


Nowara Group through its Realty arm, established LLP in 2024, envisions redefining urban living in Farukhnagar and its surrounding regions through innovative, sustainable, and community-centric developments. With a focus on affordable housing, mid-income apartments, senior living facilities, and high-street retail spaces, Nowara Realty aims to cater to the needs of the middle-class community. This profile outlines the company's vision, offerings, projects, and the backgrounds of its co-founders, highlighting their commitment to transforming Farukhnagar into a modern and vibrant urban center.

Nowara Realty's Urban Development Vision



Made with  Napkin

Company Overview

Nowara through its Realty arm is a newly established real estate development firm with a clear vision: to create urban spaces that are not only aesthetically pleasing but also sustainable and community-focused. The company aims to address the growing demand for quality housing and commercial spaces in Farukhnagar and its surrounding areas.

For **NOWARA REALTY LLP**

Authorised Signatory

Nowara Realty's Vision



Aesthetic Appeal

Focus on visually pleasing designs



Sustainability

Commitment to eco-friendly practices



Community Focus

Emphasis on creating community-centric spaces




Quality Housing Demand

Addressing the need for high-quality residential spaces



Commercial Space Demand

Meeting the demand for functional commercial areas

Made with  Napkin

Core Offerings

Nowara Realty focuses on several key areas:

• Residential Development:

- **Affordable Housing:** Providing quality, budget-friendly homes for families and individuals.
- **Mid-Income Apartments:** Designing comfortable and modern living spaces for the middle-class segment.
- **Senior Living:** Creating safe and supportive environments for senior citizens, with amenities tailored to their needs.

• Commercial Development:

- **High Street Retail Spaces:** Developing vibrant retail areas that cater to the daily needs and lifestyle of the community.
- **Modern Shopping Complexes:** Designing shopping destinations that offer a mix of retail, dining, and entertainment options.

For NOWARA REALTY LLP

Authorised Signatory



Main Contents of the Project along with Cost

Project Name: "NAKSHATRA BY NOWARA"
Name of the Developer: M/s Nowara Realty LLP
Location: Sector 3, Farrukhnagar, Gurugram, Haryana
Total No. of Residential Units: 1297
Total No. of Commercial Units: 88
Unit Configurations: 2 BHK and 3 BHK with Balcony
Total Area: 35789.1839 sq. mtr.

Total expected Revenue: Rs. 38,752.93/- Lakhs

Total expected Cost of Project: Rs. 33,436.70

Land Cost: Rs. 9,964.50 lakhs

Construction Cost: Rs. 17,387.63 lakhs

Non Construction Cost: Rs. 6,084.57 Lakhs

Project Start quarter: 1-January- 2026

Project Completion date: 31-December-2029.

Architect: PINNACLE Architects Private Limited

Structural Engineer: Keen Associates Private Limited

Project Cost - Non Constuction Components

S.No	Items	Amount (In Lakhs)
01	Land Cost including conversion charges and licence fee	9,964.50
02	External Development Charges(EDC)	965.52
03	Infrastructure Development Charges (IDC)	34.36
04	Miscellaneous cost	5,084.69

Project Cost - Construction Components

For NOWARA REALTY LLP

Authorised Signatory

S.No	Items	Amount (in Lakhs)
01	Construction cost of towers	14,903.63
02	Construction cost of commercial component	439.30
03	Development works and services cost	1,216.56
04	Community buildings (A) cost	32.69
05	Community buildings (B) cost	32.05
06	Electrification cost upto project site if any	763.40

Management

Nowara Realty is led by two co-founders, each bringing a unique set of skills and experiences to the table:

CA Piyush Jain

- **Background:** Born in Farukhnagar and raised in Gurgaon, Piyush Jain was inspired by his father's success in the real estate industry.
- **Expertise:** As a chartered accountant, he gained extensive experience working with some of the top builders in the country. This experience equipped him with a deep understanding of financial management, project planning, and market analysis.
- **Vision:** Piyush is committed to delivering innovative commercial and residential projects that are both affordable and aspirational. He aims to leverage his financial expertise to ensure the long-term sustainability and profitability of Nowara Realty.



Manoj Kumar


- **Background:** Born and raised in Farukhnagar, Manoj Kumar has deep roots in the community and a strong understanding of local needs and aspirations.
- **Reputation:** He has earned the respect of the community through his integrity and unwavering commitment to his work.
- **Vision:** Manoj believes that Farukhnagar has the potential to reach new global heights. His vision for Nowara Realty goes beyond profit; it is about making a lasting impact by reshaping the map and image of Farukhnagar. He aspires to create spaces that enhance the lives of residents and reflect the community's spirit.

