February 2023 in Sohna, Haryana, India. The firm has a total contribution of ₹20.00 lakh. The current designated partners are Priya Mohan Khatana (Designated Partner) and Chander Mohan (Designated Partner). The registered office is located at Village Dhunela, Sohna Road, Sohna, Haryana, 122103, India.	
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 license holder	Chander Mohan, Priya Mohan Ss/o Sh. Dharampal Singh	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	CC: 31.12.2027	
11.	Online application ID	RERA-GRG-PROJ-2152-2026	
12.	License no.	170 of 2025 dated 08.09.2025	valid upto 07.09.2030
13.	Total licensed area	2.056 acres	Area to be registered 2.056 acres
14.	QPR Compliances	Not applicable	
15.	4(2)(I)(D) Compliances	Not applicable	
16.	4(2)(I)(C) Compliances	Not applicable	
17.	Status of change of bank account (if applicable)	Not applicable	
18.	Details of proceedings pending against the project	Not applicable	
19.	RC Conditions Compliances	Not applicable	
20.	Number of plots	21 SCO's	
21.	Size of commercial units	1 Shop- 382.52 Sq.m. and 20 Shops are of 84 Sq.m.- 118.57 Sq.m.	
22.	Total Project cost	Rs 63.07 Cr. (as per DPI)	
23.	Expenditure Incurred	Rs 3.32 Cr. (as per DPI)	
24.	Expenditure to be incurred	Rs 59.75 Cr. (as per DPI)	
25.	Construction cost of SCOs	Not mentioned in DPI	
26.	Construction cost per Sq.ft.	Not mentioned in DPI	

27.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S. No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	170 of 2025 dated 08.09.2025
	ii)	Zoning plan approval	Not applicable
	iii)	Layout plan Approval	Drg. No. DTCP 11767(i) to 11767(xiv) dated 31.12.2025
	iv)	Environmental Clearance approval	Not applicable
	v)	Architectural Control Sheet	ZP-2245/JD(G)/2025/166 dated 02.01.2026
	vi)	Airport height clearance	Not applicable
	vii)	Fire scheme approval	Not applicable
	viii)	Service plan and estimate approval	Not submitted (Applied on 14.10.2025)
	ix)	Electrical load availability connection	Not submitted
28.	<b>Fee details</b>		
	Registration fee	12223.095 x 1.5 x 20 = Rs 3,66,693/-	
	Processing fee	12223.095 x 10 = Rs 1,22,231/-	
	Processing fee forfeited as per order dated 08.12.2025, due to return of the file on account of non-submission of the Architectural Control Sheet.	12223.095 x 10 = Rs 1,22,231/-	
	Late fee	Not applicable	
	<b>Total</b>	Rs 6,11,155/-	
	29.	<b>DD amount</b>	Rs 83,214/- Rs 1,66,427/- Rs 3,61,514/-
<b>DD no. and date</b>		591371 dated 30.12.2025 591093 dated 17.11.2025 RTGS No. ICL60202260058250 dated 02.02.2026	
<b>Name of the bank issuing</b>		ICICI Bank	
<b>Deficient amount</b>		Nil	
30.		<b>File Status</b>	<b>Date</b>
	File received on	06.01.2026	
	First notice Sent on	28.01.2026	
	1 <sup>st</sup> hearing on	02.02.2026 (adjourned)	
	2 <sup>nd</sup> hearing on	09.02.2026 (adjourned)	
	3 <sup>rd</sup> hearing on	11.02.2026 (Preponed from 16.02.2026)	



<p>31.</p>	<p><b>Case History: -</b></p> <p>The Promoter M/s CCRK Developers LLP who is a collaborator along with license holder namely Chander Mohan, Priya Mohan Ss/o Sh. Dharampal Singh applied for the registration of real estate Commercial Plotted Colony (SCO) project namely "Bonheur Hub" located at Sector-35, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 105083 dated 06.01.2026 and RPIN-1012. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2152-2026. The project area for registration is 2.056 acres vide License no -170 of 2025 dated 08.09.2025 valid upto 07.09.2030.</p> <p>The application for registration of Commercial Plotted Colony (SCO) project was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/1012 dated 28.01.2026 was issued to the promoter with an opportunity of being heard on 02.02.2026.</p> <p><b>The public notice was published in 3 newspapers 1 Hindi and 2 English on 15.01.2026 namely Nav Bharat Times, The Indian Express &amp; The Tribune. No objections were received up to 27.01.2026.</b></p> <p><b>On 02.02.2026</b>, the matter was adjourned and listed for 09.02.2026.</p> <p>In the reply dated 03.02.2026, The promoter has submitted an affidavit stating that no plot has been sold and no third-party rights have been created.</p> <p><b>On 09.02.2026</b>, the matter was adjourned and listed for 16.02.2026.</p> <p><b>As per the directions of the Authority, the present matter has been preponed from 16.02.2026 to 11.02.2026.</b></p> <p>The status of the documents is mentioned below:</p>
<p>32.</p>	<p><b>Present compliance status as on 11.02.2026 of deficient documents conveyed in deficiency notice dated 28.01.2026</b></p> <ol style="list-style-type: none"><li>1. Deficit fee of Rs 3,61,514/- needs to be submitted. <b>Status: Rs 3,61,514/- submitted vide RTGS No. ICL60202260058250 dated 02.02.2026.</b></li><li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Not submitted</b></li><li>3. Online DPI needs to be corrected. <b>Status: Submitted, but correction needs to be done.</b></li><li>4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. <b>Status: Affidavit submitted and promoter stated that there is no ongoing or pending litigation.</b></li><li>5. Copy of LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted.</li></ol>

