

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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)(l)(C)	30.09.2033 (Date of OC)	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(l)(C) Compliance (If applicable)	N/A	
18.	4(2)(l)(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.	Project Expenditure So far	Rs. 12.12 crores	
24.	Expenditure to be incurred	Rs. 1214.61 crores	
25.	Statutory approvals either applied for or obtained prior to registration		

S.N	Particulars	Date of approval	Validity up to
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.	Fee Details		
	Registration fee	$(58022.124 \times 3.62 \times 10) + (541.658 \times 3.62 \times 20)$ =Rs. 21,39,617/-	
	Late fee	N/A	
	Processing fee	58563.782 x 10 =Rs. 5,85,638/-	
	Total fee	Rs. 27,25,255/-	
17.	DD Details		
	DD amount	Rs. 26,88,550/- Rs. 36,705/-	
	DD no. and date	510959 dated 09.10.2025 521165 dated 28.10.2025	
	Name of the bank issuing	ICICI Bank	
	Total fee paid	Rs. 27,25,255/-	
	Deficient amount	Nil	
18.	File Status	Date	
	File received on	09.10.2025	
	First notice Sent on	23.10.2025	
	1st hearing on	03.11.2025	
	1st reply submitted on	30.10.2025	
19.	Case History: -		
		1. The Department of Town & 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	



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an area measuring 4.0 acres (part area measuring 1.34375 acres migrated from license no. 144 of 2022 & fresh area measuring 2.65625 acres) in Sector 88A, Gurugram.

2. The entire project is proposed to be developed in the following 3 phases as per the approved phasing plan dated 13.01.2025:

Phase no.	Towers	Area (acres)	Status of RERA registration
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	-
TOTAL			4.0

3. The promoter, i.e., M/s Devasya Developers Pvt. Ltd. has now applied for registration of phase 1& 2 of the above project under Section 4 of the Act of 2014 vide application dated 09.10.2025.
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".
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.

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.

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).

	<p>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 @4m wide proposed road through which the access will be provided to the site as per the approved site plan is yet to be developed.</p> <p>9. 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:</p>
20.	<p>Present compliance status as on 03.11.2025 of deficient documents as conveyed on 23.10.2025</p> <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.</p> <p>Status: Corrected copy needs to be submitted.</p> <p>2. Corrections in online DPI need to be done.</p> <p>Status: Submitted</p> <p>3. Deficit fee of Rs. Rs. 36,705/-needs to be paid.</p> <p>Status: Paid vide DD no. 521165 dated 28.10.2025</p> <p>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.</p> <p>Status: Promoter states that there is no ongoing litigation.</p> <p>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.</p> <p>Status: Clarification submitted by the promoter at 19 (5) above.</p> <p>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.</p> <p>Status: Submitted</p> <p>7. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted.</p> <p>Status: Submitted</p> <p>8. A copy of phasing plan uploaded in REP-I needs to be submitted.</p> <p>Status: Submitted</p> <p>9. Approved fire scheme needs to be submitted.</p> <p>Status: Submitted</p> <p>10. Approved service plans and estimates need to be submitted.</p>



	<p>Status: 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. Status: The promoter undertakes to submit the same before start of construction.</p> <p>12. PERT chart of the project needs to be submitted. Status: 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. Status: Submitted</p> <p>14. Draft brochure and advertisement material need to be revised. Status: Submitted</p> <p>15. Road access permission needs to be submitted. Status: 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. Status: Submitted</p> <p>17. PAN and GST of promoter need to be submitted. Status: Submitted</p> <p>18. Project report needs to be provided. Status: Submitted</p> <p>19. Annual balance sheet for the financial year 2024-25 needs to be submitted. Status: Submitted</p> <p>20. Original bank undertaking along with the date needs to be provided. Status: Submitted</p> <p>21. Original Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted</p> <p>22. Cash flow statement needs to be provided. Status: Submitted</p> <p>23. Others in loan and advances needs to be clarified.</p>
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		<p>Status: Submitted</p> <p>24. Quarterly statement of expenditure and sources needs to be provided.</p> <p>Status: Submitted</p> <p>25. CA certificate for net worth needs to be provided.</p> <p>Status: Submitted</p> <p>26. CA certificate regarding expenditure incurred and to be incurred needs to be submitted.</p> <p>Status: Submitted</p> <p>27. CA certificate for non-default needs to be submitted.</p> <p>Status: Submitted</p> <p>28. CA certificate for REP I needs to be submitted.</p> <p>Status: Submitted</p> <p>29. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person.</p> <p>Status: Submitted</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.</p> <p>Status: Corrected copy needs to be submitted.</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.</p> <p>Status: Clarification submitted by the promoter at 19 (5) above.</p> <p>3. Approved service plans and estimates need to be submitted.</p> <p>Status: Applied on 19.09.2025. The promoter undertakes to submit the same within 3 months of issuing of registration certificate.</p> <p>4. Mining permission needs to be submitted.</p> <p>Status: The promoter undertakes to submit the same before start of construction.</p> <p>5. PERT chart of the project needs to be submitted.</p> <p>Status: Percentage of work proposed in each quarter for Tower 1 also needs to be submitted.</p> <p>6. Road access permission needs to be submitted.</p> <p>Status: 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.</p>



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(Asha)

Chartered Accountant


(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 03.11.2025

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 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".

Keeping in view the above, a prominent public notice inviting objections, if any, from the public in general and from the allottees of the earlier registered project "India Rashtra" (under License No. 144 of 2022) in particular, shall be issued by the promoter. The notice shall be published within three (3) days of this order in three newspapers of wide circulation (two in English and one in Hindi) inviting objections within ten (10) days from the date of publication. The said notice shall clearly state that the present application for registration pertains to a project under License No. 141 of 2024, granted by the Directorate of Town and Country Planning (DTCP), Haryana, over an area measuring 4 acres, including a part area of 1.34375 acres migrated from License No. 144 of 2022.

Further, the Authorized Representative (AR) of the promoter is directed to remove and rectify all remaining deficiencies as listed at Serial No. 21 of the deficiency sheet before the next date of hearing.

The matter to come up on 17.11.2025.



(Arun Kumar)
Chairman, HARERA