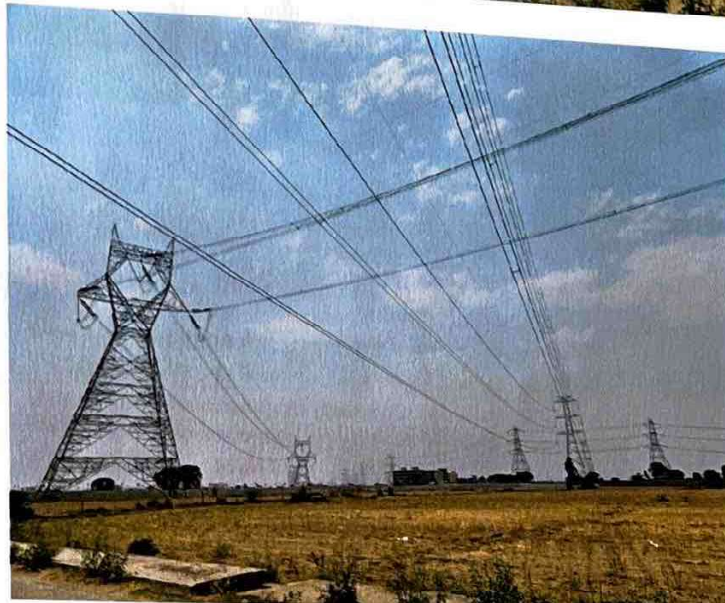
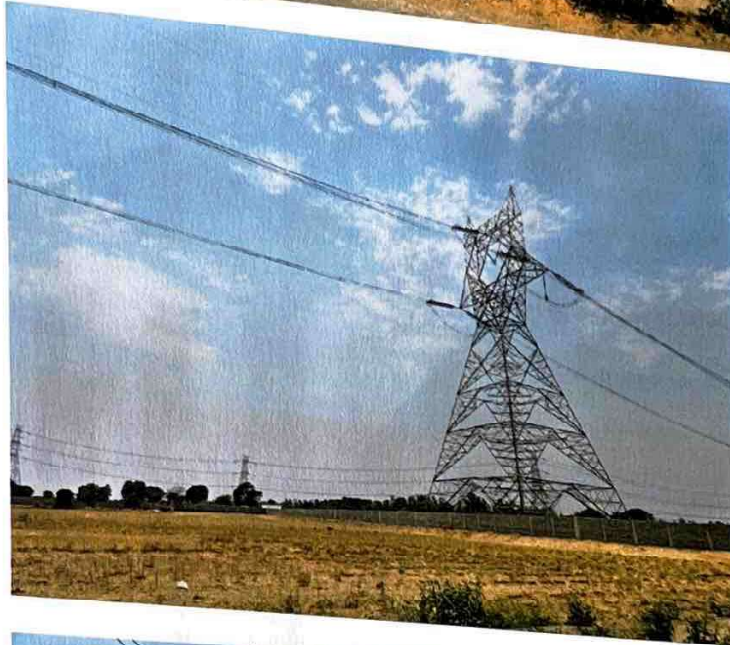
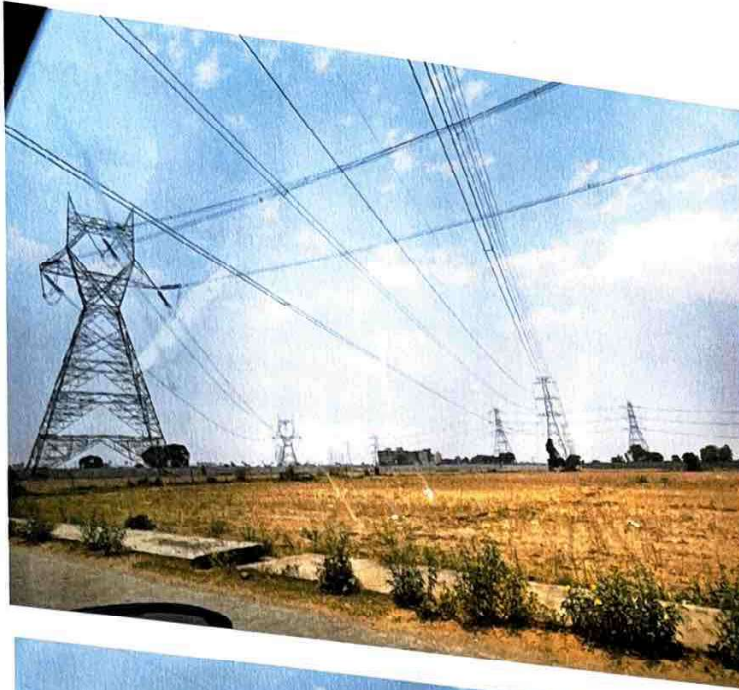


Vision and Mission

- **Vision:** To redefine urban living in Farukhnagar and surrounding areas by creating innovative, sustainable, and community-centric developments.
- **Mission:** To deliver high-quality residential and commercial spaces that meet the needs of the middle-class community, while also contributing to the economic and social development of the region.

