

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

No.F.1(197)/PR/RERA/09/2024/ 242

Dated: 22.1.2026

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

REGISTRATION CERTIFICATE OF PROJECT

This ex post facto 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 **DLRERA2026P0001 :-**

Project: Redevelopment of Kidwai Nagar (East) Phase 2 (Commercial)

Nature of Project: Commercial

**Location: East Kidwai Nagar, New Delhi-110023 [North: Flyover and Drain (Nala)
South: Ring Road West: Delhi Haat and Aurobindo Marg East: South Extension Part-
1 and Kotla Village]**

(hereinafter referred as 'Project')

1. **The project will be implemented by NBCC (India) Limited**, having its registered office at NBCC Bhawan, Lodhi road, New Delhi-110003 (hereinafter called as "Promoter").
2. This registration is granted subject to the following conditions:
 - (i) The Promoter, before collecting any sum from the prospective allottees, shall open mandatory RERA Accounts as per existing guidelines/directions issued by this Authority;
 - (ii) The Promoter shall not deviate from the approved layout and sanctioned building plans without the prior approval of the Competent Authority and this Authority;
 - (iii) The Promoter shall execute and register a conveyance deed conforming to provisions of the RE (RD) Act, 2016, in favour of the Allottee or the



[Signature]

Association of the Allottees, as the case may be, of the unit, shops or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;

- (iv) The Promoter shall sell the units and enter into an 'Agreement for Sale' with each allottee strictly as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016;
- (v) The Promoter shall mention all details regarding acquisition of land for the project by way of lease or purchase or any other means in the 'Agreement for Sale';
- (vi) The Promoter shall disclose all liabilities and encumbrances on the land for the project in the 'Agreement for Sale';
- (vii) The Promoter shall not create any new liability or encumbrance on the land for the project or the project without prior approval of this Authority;
- (viii) The Promoter shall mention the location, number and area of each unit and parking slot(s) attached to each unit in the 'Agreement for Sale';
- (ix) The Promoter shall mention the number of entrances, lifts and materials to be used in the 'Agreement for Sale';
- (x) The Promoter shall use the basement of the project only for the purposes indicated in the sanctioned building plan;
- (xi) The Promoter shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- (xii) The Promoter shall ensure that no clause in 'Allotment Letter' is included in contravention of the provisions of RE (RD) Act, 2016;

3. The registration of this project shall be **valid up to 30 November 2020** unless extended by this Authority in accordance with RE (RD) Act, 2016 and the rules thereunder;
4. The Promoters shall submit Quarterly Progress Reports as per Section 11 of RE (RD) Act, 2016 detailing the physical and financial progress made on the project till such date the Authority declares the Project closed.
5. The Promoter shall comply with all the provisions of the RE (RD) Act, 2016 and the rules and regulations made thereunder;
6. The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;



7. 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 RE(RD) Act, 2016 and the rules and regulations made thereunder.




(SHIV RAM BAIRWA)

Secretary,
Real Estate Regulatory Authority for NCT of Delhi

Dated: 22/01/2026

Place: New Delhi

Real Estate Regulatory Authority
NCT of Delhi