

REAL ESTATE REGULATORY AUTHORITY
(For NCT OF DELHI)

2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg,
New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (154)/Extension/PR/RERA/2022/ 750

Dated: 13.2.2026

FORM 'F'

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

(Reference: Promoter Applicant's Application dated 19.08.2025)

This extension in validity of registration is granted under sections 7 and 8 of the Real Estate (Regulation & Development) Act, 2016 for 62 days up to **18.02.2026**, as per Authority's Order dated 07.01.2026, to the following project:

"GRANDE RUE" at Ayur Vigyan Nagar, New Delhi-110049, registered with this Authority vide Project Registration Certificate bearing No. DLRERA2022P0047 and promoted by the **Land and Development Officer, Ministry of Housing and Urban Affairs, Govt. of India**, having its registered office at Nirman Bhawan, New Delhi, **NBCC (India) Limited**, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 and **All India Institute of Medical Science (AIIMS)**, having its registered office at Sri Aurobindo Marg, Ansari Nagar, East, New Delhi (the Promoters).

1. This extension of registration is granted subject to the following conditions, namely: -

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of RE (RD) Act, 2016;
- (iii) All terms and conditions mentioned in the Form C in respect of Certificate No. DLRERA2022P0047 dated 22/12/2022 and Form F dated 02/05/2025 shall continue to apply;
- (iv) All terms and conditions as specified in Authority's Order dated 10.02.2026, as mentioned above, shall apply;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vii) If the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.




(SHIV RAM BAIRWA)
Secretary

Real Estate Regulatory Authority, NCT of Delhi

Date: 13.2.2026
Place: New Delhi

REAL ESTATE REGULATORY AUTHORITY
(For NCT OF DELHI)
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New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (154)/PR/RERA/2022/2430

Dated: 02/05/2025

FORM 'F'

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under sections 6 of the Real Estate (Regulation & Development) Act, 2016 to the following project

"GRANDE RUE" at AYUR VIGYAN NAGAR, NEW DELHI-110049 registered with the Authority vide Project Registration certificate bearing No. DLRERA2022P0047 of Land and Development Officer, Ministry of Housing and Urban Affairs, Govt. of India, having its office at Nirman Bhawan, New Delhi, NBCC (India) Limited, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 and All India Institute of Medical Science (AIIMS) having its registered office at Sri Aurobindo Marg, Ansari Nagar, East, New Delhi (the Promoters)

2. This extension of registration is granted subject to the following conditions namely:

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottee, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of RE (RD) Act, 2016;
- (iii) The registration shall be extended by a period of 231 days and shall be valid until 19.08.2025;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 02/05/2025
Place: New Delhi




SATISH KUMAR CHHIKARA
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

REAL ESTATE REGULATORY AUTHORITY
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No.F.No.1/154/PR/RERA/2022/3958-60

Dated: 22/12/2022

FORM 'C' (Revised)
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred as RE(RD) Act,2016] to the following project under project registration number **DLRERA2022P0047 :-**

Project: Grande Rue

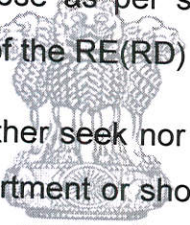
Location: Ayur Vigyan Nagar, New Delhi - 110049

1. The project will be implemented by the Land and Development Officer, Ministry of Housing and Urban Affairs, Govt. of India having its office at Nirman Bhawan, New Delhi; **NBCC (India) Ltd**, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 and **All India Institute of Medical Science (AIIMS)** having its registered office at Sri Aurobindo Marg, Ansari Nagar, Ansari Nagar East, New Delhi, **as Co-Promoters** as per explanation to clause (zk) of section 2 of RE (R&D) Act, 2016.
2. This registration is granted subject to the following conditions:
 - i) The Promoters shall enter into an **"Agreement for Sale"** with each allottee as prescribed by the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sale) Rules, 2016;
 - ii) The Promoters shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the


Dy. Secretary (RERA)
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case may be, of the flat, apartment, plot, shop or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;

- iii) The Promoters shall mention all details regarding acquisition of land for the project by way of lease agreement or sale or any other means in the Agreement for Sale;
- iv) The Promoters shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale';
- v) The Promoters shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4 of the RE(RD) Act, 2016;
- vi) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit or flat or apartment or shop or space without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- vii) The Promoters shall mention details of parking slot(s) attached to each unit or shop or space in the 'Agreement for Sale';
- viii) The Promoters shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- ix) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- x) The Promoters shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale';
- xi) The registration shall be **valid upto 31.12.2024** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;


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- xii) The Promoters shall submit the Quarterly Progress Report detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR stands due on 01.01.2023.
- xiii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xiv) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. The Promoters shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sales) Rules, 2016. For any deviation from the prescribed text, the Promoters shall take prior permission of the Authority.
4. If the above mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoter including revoking the registration granted herein, as per the RE (RD) Act, 2016 and the rules and regulations made thereunder.
5. The previous Registration Certificate No. DLRERA2022P0047 issued on 17.11.2022 is hereby cancelled.

Dated: 22/12/2022
Place: New Delhi


RAKESH KUMAR
Dy. Secretary (REDA)
Deputy Secretary
Real Estate Regulatory Authority
for NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
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No. F. No.1/154/PR/RERA/2022/ 3579-81

Dated: 17/11/2022

FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred as RE (RD) Act, 2016] to the following project under project registration number **DLRERA2022P0047:-**

Project: Grand Rue

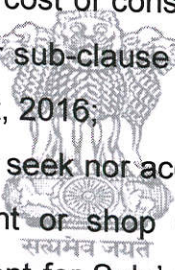
Location: Ayur Vigyan Nagar, New Delhi – 110049



1. The project will be implemented by the **Land and Development Officer, Ministry of Housing and Urban Affairs, Govt. of India** having its office at Nirman Bhawan, New Delhi; **NBCC (India) Ltd**, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 and **All India Institute of Medical Science (AIIMS)** having its registered office at Sri Aurobindo Marg, Ansari Nagar, Ansari Nagar East, New Delhi, **as Co-Promoters** as per explanation to clause (zk) of section 2 of RE (R&D) Act, 2016.
2. This registration is granted subject to the following conditions:
 - i) The Promoters shall enter into an **"Agreement for Sale"** with each allottee as prescribed by the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sale) Rules, 2016;

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Dy. Secretary (R&D)
Real Estate Regulatory Authority
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- ii) The Promoters shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the flat, apartment, plot, shop or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- iii) The Promoters shall mention all details regarding acquisition of land for the project by way of lease agreement or sale or any other means in the Agreement for Sale;
- iv) The Promoters shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale';
- v) The Promoters shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4 of the RE(RD) Act, 2016;
- vi) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit or flat or apartment or shop or space without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- vii) The Promoters shall mention details of parking slot(s) attached to each unit or shop or space in the 'Agreement for Sale';
- viii) The Promoters shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- ix) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- x) The Promoters shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale';
- xi) The registration shall be **valid upto 31.12.2024** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;


Dy. Secretary (RERA)
Real Estate Regulatory Authority
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- xii) The Promoters shall submit the Quarterly Progress Report detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR stands due on 01.01.2023.
 - xiii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
 - xiv) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. The Promoters shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sales) Rules, 2016. For any deviation from the prescribed text, the Promoters shall take prior permission of the Authority.
4. Since, necessary Pollution Clearance in respect of this project is yet to be received from the Delhi Pollution Control Board, the Promoters shall produce the "No Objection Certificate" from Delhi Pollution Control Board in view of the undertaking submitted under Section 4(L) (E) of RE(RD) Act, 2016 latest by 31.01.2023.
5. If the above mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoter including revoking the registration granted herein, as per the RE (RD) Act, 2016 and the rules and regulations made thereunder.

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(RAKESH KUMAR)
Deputy Secretary
Real Estate Regulatory Authority
2nd Floor, Shivaji Stadium
New Delhi-110054

Real Estate Regulatory Authority for NCT of Delhi

Dated: 17/11/2022

Place: New Delhi