		<p><b>Status: Submitted</b></p> <p>6. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement dated 25.09.2023, 26.09.2023 &amp; 18.03.2024 duly signed by both the parties needs to be submitted.  <b>Status: Submitted that 7 SCO units have been allotted to the landowner as a 40% share.</b></p> <p>7. Approved Service Plans &amp; Estimates needs to be submitted.  <b>Status: Applied on 14.10.2025. However, it has been stated in the affidavit that the same shall be submitted within four months from the receipt of the Registration Certificate.</b></p> <p>8. Electrical load availability connection for the commercial plotted colony needs to be submitted.  <b>Status: Not submitted, however, it has been stated in the affidavit that the same shall be submitted within four months from the receipt of the Registration Certificate.</b></p> <p>9. Project report along with the brochure of current project need to be submitted.  <b>Status: Submitted, but needs to be revised.</b></p> <p>10. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted.  <b>Status: Submitted</b></p> <p>11. Tree cutting permission NOC from DFO and forest land diversion if applicable, needs to be submitted.  <b>Status: An affidavit has been submitted stating that no tree exists at the site. Hence, the said requirement is not applicable. However, no reply has been submitted regarding forest land diversion.</b></p> <p>12. Stamped and signed PERT chart for the project with completion date needs to be submitted.  <b>Status: Submitted</b></p> <p>13. Draft Allotment letter, BBA, Application form, conveyance deed and Payment receipt need to be revised and submitted in prescribed format.  <b>Status: Submitted, but needs to be revised.</b></p> <p>14. Draft advertisement needs to be submitted.  <b>Status: Not submitted</b></p> <p>15. Cost of the land i.e. Rs 3596.74 lakhs. needs to be clarified according to the area applied for registration is 2.056 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.  <b>Status: Submitted</b></p> <p>16. Clarification needs to be submitted as taxes and cess do no mentioned in DPI. Details of financial resources from equity amounts to Rs 20 lakhs and Other Sources</p>
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		<p>amounts to Rs 303 lakhs mentioned in DPI needs to be submitted. <b>Status: Submitted</b></p> <p>17. Original non-encumbrance certificate not below the rank of tehsildar certified on 08.10.2025 needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. <b>Status: Submitted</b></p> <p>18. GST Certificate needs to be submitted. REP II dated 06.01.2026, needs to be revised as details of encumbrance as per annexure 1 is missing. <b>Status: Submitted</b></p> <p>19. Copy of Signed Balance sheet for the financial year 2023-2024 and 2024-25 needs to be submitted. <b>Status: Submitted</b></p> <p>20. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of non-default in payment of debt &amp; statutory liabilities, CA Certificate of net worth on latest date. <b>Status: Submitted</b></p> <p>21. Bank Undertaking needs to be revised as date and employee designation is missing. <b>Status: Submitted</b></p> <p>22. Project Report, statement of quarterly expenditure and quarterly net cash flow statement needs to be submitted. <b>Status: Submitted</b></p> <p>23. Schedule and Challan of EDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted</b></p>
33.	Remarks	<p>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. <b>Status: Submitted, but correction needs to be done.</b></p> <p>3. Approved Service Plans &amp; Estimates needs to be submitted. <b>Status: Applied on 14.10.2025. However, it has been stated in the affidavit that the same shall be submitted within four months from the receipt of the Registration Certificate.</b></p> <p>4. Electrical load availability connection for the commercial plotted colony needs to be submitted. <b>Status: Not submitted, however, it has been stated in the affidavit that the same shall be submitted within four months from the receipt of the Registration Certificate.</b></p>

		<p>5. Project report along with the brochure of current project need to be submitted.  <b>Status: Submitted, but needs to be revised.</b></p> <p>6. Tree cutting permission NOC from DFO and forest land diversion if applicable, needs to be submitted.  <b>Status: An affidavit has been submitted stating that no tree exists at the site. Hence, the said requirement is not applicable. However, no reply has been submitted regarding forest land diversion.</b></p> <p>7. Draft Allotment letter, BBA, Application form, conveyance deed and Payment receipt need to be revised and submitted in prescribed format.  <b>Status: Submitted, but needs to be revised.</b></p> <p>8. Draft advertisement needs to be submitted.</p>
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**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 correction in A-H form, corrections in online DPI, Electrification plan, Approved Service plan and Estimates and the documents mentioned above at S.No 33.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Service plan and estimates within 4 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

*Ashish*

(Ashish Dubey)

Chartered Accountant

*Deepika*

(Deepika)

Planning Executive

<b>Day and Date of hearing</b>	Wednesday and 11.02.2026
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<b>Proceeding recorded by</b>	Sh. Ram Niwas
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**PROCEEDINGS OF THE DAY**

Proceedings dated: 11.02.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Gupta (Senior VP), Sh. Yogesh Kumar Sharma (AG), Sh. Narender Kumar (Manager) are present on behalf of the promoter.

Sh. Chander Mohan Khatana is present on behalf of the landowner.

The Authorized Representative of the promoter submits that presently Approved service plans and estimates and Approved Electrification plan are under process and the said approvals have not yet been obtained as on date. The AR of the promoter further undertakes to obtain and submit:

i. Approved Service Plans and Estimates within 4 months from the date of grant of registration; and

ii. Approved Electrification plan within 4 months from the date of grant of registration.

Further, he undertakes to submit Demand Draft / Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.



HARERA

GURUGRAM

Bonheur Hub

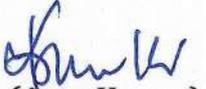
RERA-GRG-PROJ-2152-2026

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the approved Service Plans and Estimates within 4 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above at S.no. 33.

The Registration Certificate shall be issued after deposition of above DD/BG and rectification of other deficiencies as listed above at S.no. 33.

  
(Arun Kumar)

Chairman, HARERA