



We create your world

PRESENTS

# NAKSHATRA BY NOWARA

Sector-3, Farukhnagar, Gurugram

RERA No: HARERA/GGM/1025/757/2025/128 Dated 23.12.2025



## About Nowara

Nowara is a modern real estate brand focused on delivering affordable-luxury homes with smart design and reliable quality. Every project is built to offer comfort, value, and a better lifestyle for families. With a commitment to trust and transparency, Nowara is creating communities that truly matter.

Nowara — Homes Designed for Better Living.

## Our Vision

To become a trusted real estate brand that transforms modern living by creating affordable, thoughtfully designed, and future-ready communities where every family can experience comfort, security, and long-term value.

## Our Mission

To deliver well-designed, high-quality homes that offer real value to families. We aim to combine affordability with modern living, ensure transparency in every process, and build communities that enhance comfort, convenience, and long-term growth for our customers.





# Highlights of Nakshatra By Nowara

**Nakshatra By Nowara: Your Path to Modern Homeownership**



## **Strategic & Future-Ready Location**

**Prime Placement:** Strategically positioned in Sector 3, Farukhnagar, offering excellent connectivity to Gurugram, Haryana's industrial hubs (like MET City), and major upcoming development zones.



**Unmatched Connectivity:** Enjoy quick, seamless access to Delhi, Gurugram, Manesar, Sonipat, and key NCR destinations.



**High-Growth Transit:** Just minutes from the KMP Expressway and nearest to the upcoming Haryana Orbital Rail Corridor (HORC), enhancing connectivity and future value.



**Affordable Housing & Government Benefits :** Approved under Haryana's Affordable Housing norms, making premium living accessible. The project offers accessible pricing, planned development, and buyer-friendly policies, maximizing your government-backed benefits (e.g., PMAY, Urban 2.0).



**Smart & Secure Investment :** Located in a rapidly developing belt with rising demand, ensuring strong investment returns and high appreciation potential. Backed by trust, transparency, and secure processes for peace of mind and guaranteed long-term value.



**Modern & Planned Infrastructure :** The community is designed with well-laid roads, wide internal streets, dedicated utility systems, and thoughtfully planned amenities to support a modern urban living experience.



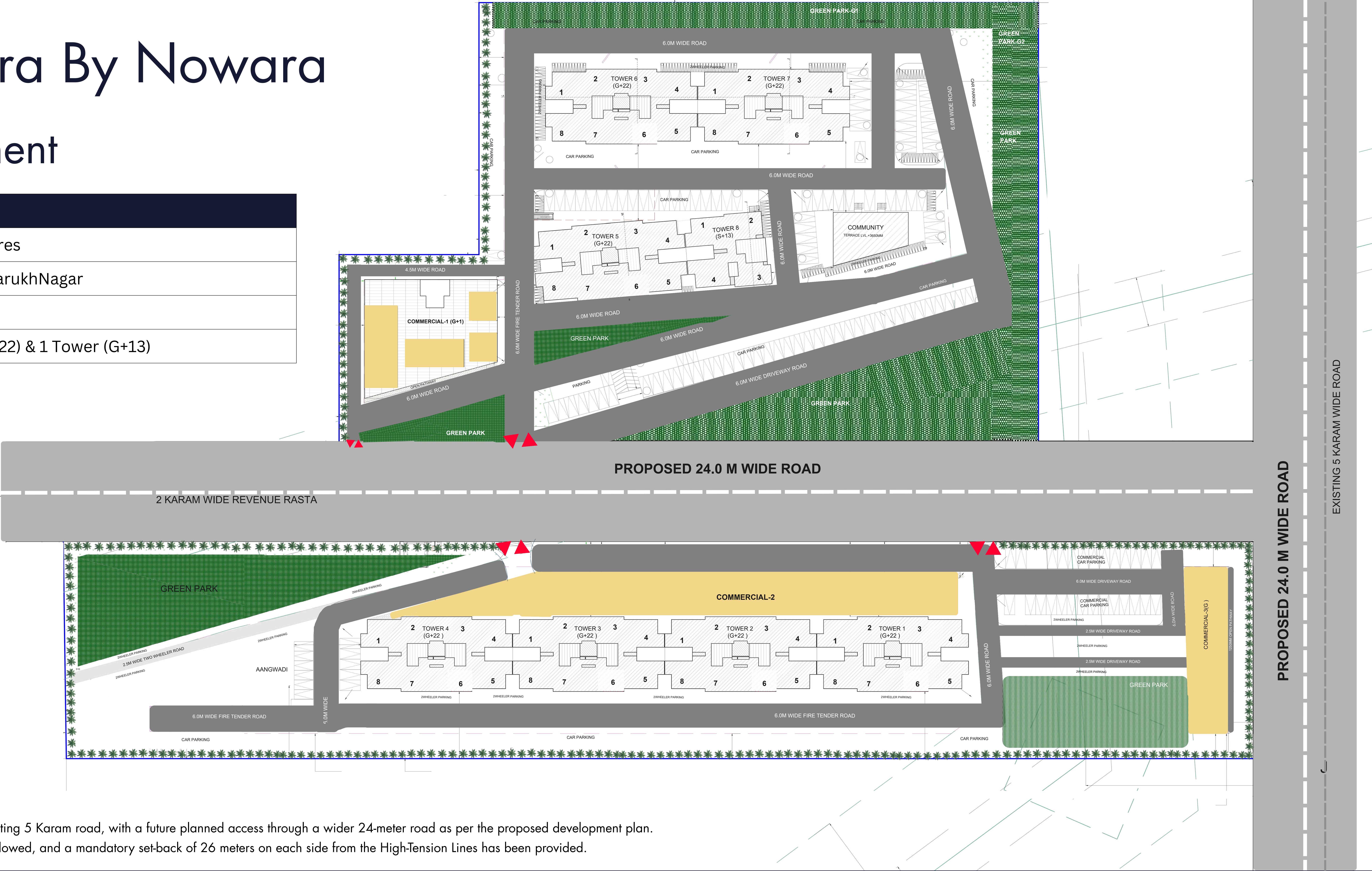
**Green & Refreshing Lifestyle :** Surrounded by green belts, landscaped open spaces, and airy pockets, Nakshatra promotes a refreshing, eco-friendly lifestyle for families.

# Site Plan

## Nakshatra By Nowara

### Area Statment

Particular	Details
Project Area	8.84375 Acres
Location	Sector 3, FarukhNagar
No. of Flats	1297
No. of Tower	7 Tower(G+22) & 1 Tower (G+13)



\*Currently, the project is accessed via an existing 5 Karam road, with a future planned access through a wider 24-meter road as per the proposed development plan.  
\*All requisite safety norms have been duly followed, and a mandatory set-back of 26 meters on each side from the High-Tension Lines has been provided.

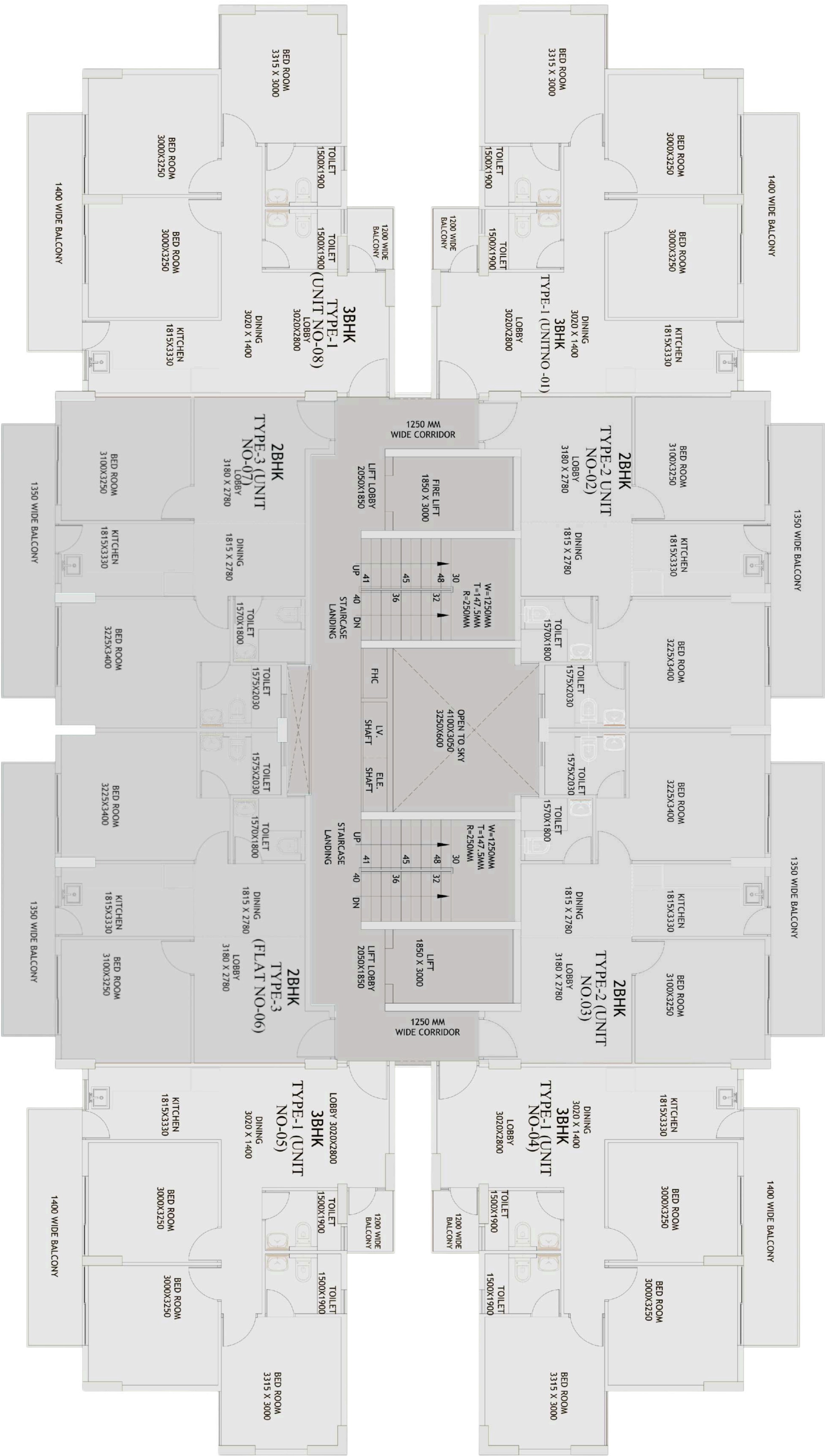


## Bird's Eye View: Designed for Tomorrow

This impressive aerial perspective reveals the meticulously planned layout and the abundant open green spaces of Nakshatra By Nowara. It perfectly illustrates our commitment to a modern, refreshing, and organized community—delivering affordable living with a premium, modern touch.



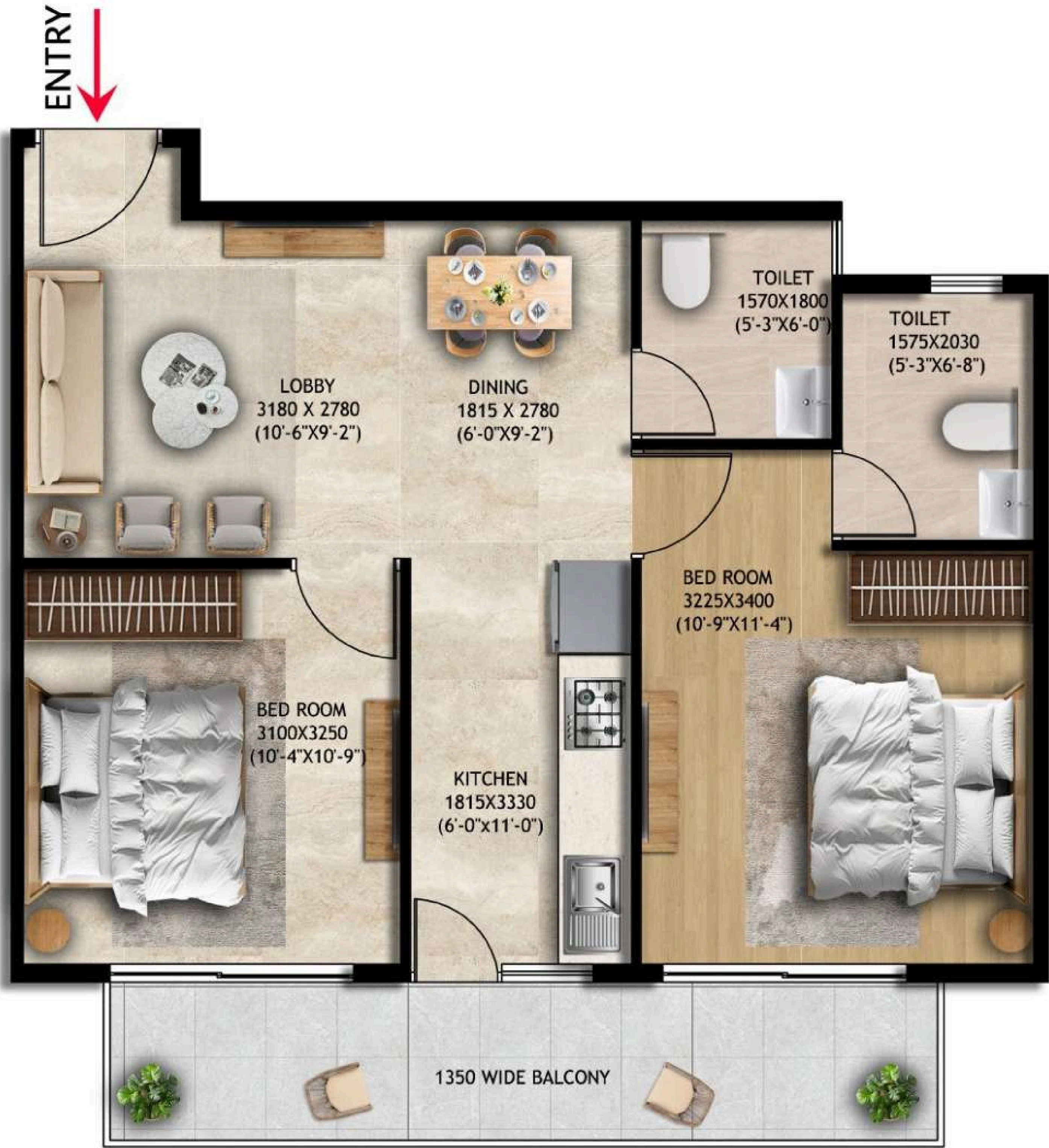
# Cluster Plan



TYPICAL FLOOR PLAN

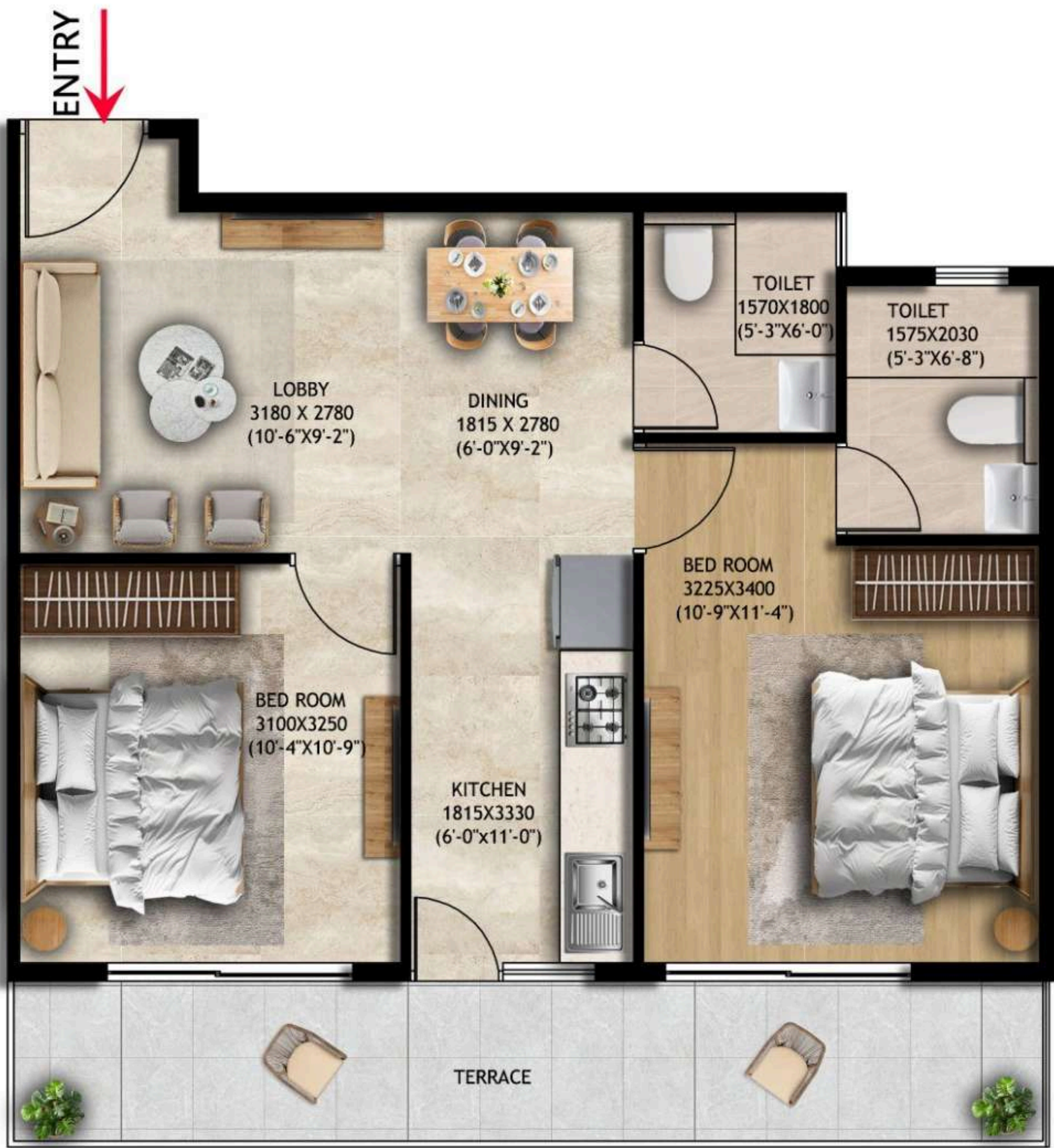
## 2BHK-TYPE-3

CARPET AREA = 51.01 SQMT or 549.071 SFT  
BALCONY AREA = 9.32 SQMT or 100.320 SFT



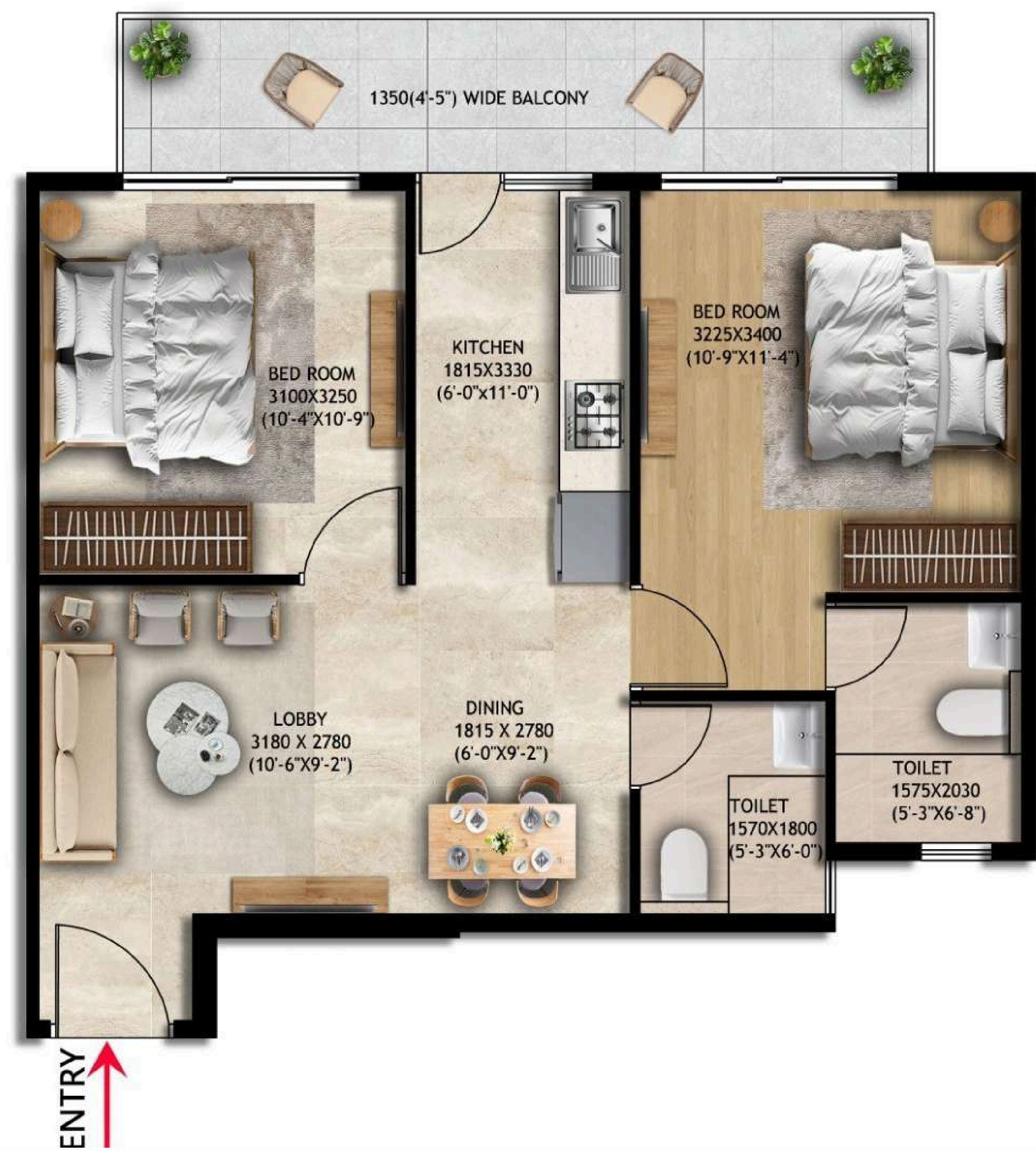
## 2BHK-TYPE-3P

CARPET AREA = 51.32 SQMT or 552.408 SFT  
BALCONY AREA = 11.43 SQMT or 123.033 SFT



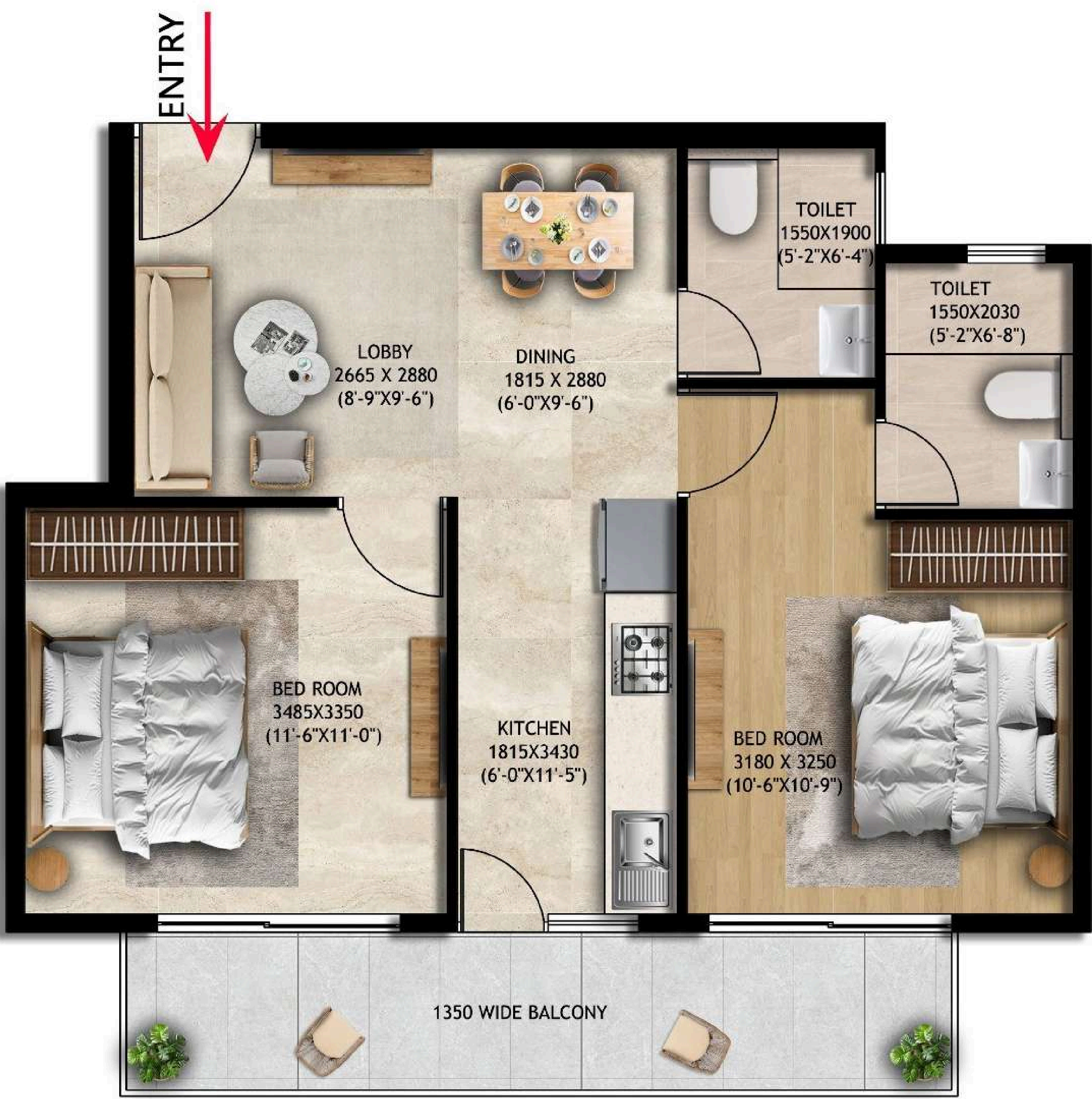
2BHK-TYPE-2

CARPET AREA = 51.87  
SQMT or 558.328 SFT  
BALCONY AREA =  
9.32 SQMT or  
100.320 SFT



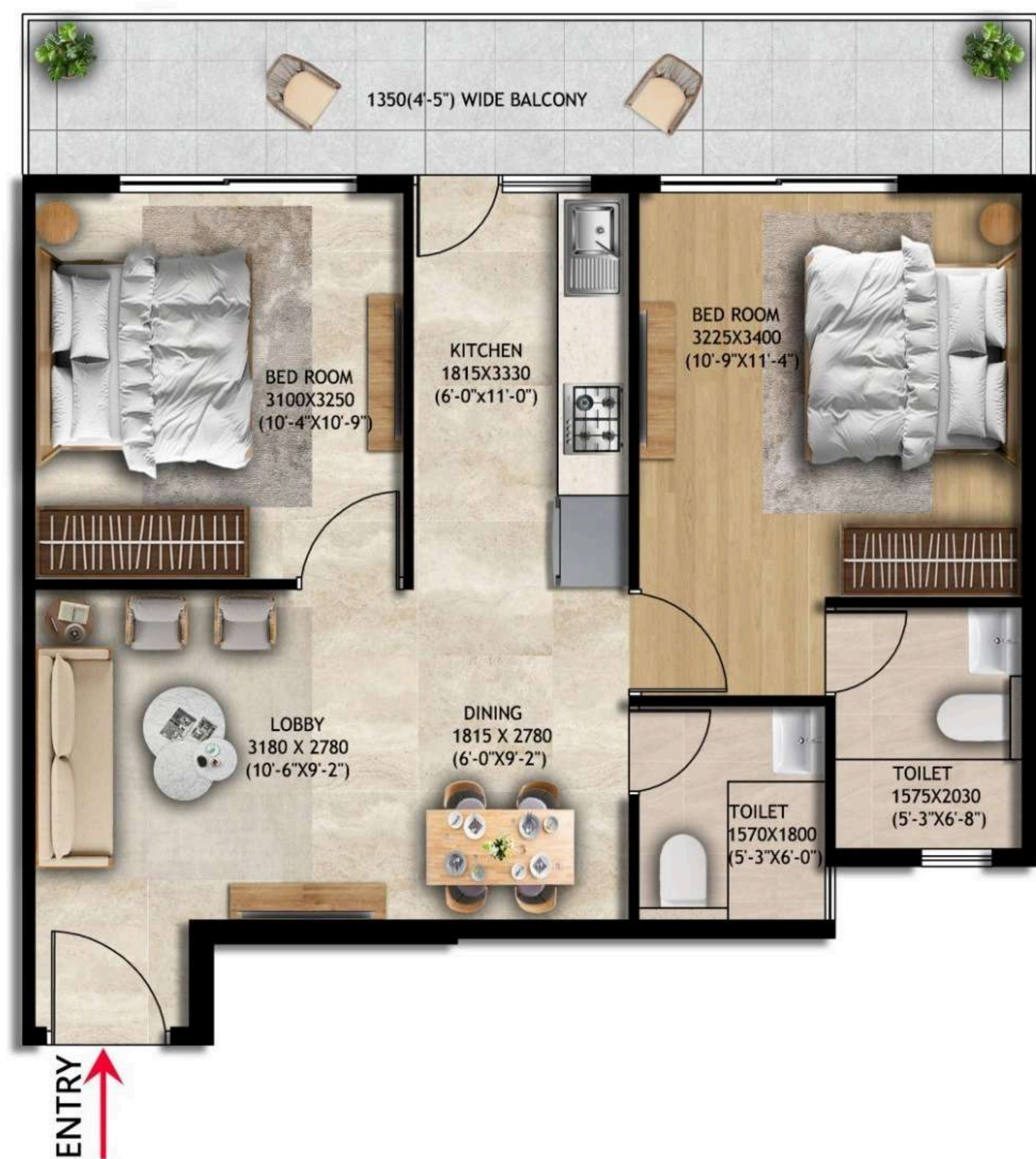
2BHK-TYPE-5

CARPET AREA = 51.34  
SQMT or 552.623 SFT  
BALCONY AREA = 17.22  
SQMT or 185.356 SFT



2BHK-TYPE-2P

CARPET AREA=51.87  
SQMT or 558.328 SFT  
BALCONY AREA=  
11.43 SQMT or 123.03  
SFT



2BHK-TYPE-4

CARPET AREA = 53.18  
SQMT or 572.429 SFT  
BALCONY AREA = 9.32  
SQMT or 100.320 SFT



2BHK-TYPE-5P

CARPET AREA = 51.34  
SQMT or 552.623 SFT  
BALCONY AREA =  
17.22 SQMTor  
185.356 SFT



3BHK-TYPE-1

CARPET AREA = 59.97  
SQMTor 645.517 SFT  
BALCONY AREA = 10.21  
SQMT or 109.900 SFT



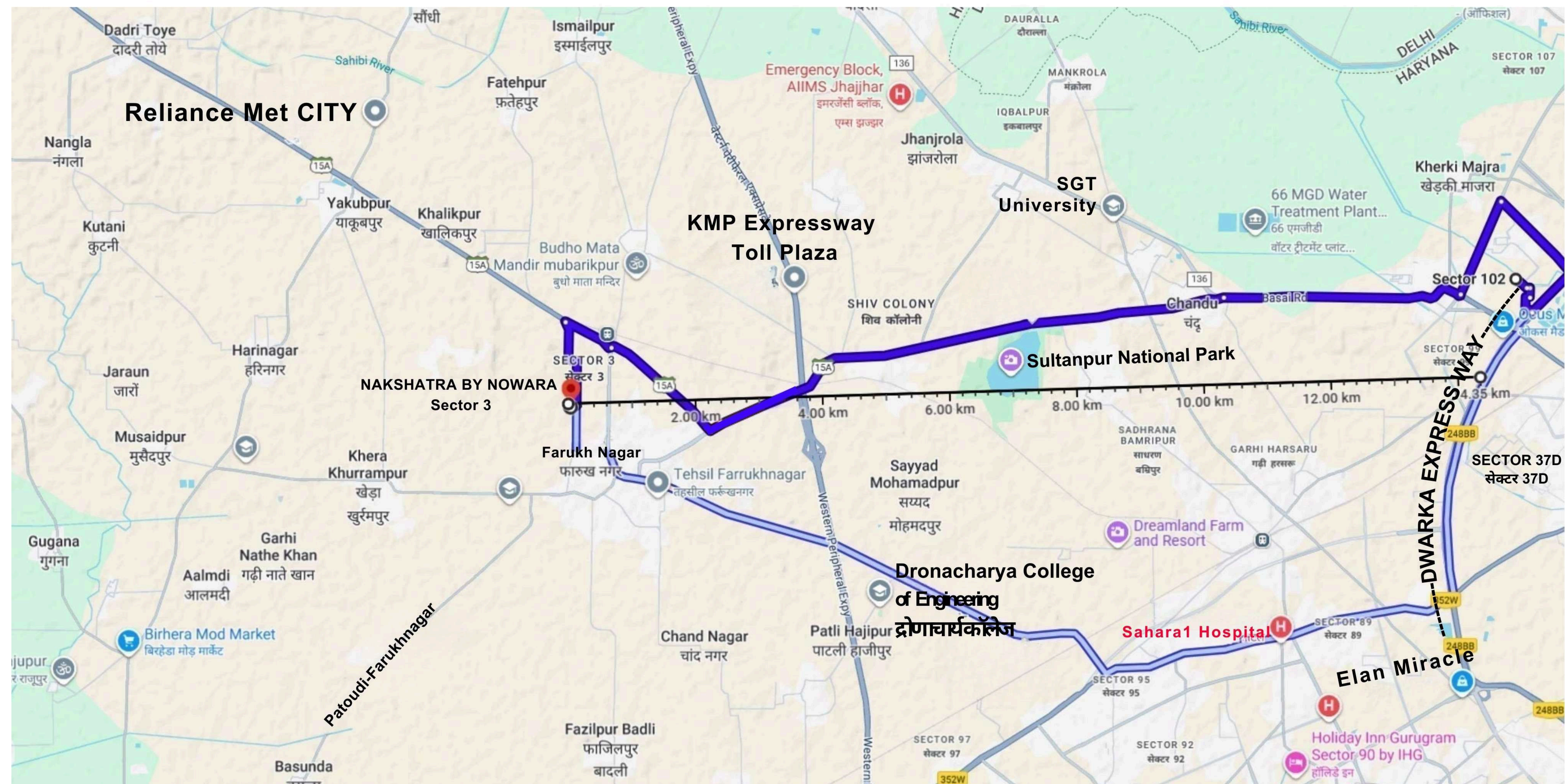
3BHK-TYPE-1P

CARPET AREA = 59.97  
SQMT or 645.517 SFT  
BALCONY AREA = 31.50  
SQMT or 339.066 SFT



# Location Highlights

- Drive Away From Dwarka Expressway - 20 Min
- Drive Away From KMP Expressway - 5 Min



## HealthCare

- Civil Hospital, Farrukhnagar
- Community Health Centre (CHC)
- ESIC Hospital
- Medanta – The Medicity
- Artemis Hospital, Gurugram
- Fortis Memorial Research Institute
- Max Hospital

## Close Proximity To Educational Institute

- World B TECH College
- Global Institute of Tech&Management
- Jawahar Navodaya School
- RPS Degree College
- Gurugram University
- Cambridge International School
- Shanti Niketan Public School

## Luxury Resort

- ITC Grand Bharat, Gurugram
- Heritage Village Resort & Spa
- Karma Lakelands, Gurugram
- The Westin Sohna Resort & Spa
- Country Inn & Suites by Radisson
- Lemon Tree Hotel

# Project Details

Apartment Details			
Unit Type	Carpet Area( Sq.ft)	Balcony Area(Sq.ft)	Nos. of Unit
2 BHK TYPE-2	558.329	100.320	294
2 BHK TYPE-2P	558.329	123.033	6
2 BHK TYPE-2P T	558.329	430.991	8
2 BHK TYPE-3	552.408	100.320	287
2 BHK TYPE-3P	552.408	123.033	14
2 BHK TYPE-4	572.430	100.320	12
2 BHK TYPE-4P	572.430	152.741	1
2 BHK TYPE-5	552.624	100.320	12
2 BHK TYPE-5P	552.624	185.356	1
3 BHK TYPE-1	645.517	109.900	612
3 BHK TYPE-1G	645.517	289.336	20
3 BHK TYPE-1P	645.517	339.066	23
3 BHK TYPE-1PT	645.517	677.917	7
Grand Total			1297

Payment Plan		
S.No	Milestone	% of Installment
1	At the time of Application	5.00%
2	At the time of Allotment	20.00%
3	On Completion of Substructure	12.50%
4	On Completion of 20% of Superstructure	12.50%
5	On Completion of 40% of Superstructure	12.50%
6	On Completion of 60% of Superstructure	12.50%
7	On Completion of 100% of Superstructure	12.50%
8	On Completion of MEP	7.50%
9	On Offer of Possession	5.00%

# Tentative Specification

Living/Dining Flooring	:	Tiles
Bedrooms Flooring	:	Tiles
Wall Finish	:	Oil bound distemper
Toilets Wall Finish	:	Upto 5 feet tiles and Oil bound distemper in other area
Flooring	:	Tiles
Kitchen Flooring&Dado	:	Tiles
Platform	:	Marble/Granite
Wall Finish	:	Tiles upto 2 feet high above the counter & Oil bound distemper in balance area
Others	:	Single bowl stainless sink with drain board
Balcony Flooring	:	Anti Skid Tiles
Railing	:	M.S Steel
Ceiling	:	Oil bound distemper
Window/External Door	:	UPVC/Aluminum or equivalent
Main Door	:	Painted hardwood frame with  ush door
Internal Door	:	Painted hardwood frame with  ush door
Chinaware	:	Parryware or Equivalent
C. P. Fittings	:	Modern and elegant
Electrical	:	Use of ISI marked products for wirings, switches and circuits
Security	:	Gated Complex



## Community & Green Oasis

Experience the perfect blend of urban convenience and natural tranquility. This view highlights our captivating landscaped open spaces and dedicated green environment. These areas are thoughtfully planned to offer residents ample room for recreation, relaxation, and vibrant community interaction.



