

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

No. F1/209/PR/RERA/11/2025

Dated: 21.05.2026

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 to as 'the RE (RD) Act, 2016'] to the following project under project registration number DLRERA2026P0006: -

**Project: LOCAL SHOPPING CENTRE AT SAROJINI NAGAR NEW DELHI
(COMMERCIAL) (hereinafter referred to as 'the project')**

Location: Rajmata Scindia Marg, Sarojini Nagar, New Delhi-110023

1. The project will be implemented by the National Buildings Construction Corporation Limited [NBCC (India) Limited], having its registered office at NBCC Bhawan, Lodhi road, New Delhi-110003 as Promoter and the Land and Development Officer, Ministry of Housing and Urban Affairs, Govt of India having its office at Nirman Bhawan, New Delhi as Co-Promoter **(hereinafter collectively referred to as 'the Promoters')**
2. This registration is granted subject to the following conditions:
 - (i) The Promoters shall not deviate from the approved layout and Sanctioned Building Plans without the prior approval of the Competent Authority and this Authority;
 - (ii) The Promoters shall execute and register a conveyance deed conforming to provisions of the RE (RD) Act, 2016, 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 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 or purchase or any other means in the "Agreement for Sale" and enter into an 'Agreement for Sale' with each allottee strictly as per the model 'Agreement for Sale' given in Annexure



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of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016;

- (iv) The Promoters shall disclose all liabilities and encumbrances on the land for the project or projects in the 'Agreement for Sale';
- (v) The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of this Authority;
- (vi) The Promoters shall deposit seventy percent of the amounts realized by the promoters in a separate account to be maintained in a scheduled 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;
- (vii) The Promoters shall mention the location, number and area of each unit and parking slot(s) attached to each unit in the 'Agreement for Sale';
- (viii) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE (RD) Act, 2016;
- (ix) The Promoters shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';
- (x) The Promoters shall mention the number of entrances, lifts and materials to be used in the 'Agreement for Sale';
- (xi) The Promoters shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- (xii) The Promoters shall ensure that no clause in 'Allotment Letter' is included in contravention of the provisions of the RE (RD) Act, 2016;
- (xiii) The basement of the project shall be used only for the purposes indicated in the sanctioned building plan;
- (xiv) The Promoters shall advertise, market or sale the project only on carpet area basis and not on the basis of super area or super buildup area basis;
- (xv) The Promoters shall not give any assured return or commitment charges or assured rentals or any other rebate by any other name, except the rebate for early payment as envisaged under 'The National Capital Territory of Delhi Real Estate (Regulation & Development) (Agreement for Sale) Rules, 2016';



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- (xvi) The Promoters shall withdraw money from the seventy percent Project RERA Escrow Account only in proportion to the percentage of work completed on ground at any point of time, and not more than that under any circumstances;
- (xvii) The Promoters shall seek applications for allotment of unit/apartment in the subject project and issue allotment letters only in the formats as prescribed in The National Capital Territory of Delhi Real Estate (Regulation & Development) (Registration of Projects and Extension of Validity of Registration) Directions, 2026 dated 20.02.2026;
- (xviii) The registration of this project shall be valid up to **01.04.2027** unless extended by this Authority in accordance with RE (RD) Act, 2016 and the rules made thereunder;
- (xix) 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;
- (xx) The Promoters shall comply with all the provisions of the RE (RD) Act, 2016 and the rules and regulations made thereunder;
- (xxi) The Promoters shall comply with all the provisions of The National Capital Territory of Delhi Real Estate (Regulation & Development) (Registration of Projects and Extension of Validity of Registration) Directions, dated 20.02.2026;
- (xxii) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above-mentioned conditions are not fulfilled by the Promoter, the Authority may take necessary action against the Promoters including revoking the registration granted herein, as per the RE (RD) Act, 2016 and the rules and regulations made thereunder.




(Manmeet Kadian)
Joint Director Legal,
Real Estate Regulatory Authority, NCT of Delhi

Dated: 21.05.2026

Place: New Delhi