Site Photographs

For NOWARA REALTY LLP

 Authorized Signatory



FOR NOWARA REALTY LLP

A handwritten signature in blue ink, appearing to be 'D. B.', written over the text 'FOR NOWARA REALTY LLP'.

Authorised Signatory

Core Values

Nowara operates on a foundation of core values that guide its operations and interactions:

- **Innovation:** Continuously seeking new and creative solutions to meet the evolving needs of the market.
- **Sustainability:** Committing to environmentally responsible practices in all aspects of development.
- **Community:** Building strong relationships with local residents and stakeholders, and contributing to the well-being of the community.
- **Integrity:** Maintaining the highest standards of ethics and transparency in all business dealings.
- **Quality:** Delivering projects that meet the highest standards of design, construction, and functionality.

Nowara's Core Values



Innovation

Continuously seeking new and creative solutions to meet market needs.



Sustainability

Committing to environmentally responsible practices in development.



Community

Building strong relationships with local residents and stakeholders.




Integrity

Maintaining the highest standards of ethics and transparency.



Quality

Delivering projects that meet the highest standards of design and functionality.

Made with  Napkin

Future Goals

Nowara Realty has ambitious plans for the future, including:

- **Expanding Project Portfolio:** Developing new residential and commercial projects in Farukhnagar and surrounding areas.
- **Incorporating Sustainable Practices:** Implementing green building technologies and sustainable design principles in all projects.
- **Enhancing Community Engagement:** Partnering with local organizations to support community development initiatives.
- **Attracting Investment:** Seeking strategic partnerships and investments to fuel growth and expansion.

FOR NOWARA REALTY LLP

Authorized Signatory

Nowara Realty's Future Strategies



Made with Napkin

Conclusion

Nowara is poised to make a significant impact on the real estate landscape of Farukhnagar. With a clear vision, a strong team, and a commitment to quality and sustainability, the company is well-positioned to deliver innovative and community-centric developments that enhance the lives of residents and contribute to the growth of the region. By focusing on affordable housing, modern amenities, and strategic locations, Nowara Realty aims to redefine urban living and create a lasting legacy in Farukhnagar.

For NOWARA REALTY LLP


Authorised Signatory

GET READY FOR
A NEW BEGINNING

NAKSHATRA BY NOWARA

AFFORDABLE HOUSING
SECTOR-3, FARUKHABAD

NOWARA
We create your world



NAKSHATRA BY NOWARA

AFFORDABLE HOUSING
SECTOR-3, FARUKHABAD

AMENITIES

- Half Basketball Court
- Jogging Track
- Cricket Box
- Kids Play Area
- Padel Court
- Commercial Plaza
- Open Theatre
- Car Parking
- Water body with Lush Green Area
- Garden/Park
- Gated Society
- Fire Alarm
- 24x7 Security with CCTV Coverage
- Open Gym

LOCATION ADVANTAGE

- 17 Km Drive from Dwarka Expressway
- 20 Km Drive from NH-48 Km from Farukhabad Railway Station
- 10 Km from Ballance Met City
- 30 Km from Sector 17 & 18, Gurgaon

7303649306

Info@nowararealty.com

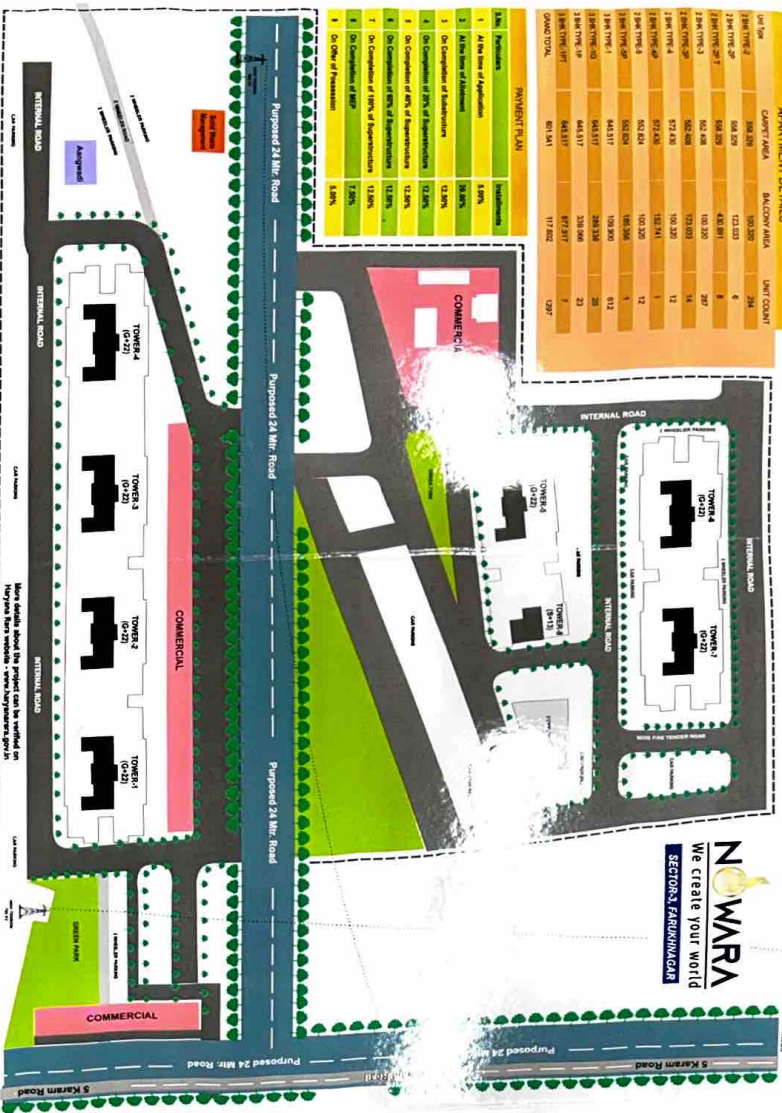
www.nowararealty.com



APARTMENT DETAILS			
Unit Type	CARPET AREA	BALCONY AREA	UNIT COUNT
1 BHK TYPE-1	668.209	193.200	204
2 BHK TYPE-2	668.209	122.033	6
2 BHK TYPE-3P	668.209	433.891	6
2 BHK TYPE-3	668.209	108.320	207
2 BHK TYPE-3P	662.488	123.003	14
2 BHK TYPE-3P	1273.430	199.320	12
2 BHK TYPE-4P	672.430	132.241	7
2 BHK TYPE-4	662.424	108.320	12
3 BHK TYPE-5P	952.828	188.266	4
3 BHK TYPE-5	643.517	108.300	912
3 BHK TYPE-5P	643.517	208.304	20
3 BHK TYPE-1P	643.517	320.866	23
3 BHK TYPE-1P	643.517	672.917	7
GRAND TOTAL	681.541	117.822	1297

PAYMENT PLAN	
S.No.	Particulars
1	At the time of Application
2	At the time of Allotment
3	At the time of Substructure
4	On Completion of 20% of Superstructure
5	On Completion of 40% of Superstructure
6	On Completion of 60% of Superstructure
7	On Completion of 80% of Superstructure
8	On Completion of 100% Superstructure
9	On Completion of MEP
10	On Onset of Possession

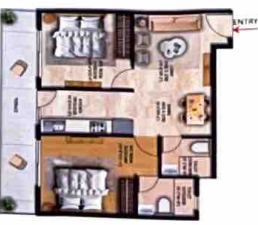
NOVARA
We create your world
SECTOR-3, FARUKHABAD



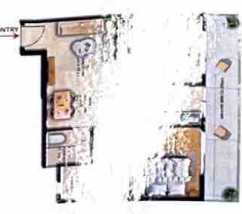
FLOOR PLANS



3 BHK - TYPE 1
CARPET AREA = 59.97 SQMT or 645.517 SFT
BALCONY AREA = 10.21 SQMT or 109.900 SFT



2 BHK - TYPE-3P
CARPET AREA = 51.32 SQMT or 552.408 SFT
BALCONY AREA = 11.43 SQMT or 123.013 SFT



2 BHK - TYPE 2
CARPET AREA = 51.27 SQMT or 552.221 SFT
BALCONY AREA = 9.32 SQMT or 100.290 SFT



2 BHK - TYPE 4
CARPET AREA = 51.22 SQMT or 552.032 SFT
BALCONY AREA = 9.32 SQMT or 100.290 SFT



2 BHK - TYPE-5
CARPET AREA = 51.34 SQMT or 552.423 SFT
BALCONY AREA = 11.22 SQMT or 120.356 SFT



2 BHK - TYPE 3
CARPET AREA = 51.01 SQMT or 549.071 SFT
BALCONY AREA = 9.32 SQMT or 100.320 SFT



2 BHK - TYPE-5
CARPET AREA = 51.34 SQMT or 552.423 SFT
BALCONY AREA = 11.22 SQMT or 120.356 SFT

More details about the project can be verified on Harjaya Rera website - www.harjayarera.gov.in

*The project is approved as an existing 1 Karam road with a 4 km paved access through a 24 meter road as per the proposed development plan. The proposed access road is shown in green. The existing 1 Karam road is shown in grey. The proposed development plan is shown in white. The site plan is shown in green. The site plan is shown in green. The site plan is shown in green.