

Project	Devasya Bharat
Promoter	Devasya Developers Pvt. Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	Devasya Bharat	
2.	Name of the license holders	M/s Devasya Developers Pvt. Ltd. (formerly known as Next Generation Projects Pvt. Ltd.)	
3.	Name of collaborator	N/A	
4.	Name of the promoter (BIP)	M/s Devasya Developers Pvt. Ltd.	
5.	Nature of the project	Mixed Land Use Colony under TOD	
6.	Nature of the phase	Group housing (Residential towers + Convenient shopping + EWS + Community)	
7.	Location of the project	Sector 88A, Gurugram	
8.	Legal capacity to act as a promoter	License holder	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Phase	
11.	Phase no. (If applicable)	Phases 1 & 2	
12.	Online application ID	RERA-GRG-2050-2025	
13.	License no.	141 of 2024 dated 11.11.2024	Valid up to 10.11.2029
14.	Total licensed area	4.00 Acres	Area to be registered 2.977 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	30.09.2033 (Date of OC)	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	
18.	4(2)(I)(D) Compliance (If applicable)	N/A	
19.	Status of change of bank account	N/A	
20.	RC compliance	N/A	
21.	Number of units	339 (258 Residential units, 15 Commercial unit, 66 EWS units)	
22.	Total Project cost	Rs. 1226.73 crores	

23.	<b>Project Expenditure So far</b>	Rs. 12.12 crores		
24.	<b>Expenditure to be incurred</b>	Rs. 1214.61 crores		
25.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.N</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
1.	License Approval		141 of 2024 dated 11.11.2024	10.11.2029
2.	Zoning plan approval		DTCP 10569 dated 12.11.2024	
3.	Phasing plan approval		ZP-2044/JD(RA)/2025/1603 dated 13.01.2025	
4.	Building plan approval		ZP-2044/SD(RD)/2025/36020 dated 12.09.2025	11.09.2030
5.	Environmental Clearance		EC24C3801HR5202619N dated 19.02.2035	
6.	Airport height clearance		PALM/NORTH/B/100124/1257930 dated 21.10.2024	20.10.2032
7.	Fire scheme approval		FS/2025/1478 dated 16.10.2025	
8.	Service plan and estimate approval		Not submitted	
9.	Electrical load		Ch. 54/Drg.- PLC dated 28.11.2024	
16.	<b>Fee Details</b>			
	<b>Registration fee</b>	$(58022.124 \times 3.62 \times 10) + (541.658 \times 3.62 \times 20)$ =Rs. 21,39,617/-		
	<b>Late fee</b>	N/A		
	<b>Processing fee</b>	$58563.782 \times 10$ =Rs. 5,85,638/-		
	<b>Total fee</b>	Rs. 27,25,255/-		
17.	<b>DD Details</b>			
	<b>DD amount</b>	Rs. 26,88,550/- Rs. 36,705/-		
	<b>DD no. and date</b>	510959 dated 09.10.2025 521165 dated 28.10.2025		
	<b>Name of the bank issuing</b>	ICICI Bank		
	<b>Total fee paid</b>	Rs. 27,25,255/-		
	<b>Deficient amount</b>	Nil		
18.	<b>File Status</b>	<b>Date</b>		
	<b>File received on</b>	09.10.2025		



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19.	<b>First notice Sent on</b>	23.10.2025																				
	<b>1<sup>st</sup> hearing on</b>	03.11.2025																				
	<b>1<sup>st</sup> reply submitted on</b>	30.10.2025																				
	<b>2<sup>nd</sup> hearing on</b>	17.11.2025																				
<b>Case History: -</b>																						
<p>1. The Department of Town &amp; Country Planning, Haryana (DTCP) granted license no. 141 of 2024 dated 11.11.2024 to M/s Devasya Developers Pvt. Ltd. (formerly known as Next Generation Projects Pvt. Ltd.) for setting up Mixed Land Use Colony under TOD Policy over an area measuring 4.0 acres (part area measuring 1.34375 acres migrated from license no. 144 of 2022 &amp; fresh area measuring 2.65625 acres) in Sector 88A, Gurugram.</p> <p>2. The entire project is proposed to be developed in the following 3 phases as per the approved phasing plan dated 13.01.2025:</p>																						
<table border="1"> <thead> <tr> <th><b>Phase no.</b></th> <th><b>Towers</b></th> <th><b>Area (acres)</b></th> <th><b>Status of RERA registration</b></th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>Towers T1 and EWS</td> <td>2.279</td> <td>Applied for registration</td> </tr> <tr> <td>Phase 2</td> <td>Towers T2</td> <td>0.698</td> <td>Applied for registration</td> </tr> <tr> <td>Phase 3</td> <td>Future Development</td> <td>1.023</td> <td>-</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>TOTAL</b></td><td><b>4.0</b></td><td></td></tr> </tbody> </table>			<b>Phase no.</b>	<b>Towers</b>	<b>Area (acres)</b>	<b>Status of RERA registration</b>	Phase 1	Towers T1 and EWS	2.279	Applied for registration	Phase 2	Towers T2	0.698	Applied for registration	Phase 3	Future Development	1.023	-	<b>TOTAL</b>		<b>4.0</b>	
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<b>TOTAL</b>		<b>4.0</b>																				
<p>3. The promoter, i.e., M/s Devasya Developers Pvt. Ltd. has now applied for registration of phase 1&amp; 2 of the above project under Section 4 of the Act of 2014 vide application dated 09.10.2025.</p> <p>4. It is noted that the license no. 144 of 2022 from which 1.34375 acres has been migrated into the license no. 141 of is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra".</p> <p>5. The promoter submits as a clarification with respect to the migration of land from registered project that license 141 of 2024 Granted by DTCP for development of Mix land use Colony Area admeasuring 4 Acres (part Area 1.34375 Acres migrated from license 144 of 2022. Initially said 1.34375 Acres (part of License 144 of 2022 was issued by DTCP for development of Residential Plotted Colony under NILP Area Admeasuring 10.01875 Acres. Licensed land is registered with HARERA as a Plotted Colony namely "INDIA RASHTRA" and is being developed by the same Promoter.</p> <p>In reference to migrated Area, only the undetermined Area (UD Area) of layout plan under license no. 144 of 2022 is migrated and became a part of License no. 141 of 2024. Further, the UD Area is separated from the NILP Layout naturally by the 24 mts Road and by virtue of that the said UD Area became stand alone in the Main NILP Colony layout.</p>																						

Therefore, the stated 1.343765 acres migrated from license 144 of 2022 is only part of undetermined Area (UD Area) as a standalone pocket separated by 24 meters road and renders rest of the Layout of NILP colony untouched and unaffected.

An "undetermined area" (UD Area) as per the Directorate of Town and Country Planning (DTCP) is a section of land within a larger real estate project that has not yet been assigned a final, specific use. Instead of being designated for residential plots, commercial properties, or green spaces, it is set aside to be planned later.

In the wake of above, the migration of 1.34375 acres from license 144 of 2022 as approved by DTCP does not in any manner affect or impact the allottees of the NILP plots under license 144 of 2022.

6. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/973 dated 23.10.2025.
7. Further, a public notice dated 22.10.2025 with respect to the application dated 09.10.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), The Morning Standard (English), and Nav Bharat Times (Hindi).
8. The site of the project was visited and it is noted that the 24 m wide road connecting to the Dwarka Expressway is being developed and the 24m wide proposed road through which the access will be provided to the site as per the approved site plan is yet to be developed.
9. Proceedings dated 03.11.2025:

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

*Sh. Rakesh Kaul (CEO & MD), Sh. Saurabh Kumar (AR) are present on behalf of the promoter.*

*It is noted that the license no. 144 of 2022 from which 1.34375 acres has been migrated into the license no. 141 of 2024 is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra".*

*One prominent public notice inviting objections, if any, from public in general and allottees of the project "India Rashtra" in particular regarding consideration of present application for registration be issued in three newspapers (Two English and one Hindi) of wide circulation. The AR of the promoter is directed to remaining deficiencies as listed at S.No.21 above before the next date of hearing.*

*The matter to come up on 17.11.2025.*

10. Accordingly, the public notice dated 06.11.2025 was published in Dainik Bhaskar (Hindi), The Morning Standard (English) and The Tribune (English)
11. The reply dated 30.10.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:



Project Promoter	Devasya Bharat Devasya Developers Pvt. Ltd.
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20.	<p><b>Present compliance status as on 17.11.2025 of deficient documents as conveyed on 23.10.2025</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrected copy needs to be submitted.</b></li> <li>2. Corrections in online DPI need to be done. <b>Status: Submitted</b></li> <li>3. Deficit fee of Rs. Rs. 36,705/-needs to be paid. <b>Status: Paid vide DD no. 521165 dated 28.10.2025</b></li> <li>4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. <b>Status: Promoter states that there is no ongoing litigation.</b></li> <li>5. It is noted that the license no. 141 of 2024 dated 11.11.2024 measuring 4.0 acres is granted after migration of 1.34375 acres from license no. 144 of 2022 and fresh area 2.65625 acres. License no. 144 of 2022 is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra". This needs to be clarified. <b>Status: Clarification submitted by the promoter at 19 (5) above.</b></li> <li>6. Copy of mutations for entire licensed land duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li> <li>7. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted. <b>Status: Submitted</b></li> <li>8. A copy of phasing plan uploaded in REP-I needs to be submitted. <b>Status: Submitted</b></li> <li>9. Approved fire scheme needs to be submitted. <b>Status: Submitted</b></li> <li>10. Approved service plans and estimates need to be submitted.</li> </ol>
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	<p><b>Status:</b> Applied on 19.09.2025. The promoter undertakes to submit the same within 3 months of issuing of registration certificate.</p> <p>11. Mining permission needs to be submitted.  <b>Status:</b> The promoter undertakes to submit the same before start of construction.</p> <p>12. PERT chart of the project needs to be submitted.  <b>Status:</b> Percentage of work proposed in each quarter for Tower 1 also needs to be submitted.</p> <p>13. Payment plan annexed with the allotment letter needs to be revised.  <b>Status:</b> Submitted</p> <p>14. Draft brochure and advertisement material need to be revised.  <b>Status:</b> Submitted</p> <p>15. Road access permission needs to be submitted.  <b>Status:</b> The promoter states that the project is connected with multiple roads and most of the connecting roads are developed and operational, therefore, road access permission is not required. However, during the site visit, it was noted that the 24 m road connecting to Dwarka expressway is being developed and the another proposed 24 m road is yet to be developed.</p> <p>16. Land cost needs to be clarified according to area applied for registration.  <b>Status:</b> Submitted</p> <p>17. PAN and GST of promoter need to be submitted.  <b>Status:</b> Submitted</p> <p>18. Project report needs to be provided.  <b>Status:</b> Submitted</p> <p>19. Annual balance sheet for the financial year 2024-25 needs to be submitted.  <b>Status:</b> Submitted</p> <p>20. Original bank undertaking along with the date needs to be provided.  <b>Status:</b> Submitted</p> <p>21. Original Non encumbrance certificate not below the rank of tehsildar needs to be submitted.  <b>Status:</b> Submitted</p> <p>22. Cash flow statement needs to be provided.  <b>Status:</b> Submitted</p>
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		<p>23. Others in loan and advances needs to be clarified. <b>Status: Submitted</b></p> <p>24. Quarterly statement of expenditure and sources needs to be provided. <b>Status: Submitted</b></p> <p>25. CA certificate for net worth needs to be provided. <b>Status: Submitted</b></p> <p>26. CA certificate regarding expenditure incurred and to be incurred needs to be submitted. <b>Status: Submitted</b></p> <p>27. CA certificate for non-default needs to be submitted. <b>Status: Submitted</b></p> <p>28. CA certificate for REP I needs to be submitted. <b>Status: Submitted</b></p> <p>29. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person. <b>Status: Submitted</b></p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrected copy needs to be submitted.</b></p> <p>2. It is noted that the license no. 141 of 2024 dated 11.11.2024 measuring 4.0 acres is granted after migration of 1.34375 acres from license no. 144 of 2022 and fresh area 2.65625 acres. License no. 144 of 2022 is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra". This needs to be clarified. <b>Status: Clarification submitted by the promoter at 19 (5) above.</b></p> <p>3. Approved service plans and estimates need to be submitted. <b>Status: Applied on 19.09.2025. The promoter undertakes to submit the same within 3 months of issuing of registration certificate.</b></p> <p>4. Mining permission needs to be submitted. <b>Status: The promoter undertakes to submit the same before start of construction.</b></p> <p>5. PERT chart of the project needs to be submitted. <b>Status: Percentage of work proposed in each quarter for Tower 1 also needs to be submitted.</b></p> <p>6. Road access permission needs to be submitted.</p>

	<b>Status: Not submitted</b>
22.	<p><b>Recommendations:</b> The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at para 21. It is recommended that the Authority may consider for grant of registration subject to the submission of DD/ BG of Rs. 25 lakhs on account of submission of approved service plans &amp; estimates within 3 months of issuance of the registration certificate. The promoter may further be directed to submit the road access permission within two months and mining permission before commencement of construction as per the undertaking submitted by the promoter; and remaining deficiencies including the deposition of security amount before the issuance of the certificate.</p>


**Chartered Accountant**

**(Neeraj Gautam)**
**Associate Architectural Executive**
**Day and Date of hearing**
**Monday and 17.11.2025**
**Proceeding recorded by**
**Ram Niwas**

#### **PROCEEDINGS OF THE DAY**

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

Sh. Rakesh Kaur (Managing Director) and Sh. Saurabh Kumar (Sr. Manager) are present on behalf of the promoter.

The AR of the promoter proposes to submit the DD/BG of Rs. 25 lakhs as security to submit the service plans & estimates approval within 3 months of grant the registration. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority. The AR request to grant registration to the project subject to the submission of service plans & estimates approval within 3 months, road access permission within two months and mining permission before commencement of construction and above DD/BG along with remaining deficiencies before issuance of the certificate.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission of proposal to submit the Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in lieu of timely submission of approved service plans and estimates, in favour of the Authority, the promoter is directed to submit of following approvals:

- a. Service Plans and Estimates: within 3 months from the date of grant of registration; and
- b. Mining permission: before commencement of construction
- c. Road access permission: within 2 months from the date of grant of registration.

In the event of non-submission of approved service plans and estimates within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/ permissions within the prescribed timeframe may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.



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The Authority further observes that the license no. 144 of 2022 from which 1.34375 acres has been migrated into the license no. 141 of 2024 is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra".

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 21. Also, since the license no. 144 of 2022 from which 1.34375 acres has been migrated into the license no. 141 of 2024 is already registered with the Authority vide RC no. 106 of 2022 as "India Rashtra", accordingly, the promoter is directed to apply for the amendment of registration certificate no. 106 of 2022 within 3 weeks from the date of this order along with all revised and updated documents.

The Registration Certificate shall be issued after deposition of above BG/DD and rectification of other deficiencies as listed above at S. No. 21.

(Arun Kumar)  
Chairman, HARERA

