



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Day and Date	Monday 28 <sup>th</sup> August 2023
Complaint No.	RERA-GRG-3059-2023
Complainant	HARERA, Gurugram
Nature of complaint	Suo Motu Cognizance
Represented through	Ar. Neeraj Gautam
Respondent	M/s Betterchoice Realtors Pvt. Ltd.
Name of the Project	Vanya City

**BRIEF**

- Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Betterchoice Realtors Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram.

**DETAILS OF THE REGISTRATION**

S. No.	Particulars	Details
1.	Registration No.	GGM/630/362/2022/105
2.	Date of Registration	21.11.2022
3.	Date of expiry of validity of registration	31.10.2025

- The Haryana Real Estate Regulatory Authority, Gurugram conditionally registered the project having following details :

**DETAILS OF THE PROJECT**

S. No.	Particulars	Details
1.	Name of promoter	Betterchoice Realtors Pvt. Ltd.
2.	Name of project	Vanya City
3.	Area of project	10.83125 acres
4.	Nature of project	DDJAY Plotted Colony
5.	Location of project	Sector 99A, Gurugram

- At the time of registration of the project, the following condition was imposed which needs to be complied by the promoter within stipulated time period. The status of compliances done by the promoter is as under:

**STATUS OF COMPLIANCES DONE BY THE PROMOTER**

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame





**HARERA**  
**GURUGRAM**

CR No.	RERA-GRG-3059-2023
Project	Vanya City
Promoter	M/s Betterchoice Realtors Pvt. Ltd.

Approved electrical load availability connection	21.12.2022	-	Not submitted
Approved service plans and estimates	21.02.2023	-	Not submitted

4. At the time of registration, the promoter had requested for issuance of conditional registration certificate and assured to comply with the conditions imposed and submitted the refundable security of Rs. 25 lacs for timely submission of approved service plans and estimates in the Authority.
5. On account of non-compliance of the conditions mentioned in the registration certificate, a show cause notice dated 12.07.2023 for the revocation of registration certificate and imposition of penalty under section 63 of the Act of 2016 was issued to the promoter with an opportunity of hearing on 14.08.2023. The matter was adjourned to 28.08.2023 as the coram was not complete on 14.08.2023.
6. In the reply dated 17.08.2023, the promoter submits that they have been working diligently on preparing the service plans and estimates in accordance with the HSVP/DTCP guidelines, however, due to complexity of the project and unforeseen challenges during planning phase, the same got delayed. Further, the promoter requests for an extension of three months' time to finalize and submit the approved service plans and estimates.

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 28.08.2023
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 28.08.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the project. Sh. Prince Kumar (Sr. Manager) is present on behalf of the promoter. The AR of the promoter is requesting for two weeks' time to submit the required documents. The same is allowed. The matter to come up on 18.09.2023.

(Sanjeev Kumar Arora)  
Member, HARERA

(Ashok Sangwan)  
Member, HARERA

(Vijay Kumar Goyal)  
Member, HARERA

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