

**Project – Nakshatra by Nowara  
RERA-GRG-2015-2025**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Nakshatra by Nowara	
2.	Name of the promoter	M/s Nowara Realty LLP	
3.	Nature of the project	Affordable Group Housing Colony	
4.	Brief of the Promoter	The promoter.i.e. M/s Nowara Realty LLP has been incorporated on 05.07.2024 vide LLP No. ACI-2012 situated at Unit No 1615, Tower 1, DLF Corporate Greens, Sector 74, Narsinghpur, Gurgaon, Haryana, India, 122004. This agreement of LLP made at Haryana between Manoj Kumar and Piyush Jain.	
5.	Location of the project	Sector- 3, Farrukhnagar, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the license holder	Sh. Anil Kumar Jain S/o Sh. Mahender Kumar Jain, Smt. Sudesh W/o Sh. Rajender	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	-	
10.	Online application ID	RERA-GRG-PROJ-2015-2025	
11.	License no.	73 of 2025 dated 22.05.2025	21.05.2030
12.	Total licensed area	8.84375 acres	Area to be registered 8.84375 acres
13.	Projected completion date	OC: 31.03.2030 CC:30.06.2030	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	N/A	



20.	Total Project cost	Rs 334.37 crs
21.	Project Expenditure So far	Rs 2.94 crs
22.	Estimates expenditure for completion so far	Rs 331.43 crs
23.	Total No. Of Units	8 Residential Towers & 3 Commercial Blocks Residential Units: 1297 Commercial Units: 88
24.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
	<b>S.No</b>	<b>Particulars</b>
		<b>Date of approval</b>
		<b>Validity upto</b>
	i)	License Approval
		73 of 2025 dated 22.05.2025
	21.05.2030	
	ii)	Zoning Plan Approval
		Drg. No. DTCP 11127 dated 22.05.2025
	iii)	Building plan Approval
		ZP-2144/SD(PK)/2025/39641 dated 14.10.2025
	13.10.2030	
	iv)	Environmental Clearance
		Not Submitted
	v)	Airport height clearance
		AAI/RHQ/NR/ATM/NOC/2025/716/2 315-18 dated 01.07.2025
	30.06.2033	
	vi)	Fire scheme approval
		Not Submitted
	vii)	Service plan and estimate approval
		Not Submitted
25.	<b>Fee Details</b>	
	Registration Fee	<b>Residential -</b> 82458.62 * 2.4 * 5 = Rs. 9,89,503/- <b>Commercial -</b> 2719.989 * 1.90 * 10 = Rs. 51,680/- <b>Total = Rs 10,41,183/-</b>
	Processing Fee	85178.609 * 10 = Rs. 8,51,786/-
	Late Fee	N/A
	Total Fee	<b>Rs. 18,92,969/-</b>
26.	DD amount	Rs. 18,93,000/-
	DD no. and date	000746 dated 10.10.2025
	Name of the bank issuing	AU Small Finance Bank
	Deficient amount	-
27.	File Status	Date
	File received on	10.10.2025
	First notice Sent on	29.10.2025
	First hearing on	01.12.2025 (adjourned)
	Second hearing on	08.12.2025
28.	<b>Case History:</b>	
	The Promoter M/s Nowara Realty LLP who is a collaborator applied for the registration of real estate affordable group housing colony namely "Nakshatra by Nowara" located at Sector- 3, Farrukhnagar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act,	



	<p>2016 vide central receipt no. 101654 dated 04.11.2025 and RPIN- 985. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2015-2025.</p> <p>The DTCP has granted license no. 73 of 2025 dated 22.05.2025 valid upto 21.05.2030 admeasuring 8.84375 acres for the development of affordable Group Housing Colony in Sector-3, Farrukhnagar, Gurugram.</p> <p>The application for registration of affordable group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/984 dated 25.11.2025 was issued to the promoter with an opportunity of being heard on 01.12.2025.</p> <p><b>On 14.11.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" &amp; "The Times of India" and one Hindi, "Navbharat Times" dated 11.11.2025 as per the directions of Authority. Objections to be filed till 25.11.2025. No objections received till 01.12.2025.</b></p> <p><b>On 01.12.2025, the matter is adjourned to come up on 08.12.2025.</b></p> <p>The status of the documents is mentioned below:</p>	
<p>29.</p>	<p><b>Present compliance status as on 08.12.2025 of deficiencies conveyed through notice.</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. <b>Status: Submitted but needs to be revised.</b></li> <li>2. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>3. Copy of Mutation &amp; Aks-Shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li> <li>4. Information to revenue department needs to be submitted. <b>Status: Submitted</b></li> <li>5. Collaboration Agreement needs to be submitted. <b>Status: Submitted</b></li> <li>6. Project report along with the brochure of current project and project photos needs to be submitted. <b>Status: Submitted but project report needs to be revised and project photos needs to be submitted.</b></li> <li>7. Environmental clearance approval needs to be submitted. <b>Status: Not Submitted, the promoter has submitted the applied copy dated 29.10.2025.</b></li> <li>8. Copy of approved fire scheme needs to be submitted. <b>Status: Not Submitted, the promoter has submitted the applied copy dated 16.10.2025.</b></li> <li>9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <b>Status: Not Submitted</b></li> <li>10. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.</li> </ol>

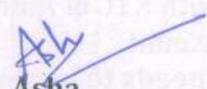


	<p><b>Status: Submitted</b></p> <p>11. Electrical load availability connection needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>12. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.</p> <p><b>Status: Not Submitted, the promoter has submitted an affidavit stating that road access permission is not required as project land does not fall under ambit of GMDA &amp; MCG whereas access is from existing revenue rasta of 5 karam.</b></p> <p>13. Affidavit/ Undertaking with regard to non-applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>14. Draft allottee documents i.e. application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be submitted.</p> <p><b>Status: Submitted whereas draft BBA needs to be revised.</b></p> <p>15. PERT Chart needs to be submitted.</p> <p><b>Status: Submitted but needs to be stamp and signed.</b></p> <p>16. Mining permission needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>17. Draft Brochure and advertisement need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>18. Land cost needs to be clarified according to area apply for registration.</p> <p><b>Status: Submitted</b></p> <p>19. KYC of project consultant needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>20. Annual balance sheet for the financial year 2024-25 needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>21. Affidavit for REP II needs to be revised.</p> <p><b>Status: Submitted but needs to be notarized and stamped.</b></p> <p>22. CA certificate for net worth needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>23. Original and latest copy of non-encumbrance certificate not below the rank of tehsildar needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>24. Affidavit regarding no loan on project land needs to be submitted.</p>
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		<p><b>Status: Affidavit needs to be notarized and stamped.</b></p> <p>25. Cash flow statement needs to be provided.  <b>Status: Submitted but needs to be revised.</b></p> <p>26. Quarterly statement of expenditure and sources needs to be provided.  <b>Status: Submitted, However, Cost of construction and IDW needs to be submitted.</b></p> <p>27. Copy of paid challan of EDC and IDC needs to be provided.  <b>Status: Submitted</b></p> <p>28. Affidavit regarding 10% auto deduct for EDC needs to be submitted.  <b>Status: Affidavit needs to be notarized and stamped.</b></p> <p>29. Affidavit regarding arrangement for the separate bank account for section 4(2)(l)(D) needs to be submitted.  <b>Status: Affidavit needs to be notarized and stamped.</b></p> <p>30. Board resolution for operation of bank account needs to be submitted along with KYC of Authorized person for operation of bank account.  <b>Status: Submitted but needs to be revised.</b></p> <p>31. Sharing model with landowner (Revenue/ area) needs to be submitted.  <b>Status: Not Submitted.</b></p>
30.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>Online DPI needs to be corrected.</li> <li>Project report needs to be revised and project photos needs to be submitted.</li> <li>Environmental clearance approval needs to be submitted.</li> <li>Copy of approved fire scheme needs to be submitted.</li> <li>Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</li> <li>Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.  Status: Not Submitted, the promoter has submitted an affidavit stating that road access permission is not required as project land does not fall under ambit of GMDA &amp; MCG whereas access is from existing revenue rasta of 5 karam.</li> <li>Draft allottee document i.e. BBA needs to be revised.</li> <li>Affidavit regarding no loan on project land needs to be notarized and stamped.</li> <li>Affidavit for REP II needs to be notarized and stamped.</li> </ol>

	<ol style="list-style-type: none"> <li>11. Cash flow statement needs to be revised.</li> <li>12. Quarterly statement of expenditure (Cost of construction and IDW) and sources needs to be provided.</li> <li>13. Affidavit regarding 10% auto deduct for EDC needs to be <b>notarized and stamped</b>.</li> <li>14. Affidavit regarding arrangement for the separate bank account for section 4(2)(1)(D) needs to be <b>notarized and stamped</b>.</li> <li>15. Board resolution for operation of bank account needs to be revised along with KYC of Authorized person for operation of bank account.</li> <li>16. Sharing model with landowner (Revenue/ area) needs to be submitted.</li> </ol>
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**Recommendations:** The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies mentioned at S. No. 30. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Nikita Mittal</b> <b>Planning Executive</b>
<b>Day and Date of hearing</b>	Monday and 08.12.2025
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 08.12.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Piyush Jain (Managing Partner), Sh. Manoj Kumar (CEO), Sh. Rounak Kumar Bansal (VP) are present on the behalf of the promoter. Smt. Sudesh is present on the behalf of the landowner.

The AR of the promoter states that few documents were filed with the Authority on the previous Friday i.e., 05.12.2025. The concerned official is directed to examine the said documents.

The AR of promoter states that the site is accessible through existing 5-karam-wide road, which will be widened to a 24-meter road as per the approved development plan and they will construct the part of the 24-meter road that falls on their land at its own cost and other promoters will also construct their portions falling on their respective lands. Further, the promoter will gift the land on which the said 24-meter road is to be constructed to the Government through a Gift Deed for the affordable group housing project (8.84375 acres, License No. 73 of 2025 dated 22.05.2025, Farrukhnagar, Sector-3, Gurgaon). Accordingly, the authority directs the promoter to submit an undertaking regarding the same. Further, the AR of the promoter states that HT line is passing through the project site and ROW has been maintained and further measures will be taken to shift the HT line underground with the concerned department. Meanwhile, the promoter is directed to disclose these details (recent road access and HT line) in the advertisement and brochure, and the same conditions shall be incorporated into the registration certificate.

The Authorized Representative of the promoter submits that presently, the Environment clearance, Fire Scheme Approval and Approved service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Approved Environmental Clearance within 6 months from the date of grant of registration, and
- ii. The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration.

Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. 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.

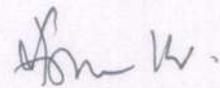
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Environmental Clearance: within 6 months from the date of grant of registration;
- b. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- c. Approved Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above at Sr. No. 30.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at Sr. No. 30 including corrections in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.



(Arun Kumar)  
Chairman, HARERA

