

Project Vanya City  
 Promoter M/s Betterchoice Realtors Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Vanya City		
2.	Name of the promotor	M/s Betterchoice Realtors Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Village Dhankot, Sector 99A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	1. M/s Betterchoice Realtors Pvt. Ltd. 2. M/s Fusion Farms Pvt. Ltd. 3. M/s Majestic Golf City Pvt. Ltd. 4. M/s Coquet Farms Pvt. Ltd. 5. M/s Raisina Woods Pvt. Ltd.		
7.	Whether registration applied for whole/ phase	Whole		
8.	Phase no.	N/A		
9.	Temp. ID	RERA-GRG-PROJ-1160-2022		
10.	License no.	141 of 2022	Valid up to 15.09.2027	
11.	Total licensed area	10.83125 Acres	Area to be registered	10.83125 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.10.2025		
13.	QPR compliance	N/A		
14.	4(2)(l)(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	16.09.2022	15.09.2027
	ii)	Zoning Plan Approval	03.11.2022	
	iii)	Layout plan Approval	16.09.2022	
	iv)	Environmental Clearance	N/A	



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	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electrical load availability connection	Not approved
16.	Fee details		
	Registration fee	(1753.298 x 20) + (42079.146 x 10) = Rs. 4,55,857/-	
	Processing fee	Rs. 4,38,325/-	
	Late fee	N/A	
	Total fee	8,94,182/-	
17.	DD amount	8,88,468/- 5,714/-	
	DD no. and date	014982 dated 21.09.2022 013347 dated 07.10.2022	
	Name of the issuing bank	IDBI Bank	
	Deficit fee	Nil	
18.	File Status	Date	
	Project received on	22.09.2022	
	First notice sent on	03.10.2022	
	1 <sup>st</sup> reply submitted on	03.10.2022	
	2 <sup>nd</sup> reply submitted on	07.10.2022	
	1 <sup>st</sup> hearing on	10.10.2022	
	2 <sup>nd</sup> hearing on	12.10.2022	
	3 <sup>rd</sup> reply submitted on	17.10.2022	
	3 <sup>rd</sup> hearing on	27.10.2022	
	4 <sup>th</sup> reply submitted on	07.11.2022	
	4 <sup>th</sup> hearing on	16.11.2022	

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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

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19.	<b>Status of documents</b>	<ol style="list-style-type: none"> <li>1. CA certificate for non- default in payment needs to be revised. <b>Status: Submitted</b></li> <li>2. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted</b></li> <li>3. Bank undertaking needs to be submitted in original. <b>Status: Submitted</b></li> <li>4. CA certificate for cost incurred up to the date of registration needs to be revised. <b>Status: Submitted</b></li> <li>5. Deficit fee of Rs. 5,714/- needs to be paid. <b>Status: Paid through DD no. 013347 dated 07.10.2022</b></li> <li>6. Revised PERT chart needs to be submitted. <b>Status: Submitted</b></li> <li>7. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted</b></li> <li>8. CA certificate for project cost incurred needs to be submitted. <b>Status: Submitted</b></li> <li>9. Non- encumbrance certificate issued by the officer not below the rank of tehsildar needs to be submitted. <b>Status: NEC issued by Naib Tehsildar submitted.</b></li> <li>10. Cash flow statement of the project proposed needs to be submitted. <b>Status: Submitted</b></li> <li>11. Payment plan provided in the annexure of builder buyer agreement needs to be revised. <b>Status: Submitted</b></li> <li>12. Payment receipt needs to be revised. <b>Status: Submitted</b></li> <li>13. Draft marketing literature needs to be submitted. <b>Status: Submitted</b></li> <li>14. It is noted that the collaboration agreement is revocable, and the revenue share is not clear as per the</li> </ol>
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		<p>agreement. A clarification regarding the same needs to be submitted.</p> <p><b>Status: An addendum to the collaboration agreement incorporating the clause of irrevocability and clarifying the revenue sharing between the landowners and the developer is submitted.</b></p> <p>15. Approved zoning plan on A1 size sheet (laminated) needs to be submitted.  <b>Status: Submitted</b></p> <p>16. Approved demarcation plan on A1 size sheet (laminated) needs to be submitted.  <b>Status: Submitted</b></p>
20.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted.</li> <li>2. Approved electrical load availability connection needs to be submitted.</li> </ol>
21.	<b>Case history-</b>	<p>The promoter i.e. M/s Betterchoice Realtors Pvt. Ltd. has applied on dated 22.09.2022 for the registration of their Affordable Residential Plotted Colony under DDJAY namely 'Vanya City' in Village Dhankot, Sector 99A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of Affordable Residential Plotted Colony under DDJAY admeasuring an area of 10.83125 Acres for which the license no. 141 of 2022 dated 16.09.2022 valid up to 15.09.2027 has been issued by DTCP in favour of M/s Betterchoice Realtors Pvt. Ltd., M/s Fusion Farms Pvt. Ltd., M/s Majestic Golf City Pvt. Ltd., M/s Coquet Farms Pvt. Ltd. and M/s Raisina Woods Pvt. Ltd. in collaboration with M/s Betterchoice Realtors Pvt. Ltd.</p> <p>The current application pertains to 191 residential plots and three commercial blocks proposed to be developed by M/s Betterchoice Realtors Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny and were conveyed to the promoter through deficiency notice dated 03.10.2022 and the matter was fixed for 10.10.2022. On 10.10.2022, the matter was adjourned to 12.10.2022.</p> <p>On 12.10.2022, the promoter submitted a refundable security cheque no. 015001 dated 11.10.2022 amounting to Rs. 20 lacs and another refundable security cheque no. 015002 dated 11.10.2022 amounting to Rs. 20 lacs in the Authority.</p> <p><u>Proceedings dated 12.10.2022</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Sandeep Ahuja (Director), Sh. Dhiraj Goyal (AR), Sh. Chamangeet Monga (AR) and Sh. Brotin Banerjee are present on the behalf of the promoter.</p>

New PWD Rest House, Civil Lines, Gurugram, Haryana

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
**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

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	<p>The AR of the promoter is directed to attend the deficiencies in the application mentioned above before the next date of hearing. The matter to come up on 27.10.2022  <u>Proceedings dated 27.10.2022</u>          The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.          On request of the promoter, the hearing scheduled to be held on 21.11.2022 is preponed to 16.11.2022. on 16.11.2022, the matter was adjourned to 21.11.2022.</p>
22.	<p>The project is recommended for the grant of registration subject to the submission of approved service plans and estimates within three months and electrical load availability within one month.</p>

  
 (Asha)  
 Chartered Accountant

  
 (Ar. Neeraj Gautam)  
 Associate Architectural Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Sh. Ram Niwas

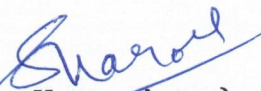
**PROCEEDINGS OF THE DAY**


Proceedings dated 21.11.2022

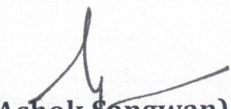
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.


Sh. Dheeraj Goyal (AR) is present on the behalf of the promoter. The AR submits that approval of zoning plan has been obtained and duly submitted in the Authority along with demarcation plan. Further the service plans and estimates have been submitted and are under approval of DTCP.

The Authority allows grant of registration subject to submission of BG/DD of Rs. 25 lakhs for submission of approved service plans and estimates within next three months. The promoter has already submitted DD of Rs. 40 lakhs and requests that Rs. 25 lakhs may be considered as BG and refund of the balance 15 lakhs may be made. The Authority directs the Accounts Branch to release the extra amount of 15 lakh and to forfeit the amount of Rs. 25 lakhs if the approved service plans and estimates are not submitted within 90 days.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA, Gurugram

  
 (Vijay Kumar Goyal)  
 Member, HARERA, Gurugram

  
 (Ashok Sangwan)  
 Member, HARERA, Gurugram

  
 (Dr. K.K. Khandelwal)  
 Chairman, HARERA, Gurugram