



**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

**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY,  
GURUGRAM**

Registration No.	GGM/631/363/2022/106 dated 21.11.2022
Name of promoter	M/s Next Generation Projects Pvt. Ltd
Name of project	India Rashtra
Area of project	10.0188 acres
Nature of project	Residential Plotted Colony
Location of project	Sector 88A, Gurugram

**ORDER**

- 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 Next Generation Projects Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/631/363/2022/106
2.	Date of Registration	21.11.2022
3.	Date of expiry of validity of registration	30.11.2026
4.	Name of promoter	M/s Next Generation Projects Pvt. Ltd
5.	Name of project	India Rashtra
6.	Area of project	10.0188 acres
7.	Nature of project	Residential Plotted Colony
8.	Location of project	Sector 88A, Gurugram

- Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Timeframe within which the conditions are to be complied
1.	The promoter shall submit the approved zoning plan within 2 months	21.01.2023
2.	The promoter shall submit the approved service plans & estimates within 3 months	21.02.2023





Project	India Rashtra
Promoter	M/s Next Generation Projects Pvt. Ltd.

3. At the time of registration, the promoter had requested for the issuance of conditional registration certificate and assured to comply with the conditions imposed and submitted DD no. 514812 dated 11.10.2022, DD no. 514853 dated 23.11.2022, DD no. 514811 dated 11.10.2022 & DD no. 000971 dated 23.11.2022 of ICICI bank amounting to Rs. 25 lacs each as refundable security for timely compliance of the conditions in token of his assurance.

4. The status of compliance of compliances done by the promoter is as under:

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
Approved zoning plan	21.01.2023	Not Obtained	No
Approved service plans and estimates	21.02.2023	14.08.2023	No (Delayed by 6 months)

5. Whereas the promoter has failed to comply with the conditions mentioned in the registration certificate within the time allowed and in respect of approved zoning plan the promoter had submitted that they are migrating 3.048 acres land falling under license 144 of 2022 dated 27.09.2022 granted for development of " Group Housing Colony" due to this reason the delay is there in obtaining the approval. Therefore, the Authority hereby restrains the promoter from further creating any third- party rights on the project till further order and decides to suspend the registration of the project.

  
**Administrative Officer (Admn.),**  
**For and on behalf of: Haryana Real Estate**  
**Regulatory Authority, Gurugram**  


Haryana Real Estate Regulatory Authority, Gurugram

**Dated: 25.09.2023**





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-3312-2023
Complainant	HARERA, Gurugram
Nature of complaint	Suo Motu Cognizance
Represented through	Ms. Deepika
Respondent	M/s Next Generation Projects Pvt. Ltd
Project	India Rashtra

1. 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 Next Generation Projects Pvt. Ltd and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram.

S. No.	Particulars	Details
1.	Registration No.	GGM/631/363/2022/106
2.	Date of Registration	21.11.2022
3.	Date of expiry of validity of registration	30.11.2026

2. The Haryana Real Estate Regulatory Authority, Gurugram conditionally registered the following project having following details

S. No.	Particulars	Details
1.	Name of promoter	M/s Next Generation Projects Pvt. Ltd.
2.	Name of project	India Rashtra
3.	Area of project	10.0188 acres
4.	Nature of project	Residential Plotted Colony
5.	Location of project	Sector 88A, Gurugram





CR No.	RERA-GRG-3312-2023
Project	India Rashtra
Promoter	M/s Next Generation Projects Pvt. Ltd.

3. 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:

<b>STATUS OF COMPLIANCES DONE BY THE PROMOTER</b>			
<b>Conditions</b>	<b>Compliance due date</b>	<b>Date of approval obtained on</b>	<b>Whether compliance done within time frame</b>
Approved zoning plan within two month from the date of grant of registration	21.01.2023	Not obtained	No
Approved service plans and estimates within three months from the date of grant of registration	21.02.2023	14.08.2023	No (Compliance delayed by 6 months)

4. 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 following refundable security of Rs. 25 lacs each for timely submission of approved zoning plan and approved service plan and estimates in the Authority.

<b>DETAILS OF REFUDABLE SECURITY</b>			
<b>Name of the bank</b>	<b>No. And date of refundable security</b>	<b>Amount</b>	<b>Submitted for</b>
ICICI Bank	DD no. 514812 dated 11.10.2022	20 lacs	Approved Service plans and estimates
ICICI Bank	DD no. 514853 dated 23.11.2022	5 lacs	Approved Service plans and estimates
ICICI Bank	DD no. 514811 dated 11.10.2022	20 lacs	Approved Zoning plan



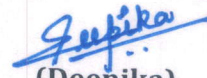


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CR No.	RERA-GRG-3312-2023
Project	India Rashtra
Promoter	M/s Next Generation Projects Pvt. Ltd.

ICICI Bank	DD no. 000971 dated 23.11.2022	5 lacs	Approved Zoning plan
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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 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 submitted the approved service plan and estimates dated 14.08.2023 and also requesting for a time period of 3 months to submit the approved zoning plan.

  
(Deepika)  
Planning Executive

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

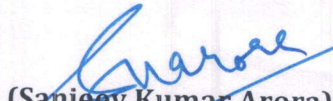
**PROCEEDINGS OF THE DAY**

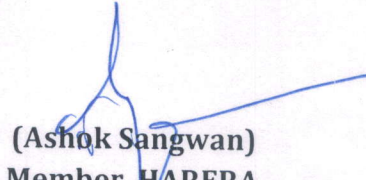
Proceedings dated: 28.08.2023


Ms. Deepika, Planning 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 states that they are in the process of obtaining the approval of zoning plan. Keeping in view the non- compliance of the directions of the Authority by the promoter, the Authority decides to suspend the registration certificate of the project.

The promoter is hereby restrained from further creating any third- party rights on the project till further order and status of suspension of registration be uploaded on the website of Authority and also the Authority decided to freeze the bank accounts of the project till further orders.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA



