Vanya City
RERA-GRG-2109-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Vanya City	
2.	Name of the promoter	M/s Betterchoice Realtors Pvt. Ltd.	
3.	Brief of the promoter	Betterchoice Realtors Pvt Ltd is a Delhi-NCR-based real estate developer incorporated in January 2006, specializing in affordable residential plotted colonies and commercial projects. The company is led by directors Neeraj Kumar and Jyoti Vig, with Sandeep Ahuja serving as the Managing Director. They are notably active in the Gurugram market, spearheading major developments like Vanya City in Sector 99A and India WorldMart in Sector 88A. As of 2025, the firm maintains an authorized share capital of ₹12.00 crores and a paid-up capital of Rs 10.21/- crores.	
4.	Nature of the project	Affordable Residential plotted colony under DDJAY	
5.	Location of the project	Sector 99A, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of license holder	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. M/s Raisina Woods Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	RERA Registration No.	105 of 2022	
10.	Validity of Registration Certificate	Valid From 21.11.2022	Valid up to 31.10.2025
11.	Date of receipt of application for extension	31.10.2025	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	30.10.2026	
14.	Online extension ID	RERA-GRG-2109-2025	
15.	Registration Temp ID	RERA-GRG-1160-2022	
16.	QPR status	Submitted upto December 2025	
17.	4(2)(l)(D) reports status	Pending 2023-24 and 2024-25	
18.	4(2)(l)(C) compliance	Applied for extension on 31.10.2025.	
19.	Compliance of RC conditions	Approved Electrical load availability within 1 month i.e., 20.12.2022 – **Submitted.** Approved Service plan and Estimates within 3 months i.e., 20.02.2022 - **Submitted.**	

20.	Status of change of bank account	N/A			
21.	Details of proceedings pending against the project	RERA-GRG-3059-2023- SCN for RC compliance			
22.	Present stage of completion as per QPR (%)	90.16 %			
23.	Total Project cost	Rs. 231.33/- Crores			
24.	Project expenditure so far	Rs. 187.83/- Crores			
25.	Estimated expenditure for completion so far	Rs. 43.50/- Crores			
26.	Total units	194 residential plots (as per revised plan) + 3 Commercial plots			
27.	Sold Units	190			
28.	Unsold Units	4			
29.	Total Sale Consideration	Not Submitted			
30.	Total amount received from sale proceeds	Not Submitted			
31.	Total Amount to be Received	Not Submitted			
32.	As per QPR closing balance in RERA A/c as on 30.09.2025	Rs 0/-			
33.	License no.	141 of 2022 dated 16.09.2022		Valid upto 15.09.2027	
34.	Total licensed area	10.83125 Acres	Area for extension of registration	10.83125 Acres	

35.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	141 of 2022 dated 16.09.2022	15.09.2027
	ii)	Revised Zoning Plan Approval	Drg No. 11483 dated 29.09.2025	-
	iii)	Revised Layout Plan Approval	Drg No. 11056 dated 30.04.2025	
	iv)	Environmental Clearance	N/A	-
	iv)	Airport height clearance	N/A	-
	v)	Fire scheme approval	N/A	

	vi)	Service plans and estimates approval	Not Submitted
36.	Reasons for delay		Not Submitted
37.	Fee details		
	Registration fee		**Residential-** 42,079.146 * 1 * 10 = Rs 4,20,791/- **Commercial –** 1753.298*1*20 = Rs 35,066/- **Total = Rs 4,55,857/-**
	Processing fee		43,832.444 * 10 = Rs 4,38,325/-
	Late Fee		N/A
	Extension Fee (Half of Registration fee)		Rs 2,27,929/-
	Processing fee		43,832.444 * 10 = Rs 4,38,325/-
	Late fee (150% of extension) – 3 months delay		Rs 3,41,894/-
	Total fee		**Rs 19,02,330/-**
38.	DD amount submitted at the time of registration		Rs 8,88,468/- Rs 5714/- **Total – Rs 8,94,182/-**
	DD no. and date for registration		014982 dated 21.09.2022 013347 dated 07.10.2022
	Name of the bank issuing		IDBI Bank
	DD/RTGS Amount submitted for extension		Rs 9,86,200/- Rs 21,948/-
	DD/RTGS no. and date for extension		016452 dated 28.10.2025. 016466 dated 09.12.2025.
	Name of the bank issuing		IDBI Bank
	Total Amount Paid		**Rs 19,02,330/-**
	Deficient amount		**NIL**
39.	File Status		**Date**
	File received on		31.10.2025
	Notice Sent on		20.11.2025
	First hearing on		24.11.2025
	Second hearing on		15.12.2025
	Third hearing on		29.12.2025
	Fourth hearing on		09.02.2026
	Fifth hearing on		16.02.2026
	Sixth hearing on		16.03.2026
40.	**Case History: -** An application regarding Extension of registration of Affordable plotted colony under DDJAY colony namely "Vanya City" situated at Sector- 99A, Gurugram Haryana being developed by M/s Betterchoice Realtors Pvt. Ltd. was submitted on 31.10.2025 under section 6 of Real Estate (Regulation and Development), Act 2016.		

	The application for extension of registration of project was scrutinized and accordingly, the deficiency notice was issued vide no. HARERA/GGM/EPIN/173 dated 20.11.2025 to rectify the deficiencies with an opportunity of hearing on 24.11.2025. The promoter has submitted a reply on 28.11.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Morning Standard (English), The Tribune (English) and Dainik Bhaskar (Hindi) dated 10.11.2025 for objection till 24.11.2025 has been submitted. **On 24.11.2025**, the matter was adjourned and fixed for 15.12.2025. The objections vide Dak ID – 102690 dated 21.11.2025 has been submitted by Sh. Honey Dhawan (President of VCPOWA) on behalf of Vanya City Plot Owners Welfare Association stating that the promoter fraudently induced the allottees to pay 100% of their respective consideration amount/ plot cost along with advance IFMS charges by misrepresenting that all the infrastructure development works were almost complete. However, till date the construction of STP, WTP, Electric Sub-station, Boundary wall etc. have not even started. Moreover, substantial work of other remaining components like Club, entry gate no. 1, Sewerage & Storm Infrastructure work etc. are still pending. Further, the applicant states that post fraudulently extracting 100% of consideration amounts from almost all the allottees, whereas hardly 50% of the infrastructure development works have been completed and now the promoter have stopped all the works at site. Almost all of the funds from RERA Account have been illegally withdrawn by the promoters by submission of false and misleading certificates issued by their Chartered Accountant, Architect and Engineer. The above facts clearly indicate the blatant violation of the provisions of section 4(2)(l)(d) of the Act of 2016. Thereafter, the applicant states that the actual land available with promoter on site is less than what is depicted in their layout plans. Thus actual size of plot nos. 172 to 191 on ground is much less than their size on layout plans. The promoter failed to provide physical possession of the said plots to the respective allottees. Further, no information was conveyed to the allottees by the promoter before making changes to the layout plan and zoning plan of the project however, prior consent of allottees was necessary. Further, the promoter made illegal deviations to the format of BBA which they executed with respective allottees. Further, they request to consider granting the extension to developer under section 6 of RERA Act it must be strictly on condition that i. an appropriate order may kindly be issued imposing payment of interest on the illegally extracted payments from the date of payment till date of completion certificate at a rate of interest deemed fit by the Authority. ii. Bank guarantee amounting the cost of remaining infrastructure Development works in order to ensure timely completion of Infrastructure Development works. iii. An assessment of remaining infrastructure development works from an independent engineer may kindly be ordered.

iv. An appropriate intervening order may kindly be passed to safeguard interest of the allottees of plot no. 172 to 191 and to force the developer to remove encroachment from plot no. 172 to 191 complying his affidavit.

v. An audit of the RERA Account (70% Account) w.r.t the withdrawal transactions from RERA Account vis-à-vis the work actually executed at site till date.

vi. An appropriate compelling order may kindly be passed to nullify the illegal deviations made by the promoters in executed BBA vis-à-vis RERA approved BBA format. The promoter may also be directed to timely complete and handover the Club will all amenities alongwith other common areas of the project as per norms post grant of completion certificate.

The objections vide Dak ID – 102694 dated 21.11.2025 and vide Dak ID – 102804 dated 25.11.2025 has been submitted by Sh. Prahlad Singh Saini and Ms. Roshini Devi stating that the promoter has revised the layout plan without their prior consent. Revised layout leads to increase in project density which affects amenities and infrastructure. Essential infrastructure – STP, Boundary walls, Electricity and water connections have yet to be commence. Further, the promoter has taken the full payment for plot and some of the plot owners have got their conveyance deed executed. If any extension at this point of time allowed will be great injustice to plot owners. Further, stated that if the Authority considers extension, it must be strictly on condition that prompt commencement, completion of core infrastructure works, regularly sharing of monthly progress alongwith financial reports, no further layout or density revision without explicit majority consent from allottees and strict adherence to timelines and penalties for delays.

Further, the site of the project was visited on 19.11.2025 and it is noted that the site is presently accessible through 4 Karam revenue road only.

On 15.12.2025, the matter is adjourned and fixed for 29.12.2025.

The promoter has submitted a reply on 11.12.2025 and 24.12.2025 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 29.12.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Masum Gupta and Sh. Praval Jain are present on behalf of the promoter. Sh. Ashwin Kumar, Sh. Prateek Gautam, Sh. Honey Dhawan, Sh. Sachin Gupta and Sh. Ketan Saraf are present on behalf of the complainants.

The complainants state that the promoter has revised the layout plan without their prior consent. Revised layout leads to increase in project density which affects amenities and infrastructure. Essential infrastructure – STP, Boundary walls, Electricity and water connections have yet to be commence. Further, the promoter has taken the full consideration for plot and some of the plot owners have got their conveyance deed executed. If any extension at this point of time is allowed it will be great injustice to plot owners. Further, stated that if the Authority considers granting an extension, the same must be strictly subject to the conditions of prompt commencement and completion of infrastructure works, regular submission of monthly progress reports along with financial statements, no further revision of

	layout plans or density without the explicit consent of a majority of the allottees including imposition of penalties in case of delay. The AR of the promoter states that the work at site is in progress and the promoter is committed to deliver the project to the allottees despite the challenges being faced such as high water level, NGT bans etc. The public notice with respect to the consent of the existing allottees regarding revision of layout plan be issued in three prominent newspapers 2 English and 1 Hindi for inviting objections. Meanwhile, the promoter is directed to submit the plan of action for completion of the project alongwith the other deficit documents. Further, a site visit also to be conducted by the Concerned official before the next date of hearing to check the progress on the site. The matter to come up on 09.02.2026. The promoter has submitted a reply on 16.01.2026 which was scrutinized and wherein the promoter has submitted the copy of public notice published in three newspapers i.e., The Morning Standard (English), The Tribune (English) and Dainik Bhaskar (Hindi) dated 15.01.2026 for objection till 28.01.2026. As per the direction of the Authority, the site visit has been done by the concerned on 05.02.2026 but there is no substantial progress from the last site visit dated 19.11.2025. Further, as per the directions of the Authority a Show cause notice dated 19.02.2026 has been issued to the promoter with an opportunity of hearing on 16.03.2026 regarding the rejection of application for registration u/s 6 of the Act of 2016. **On 09.02.2026**, the matter is adjourned and fixed for 16.02.2026. **On 16.02.2026**, the matter is adjourned and fixed for 16.03.2026. The promoter has submitted a reply on 04.02.2026 which was scrutinized and the status of documents is mentioned below.	
41.	**Present compliance status as on 16.03.2026 of deficient documents as conveyed through in hearing dated 29.12.2025.**	1. Deficit Fee –Rs 21,948/- needs to be submitted. **Status: Submitted. DD no. 016466 dated 09.12.2025 amounting to Rs 21,948/-.** 2. Original RC needs to be submitted. **Status: Copy submitted.** 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. **Status: Submitted. Total sold units are 190 out of 191. The unique allottees are 188 out of which consent of 132 allottees has been submitted.** 5. Comparison sheet in tabular form regarding the revision in the layout plan alongwith mark on the layout plan needs to be submitted. **Status: Submitted.**

		6. Termination Clause in the Collaboration agreement which needs to be clarified. **Status: Correction deed dated 02.09.2022 submitted.** 7. Latest Jamabandi, Mutation and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: Submitted.** 8. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. **Status: Submitted.** 9. Approved Service plan and Estimates needs to be submitted. Status: Applied for revision on 10.12.2025, receipt attached. 10. Approval/NOC from various agencies for connecting external services like road access permission needs to be submitted. **Status: The promoter has submitted an affidavit that the project has access through 4 Karam revenue road hence road access is not required.** 11. Booking list of plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., plot area, date of booking, average rate, total consideration and balance amount to be receive needs to be submitted. **Status: Submitted.** 12. List of unsold units needs to be submitted. **Status: Submitted.** 13. Affidavit / NOC for NCZ, Power line shifting, Tree Cutting, Forest Land Diversion needs to be submitted. **Status: Submitted.** 14. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 15. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 16. Five copies of executed application form need to be submitted. **Status: Submitted.** 17. Five copies of executed Allotment Letter need to be submitted. **Status: Submitted.** 18. Five copies of executed BBA need to be submitted. **Status: Submitted.**

		19. Five copies of executed Conveyance deed needs to be submitted. **Status: Submitted.** 20. Draft Application form need to be revised. Status: Not Submitted. 21. Draft Allotment Letter need to be revised. Status: Not Submitted. 22. Draft Builder Buyer Agreement need to be revised. Status: Not Submitted. 23. Draft Conveyance deed need to be revised. Status: Not Submitted. 24. Draft Brochure needs to be submitted. **Status: Submitted.** 25. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 26. Cost of the land amounts to Rs 14426.66 lakhs needs to be clarified according to the area applied for the registration is 10.8313 acres. Additionally, an affidavit in compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted. Status: Submitted but cost of land amount to Rs 14426.66 lakhs needs to be clarified alongwith supporting documents. Affidavit in compliance of section 4(2)(l)(D) with the landowners needs to be revised. 27. Details of any other cost amounts to Rs 2486.36 lakhs mentioned in DPI needs to be submitted. DPI needs to be revised as details of financial resources are missing in DPI along supporting documents. **Status: Submitted but revised DPI needs to be submitted after incorporating details of financial resources.** 28. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted as previously dated was 07.09.2022. **Status: Submitted.** 29. REP II and TAN of the company needs to be submitted. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted but REP-II dated 15.12.2025 needs to be revised as mortgage amount is missing, TAN of the company needs to be submitted. 30. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted Status: Submitted an unaudited financial statement.

		31. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but Original CA Certificate of net worth of promoter dated 02.02.2026, Original CA Certificate of expenditure incurred and to be incurred needs to be submitted and CA certificate for financial & inventory details needs to be submitted. 32. Original Bank Undertaking needs to be revised as date & project name is missing and Bank is not taking any responsibility towards bank undertaking. **Status: Submitted.** 33. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but project report, statement of quarterly expenditure and quarterly net cash flow statement needs to be revised. 34. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. Status: Submitted but NOC from lender needs to be revised. Loan sanction agreement, and repayment schedule needs to be submitted.
42.	**Remarks**	1. Online DPI needs to be corrected. 2. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. **Status: Submitted. Total sold units are 190 out of 191. The unique allottees are 188 out of which consent of 132 allottees has been submitted.** 3. Approved Service plan and Estimates needs to be submitted. Status: Applied for revision on 10.12.2025, receipt attached. 4. Approval/NOC from various agencies for connecting external services like road access permission needs to be submitted. **Status: The promoter has submitted an affidavit that the project has access through 4 Karam revenue road hence road access is not required.** 5. Draft Application form need to be revised. 6. Draft Allotment Letter need to be revised. 7. Draft Builder Buyer Agreement need to be revised. 8. Draft Conveyance deed need to be revised.

		9. Cost of the land amounts to Rs 14426.66 lakhs needs to be clarified according to the area applied for the registration is 10.8313 acres. Additionally, an affidavit in compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted. 10. REP II and TAN of the company needs to be submitted. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted but REP-II dated 15.12.2025 needs to be revised as mortgage amount is missing, TAN of the company needs to be submitted. 11. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted. Status: Submitted an unaudited financial statement. 12. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but Original CA Certificate of net worth of promoter dated 02.02.2026, Original CA Certificate of expenditure incurred and to be incurred needs to be submitted and CA certificate for financial & inventory details needs to be submitted. 13. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but project report, statement of quarterly expenditure and quarterly net cash flow statement needs to be revised. 14. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. Status: Submitted but NOC from lender needs to be revised. Loan sanction agreement, and repayment schedule needs to be submitted.

Recommendations:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except corrections in Online DPI, Revised Service plan and Estimates and documents mentioned above at S. No. 42.

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

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

Ashish Dubey
Chartered Accountant

16/3/26
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 16.03.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 16.03.2026.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Ashvin Kumar, Sh. Virendra Kumar, Sh. Sachin Gupta, Sh. Honey Dhawan and Sh. Prateek Gautam are present on behalf of the Complainant and states that the promoter has revised the layout plan without the prior consent of the two-third of the allottees. Revised layout leads to increase in project density which affects amenities and infrastructure. Essential infrastructure – STP, Boundary walls, Electricity and water connections have yet to be commence. It is also submitted that as the project has been delayed, the allottees are entitled for interest as per the provisions of the Act. Further, despite taking the entire sale consideration, the promoter has started demanding additional charges from some of the allottees which does not form part of the BBA executed inter se parties. Further, some of the plot owners have also got their conveyance deed executed.

Sh. Masum Kumar, Sh. Praval Jain and Sh. Rajendra Patle are present on behalf of the promoter and states that they have submitted the consents of 132 unique allottees out of 188 unique allottees w.r.t the revision in the layout plan and a public notice to this effect was also published. Presently, Revised Service plans and estimates are under process and the said approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the same within 4 months from the date of grant of extension certificate. Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above-said approval. 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.

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 a 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 Revised Service Plans and Estimates within 4 months from the date of grant of extension certificate.

In the event of non-submission of the above approval within the prescribed time frame, the 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.

Upon consideration of the submissions advanced by the complainants, the Authority is of the view that several issues raised herein such as alleged delay in handing over possession, levy of charges purportedly beyond the terms of the Builder Buyer Agreement (BBA), and execution of conveyance deeds constitute individual grievances which require adjudication on a case-to-case basis. Accordingly, the allottees are at liberty to seek appropriate relief by instituting separate complaints in accordance with the provisions of the Act, 2016 and the rules framed thereunder. Insofar as the allegations regarding incomplete development works, including installation of STP, construction of boundary walls, and provision of electricity and water connections are concerned, the Authorized Representative of the promoter has undertaken to complete the same within the timeline specified in the extension sought. In view thereof, the Authority directs the promoter to complete the remaining development works within the period declared under Section 4(2)(l)(C) of the Act and to obtain the requisite completion certificate as per applicable law. Consequently, the generalized allegations raised by the complainants do not merit consideration in the present proceedings and stand disposed of, leaving it open to the aggrieved parties to avail remedies in accordance with law. The complaint, to the extent raised, is accordingly disposed of.

Approved as proposed, subject to submission of the DD/BG amounting to Rs. 25 lakhs as a security amount for submission of Revised Service plan and Estimates within 4 months from the grant of extension of registration certificate and rectification of deficiencies remaining deficiencies mentioned at S. No. 42.

The Extension of Registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. 42 including corrections in Online DPI and submission of BG/DD of Rs 25 lakhs for submission of Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA