

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.	Deficit fee	Nil		
11.	License no.	141 of 2022	Valid up to 15.09.2027	
12.	Total licensed area	10.83125 Acres	Area to be registered	10.83125 Acres
13.	Project completion date as declared u/s 4(2)(I)(D)	31.10.2025		
14.	QPR compliance	N/A		
15.	4(2)(I)(D) compliance	N/A		
16.	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	Not approved	
	iii)	Layout plan Approval	16.09.2022	

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	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	Not approved
17.	<b>Fee details</b>		
		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/-
18.		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
19.		<b>File Status</b>	<b>Date</b>
		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
20.		<b>Status of documents</b>	1. CA certificate for non- default in payment needs to be revised. <b>Status: Submitted</b> 2. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विभ्राम 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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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		<p><b>Status: Submitted</b></p> <p>3. Bank undertaking needs to be submitted in original.  <b>Status: Submitted</b></p> <p>4. CA certificate for cost incurred up to the date of registration needs to be revised.  <b>Status: Submitted</b></p> <p>5. Deficit fee of Rs. 5,714/- needs to be paid.  <b>Status: Paid through DD no. 013347 dated 07.10.2022</b></p> <p>6. Revised PERT chart needs to be submitted.  <b>Status: Submitted</b></p> <p>7. Quarterly schedule of estimated expenditure needs to be submitted.  <b>Status: Submitted</b></p> <p>8. CA certificate for project cost incurred needs to be submitted.  <b>Status: Submitted</b></p> <p>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. NEC issued by the officer not below the rank of Tehsildar needs to be submitted.</b></p> <p>10. Cash flow statement of the project proposed needs to be submitted.  <b>Status: Submitted</b></p> <p>11. Payment plan provided in the annexure of builder buyer agreement needs to be revised.  <b>Status: Submitted</b></p> <p>12. Payment receipt needs to be revised.  <b>Status: Submitted</b></p> <p>13. Draft marketing literature needs to be submitted.  <b>Status: Submitted</b></p> <p>14. It is noted that the collaboration agreement is revocable, and the revenue share is not clear as per the agreement. A clarification regarding the same needs to be submitted.  <b>Status: An addendum to the collaboration agreement incorporating the clause of</b></p>
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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  
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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

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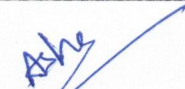
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		<b>irrevocability and clarifying the revenue sharing between the landowners and the developer is submitted.</b>
<b>21.</b>	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in size less than 5 mb.</li> <li>2. Corrections marked on the hard copy of detailed project information needs to be done.</li> <li>3. Approved zoning plan on A1 size sheet (laminated) needs to be submitted.</li> <li>4. Approved demarcation plan on A1 size sheet (laminated) needs to be submitted.</li> <li>5. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted.</li> <li>6. Approved electrical load availability connection needs to be submitted.</li> <li>7. Non- encumbrance certificate issued by the officer not below the rank of tehsildar needs to be submitted.</li> </ol>
<p><b>Case history-</b></p> <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.</p>		

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A reply regarding the same is received in the authority on 03.10.2022 and 07.10.2022. On scrutiny of the reply, it was found that there are still some deficiencies. The matter was fixed for hearing on 10.10.2022.

On 10.10.2022, the matter was adjourned to 12.10.2022.

  
 (Asha)

**Chartered Accountant**

  
 (Ar. Neeraj Gautam)

**Associate Architectural Executive**

<b>Day and Date of hearing</b>	Wednesday and 12.10.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas

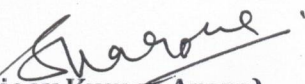
**PROCEEDINGS OF THE DAY**

Proceedings dated 12.10.2022

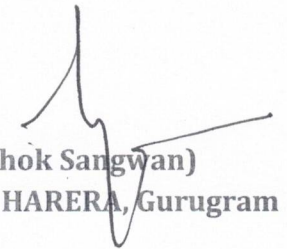
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Sandeep Ahuja (Director), Sh. Dhiraj Goyal (AR), Sh. Chamangeet Monga (AR) and Sh. Brotin Banerjee are present on the behalf of the promoter.

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.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA, Gurugram

(Vijay Kumar Goyal)  
 Member, HARERA, Gurugram

  
 (Ashok Sangwan)  
 Member, HARERA, Gurugram

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