



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

Day and Date	Friday, 23 rd August 2024
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, the promoter has 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.

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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4. 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.
5. 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.
6. On 28.08.2023, Sh. Prince Kumar (Sr. Manager) was present on behalf of the promoter. The AR of the promoter requested two weeks' time to submit the required documents. The Authority allowed the same and fixed the next date of hearing for 18.09.2023.
7. On 18.09.2023, Sh. Prince Kumar (AR) was present on behalf of the promoter. The AR of the promoter stated that they are in the process of obtaining the approvals of service plans and estimates, and electrical load and the same are expected shortly. The AR of the promoter sought one week's time to submit the approvals in the Authority. The same was allowed and matter was fixed for next hearing on 25.09.2023.
8. On 25.09.2023, Sh. Prince Kumar was present on behalf of the promoter. The AR of the promoter stated that the approval of service plans and estimates has been obtained vide memo no. LC-4648/PA(VA)/2023/31586 dated 21.09.2023 and the same has been submitted in the Authority on Friday, 22.09.2023. The AR further states that the approval of electrical load has been applied for and will be submitted in four weeks. The matter was fixed for next date of hearing on 16.10.2023.
9. On 16.10.2023, the AR of the promoter requested more time to submit the approval of electrical load in the Authority. The same was granted and the matter was fixed for next date of hearing on 20.11.2023.
10. On 20.11.2023, no one was present on behalf of the promoter. One last opportunity was granted to the promoter to submit the approved electrical load in the Authority. Matter was fixed for next date of hearing on 04.12.2023.
11. On 04.12.2023, Sh. Prince Kumar (AR) was present on behalf of the promoter. The AR of the promoter sought more time to submit the approved electrical load in the Authority. One final opportunity was provided to the promoter to submit the



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approved electrical load in the Authority. Matter was fixed for next date of hearing on 08.01.2024.

12. On 08.01.2024, Sh. Prince Kumar (Sr. Manager) was present. The AR of the promoter submitted an application dated 08.01.2024 in the Authority requesting more time to submit the approved electrical load in the Authority.

The AR of the promoter stated that they have submitted all the documents/ clarifications/ calculation to DHBVN in response to their letter dated 03.12.2022 but due to certain technical issues, the process of approval of electrification plan is getting delayed.

The promoter was directed to get the relevant assurance/ documents within a period of 30 days and the matter was fixed for next date of hearing on 12.02.2024.

13. In proceedings dated 12.02.2024, none was present on behalf of the promoter. The Authority decided that the bank guarantee submitted for timely compliance for submitting service plans and estimates be forfeited in view of late submission of the same. Further, one more and last opportunity for submission of electric load availability was given to the promoter within six weeks in the Authority and the matter was fixed for next date of hearing on 15.04.2024.

14. On 15.04.2024, Sh. Sanjay Sachdeva appeared on behalf of the promoter and requested for one week time to submit the deficit document. The matter got fixed for next date of hearing on 22.04.2024.

15. On 22.04.2024, Sh. Sanjay Sachdeva appeared on behalf of the promoter and stated that two months' time was required to submit the approved electrical load availability from the concerned department. The Authority granted two months' time failing which the Authority may suspend the registration of the project. The matter got fixed for next date of hearing on 08.07.2024.

16. On 08.07.2024, none appeared on behalf of the promoter. One more opportunity was provided to the promoter to submit the approved electrical load in the Authority within two months. The matter got fixed for next date of hearing on 23.08.2024.

17. In the reply dated 09.07.2024, the promoter submitted that they are in the process of obtaining the approved electrical load and should be able to get the same within next 3-4 months.

18. The status of compliances done by the promoter is as follows:


Conditions	Compliance due date	Date of approval obtained on	Whether compliance



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			done within time frame
Approved electrical load availability connection	21.12.2022	-	Not submitted
Approved service plans and estimates	21.02.2023	21.09.2023	Delay of 7 months


(Neeraj Gautam)

Associate Architectural Executive

PROCEEDINGS OF THE DAY

Day and date of hearing

Friday and 23.08.2024

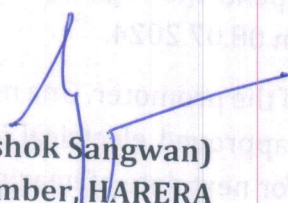
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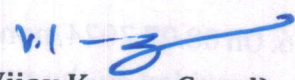
Ram Niwas


Proceedings dated 23.08.2024

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Sanjay Sachdeva (AR), Sh. Garvit Gupta (Advocate) and Sh. M.K. Dang (Advocate) are present on behalf of the promoter and request more time to submit the compliance in the Authority.

In the hearing dated 08.07.2024, the promoter was provided one more opportunity to submit the approved electrical load in the Authority within two months i.e., 08.09.2024. Keeping in view the fact above, the matter is fixed for next date of hearing on 09.09.2024.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA