



LUXURY RESIDENTIAL PLOTS

PART OF UPCOMING INDIA PROJECT
SEC-88A, DWARKA EXPRESSWAY, GURUGRAM



Artistic Impression

India. It is not just a name,
it is a feeling of pride.
The golden bird has transformed into a phoenix,
rising to the limitless sky.

Inspired by our beautiful homeland,
You are all welcome to an address,
Where every part of it
is a reflection of its magnificence.

Here we bring to you the strength of
our majestic mountains in the north,
mesmerising structures inspired
from sand dunes in the west,
the green landscape expresses
the beauty of heavenly valleys in the east,
and the peace you feel around
reflect the calmness of the seas in the south.
Every space is as stunning and colourful
like our nation.

We bring you a rich culture,
timeless traditions,
ferocious legacy,
the warmth of our heritage, and
the undaunting spirit of our people
at the one-of-a-kind place-

India PROJECT.



Representative images

26 *Acres* OF LANDMARK DESTINATION

India Project - a powerful symbol of India's aspirations, culture, and unstoppable drive to soar higher. The route to reach sky-high returns begins at Sector 88A, Gurgaon, as we are bringing new opportunities for businesses to achieve new benchmarks in growth and offering spectacular lifestyle experiences to residents like never before. As the home to the proposed tallest tower in India, the development is envisioned to be a world-class destination and pride of the country.

THE *iconic* EPICENTER: ONE WORLD, MANY EXPERIENCES

Everything here is just a stroll away

Offering a unique mix of luxury residential and diverse commercial opportunities like retail, uber-stylish offices, MICE, business suites, and much more. Everything is in close vicinity from emporiums to bazaars to the best of healthcare.

Luxury Residential | Grade A Office | MICE | Retail | Emporiums | Healthcare

THE ROUTE TO AN EXQUISITE *lifestyle*

'India Project' is an embodiment of the world we envision, the culture we are rooted in, and the expertise with which we give life to art & architecture.

Experience a lifestyle centered around our heritage and history.

Relish the flavours of India with myriad of options of F&B, hotels, restaurants and street food.

Hotels | F&B | Entertainment Hubs

WELCOME TO *India* RASHTRA

An address like no other

Make your dream come true by owning your own luxury address at the upcoming and most iconic destination in India. As the first phase of India Project, India Rashtra offers you the once-in-a-lifetime opportunity to become part of a thriving and vibrant community. It is designed to be a well-planned, secure and landscaped plotted development with a bouquet of unmatched amenities. With India Rashtra, you not only get to make the dream of your luxury home come true but also invest in your future with this rare opportunity to be part of a golden moment in history.

THE BEST OF BOTH WORLDS

Impressive returns on plots + security & comfort of condominiums

STILT+4 FLOORS+BASEMENT

Allowed

FLEXIBILITY

Rent or Sell each floor separately with a separate floor registry

SAVE MORE

No GST Applicable

INBUILT FAR 2.64*

Under NILP Scheme

BUILD YOUR HOME WITH EASE

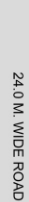
Pre-sanctioned standardized designs & drawings provided by us



Artistic Impression

- Well-Planned & Landscaped Gated Community with 12m Wide Roads • Extended Township with Integrated Infrastructure Facilities • Large Consolidated Green Belt • 24X7 3-Tier Advanced Security with Solar Powered Wireless CCTV Cameras at Vantage Points for Tamperproof Security • World Class Clubhouse & Community Area • Sports & Leisure Amenities
- Local Markets • Centralized Ambient Music • Solar Street Lights • Power Backup for Light Points
- Township Level Wireless Wi-fi/WAN • ATMs

Site PLAN



LEGENDS

- | | | | |
|---|----------------|----|-----------------|
| 1 | 200.006 SQ.YDS | 6 | COMMERCIAL |
| 2 | 200.042 SQ.YDS | 7 | COMMUNITY SPACE |
| 3 | 297.697 SQ.YDS | 8 | GROUP HOUSING |
| 4 | 427.713 SQ.YDS | 9 | GREEN AREA |
| 5 | 271.401 SQ.YDS | 10 | ENTRY/EXIT |

Bang on 8-lanes and
150 mtr wide Dwarka
Expressway
Growth Corridor - 0 Mins

IGI Airport T3 - 15 Mins
Nh48 - 7 Mins
Rajiv Chowk - 10 Mins
Dhaura Kuan -35 Mins

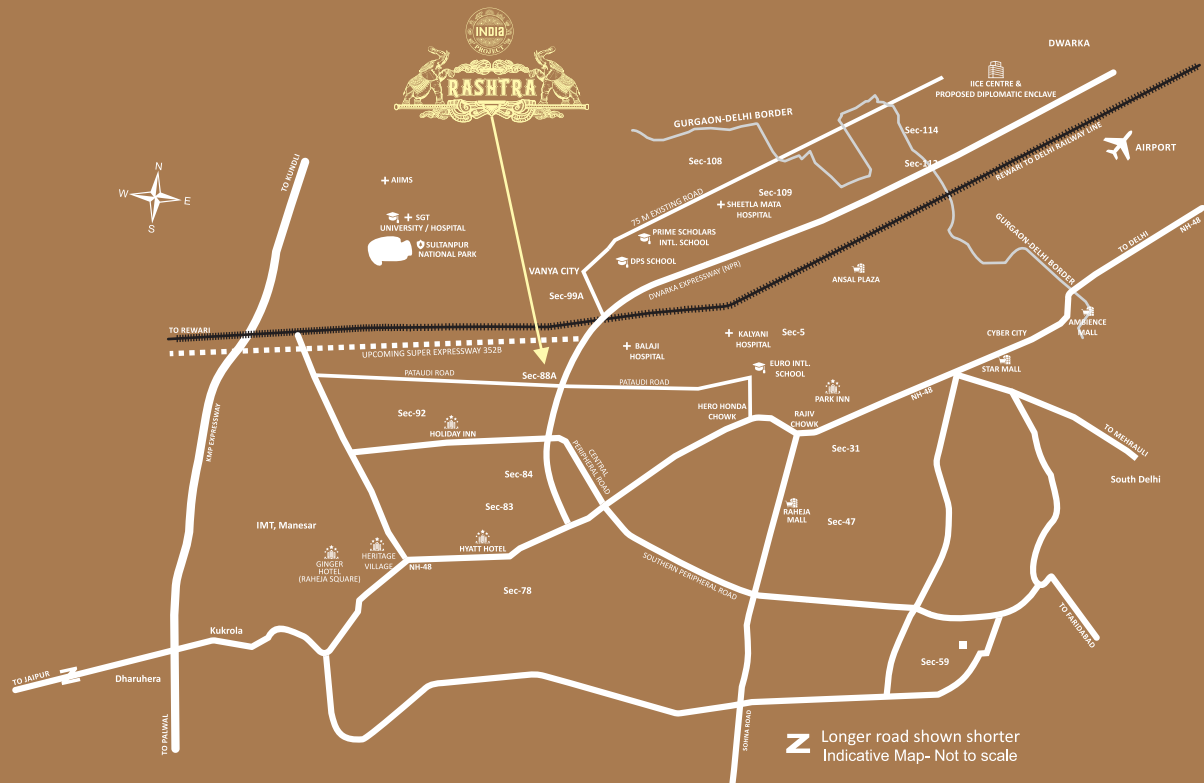
Cyber City - 20 Mins
Upcoming Diplomatic
Enclave - 15 mins
Punjabi Bagh - 45 mins

India International
Convention and Expo
Centre Dwarka - 20 mins
Vasant Vihar - 45 mins

New AIIMS, SGT Hospital
and upcoming Sheetla
Mata Hospital within
a 5Km radius

Approx. time as per ideal travelling conditions and after direct connectivity

THE *Location* IS A CENTER OF ATTRACTION



Escape from the chaos of city life and yet be close to everything you need. India Rashtra is located in Sector 88A, bang on the Dwarka Expressway, and is part of the 26 acres of beautifully planned and upcoming landmark destination- India Project, offering seamless connectivity between Delhi and Gurgaon. The address will give a holistic experience to residents with its vibrant, thriving neighbourhood, bustling markets, wide open green spaces, and prestigious cultural institutions.



EXPERIENCE CENTER: Sector 88A, Dwarka Expressway, Gurugram -122505

CORPORATE OFFICE: Next Generation Projects Pvt Ltd., W4D-204/5, Keshav Kunj,
Western Avenue, Cariappa Marg, Western Avenue, Sainik Farms, New Delhi-110062

M: 9289221405 | Website: www.indiarashtra.com

HARERA registration No. – RC/REP/HARERA/GGM/631/363/2022/106 dated 21.11.2022 and Licence No.- 144 of 2022 Dated 27-09-2022 | WWW.HARYANARERA.GOV.IN | Promoter- M/s Next Generation Projects Pvt Ltd.
DISCLAIMER: India Rashtra is the plotted phased development with assigned FAR as per the approved layout of DTCP under NILP licence. This project is part of larger mixed land used TOD and TDR project on Dwarka Expressway. Services may be integrated and migrated in the combination of future phases. Buyer is made well aware that Developer reserves it's rights to migrate to any future development/ UD phases of the project into TOD Mixed Land Use license. Project financed by ECL Finance Ltd. All information in the brochure is provided in good faith and endeavour to keep the information up to date and correct with completeness of any information on the site.