



**CONDITIONS OF EXTENSION OF  
REGISTRATION IN  
CONTINUATION OF  
REGISTRATION CERTIFICATE**

This extension of registration is granted subject to the following conditions, namely:—

- (i) The promoter shall submit the copy of occupation certificate, copy of OC application and attached documents, deed of declaration and enclosed documents;
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee(s) for Unit/Apartment for Residential/Commercial/any other usage (as the case may be) along with parking (if applicable);
- (iii) If there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the project as per registration with the authority, which shall include the extension of the registration if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the allottees;
- (iv) This extension is granted without prejudice to rights of allottees under section 18 as the promoter fail to prove reasonable circumstances and without fault to complete the project in the timeline declared under section 4(2)(i)(c);
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

**REVOCATION OF REGISTRATION**

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.

**AUTHENTICATED**

**NEERAJ GAUTAM**  
ASSOCIATE ARCHITECTURAL EXECUTIVE

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY**

**GURUGRAM**



**EXTENSION NO. 35 OF 2025**

**RC/EXT./2025/35**

**DATE: 16.09.2025**

**EXTENSION OF  
REGISTRATION CERTIFICATE**

**REAL ESTATE PROJECT  
SMARTWORLD GEMS**

The registration granted vide no. 2021/70 revised as 2025/35 under section 6 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project extension number as mentioned above

**DETAILS OF EARLIER REGISTRATION**

S.N.	Particular	Detail
1.	Registration Certificate No.	70 of 2021 dated 25.10.2021
2.	Valid up to	30.09.2025
3.	Extension granted up to	29.09.2026

**PARTICULARS OF THE PROJECT**

S. N.	Particular	Detail
1.	Name of the project	SMARTWORLD GEMS
2.	Location of the project	Sector 89, Gurugram
3.	License No.	32 of 2021 dated 03.07.2021 valid up to 02.07.2026
4.	Total licensed area of the project	52.275 Acres
5.	Area of the project registered	57508.41 sqm of residential plots falling in share of M/s Adhikaansh Realtors Pvt. Ltd.
6.	Nature of the project	Residential floors
7.	Total FAR of the project	1,35,328.9 sqm
8.	Number of Units	Residential Units- 2024

**NAME OF THE PROMOTER**

S.N.	Particular	Detail
1.	Promoter 1/Licensee	M/s Adhikaansh Realtors Pvt Ltd. M/s Aawam Residency Pvt. Ltd.
2.	Promoter 2/Collaborator	M/s Adhikaansh Realtors Pvt Ltd.

**PARTICULARS OF THE PROMOTER 2 / DEVELOPER**

S.N.	Particular	Detail
1.	Name	M/s Adhikaansh Realtors Pvt Ltd.
3.	Registered Address	12A Floor, Tower 2 M3M International Financial Centre, Sector- 66, Gurugram- 122002
4.	Corporate Office Address	12A Floor, Tower 2 M3M International Financial Centre, Sector- 66, Gurugram- 122002
5.	Local Address	12A Floor, Tower 2 M3M International Financial Centre, Sector- 66, Gurugram- 122002
6.	CIN	U70109HR2020PTC090928
7.	PAN	AAUCA3820H
8.	Status	Active
9.	Mobile No.	8929012754
10.	Landline No.	0124-6600000
11.	Email-Id	secretarial@smartworlddevelopers.com
12.	Authorized Signatory	Sh. Bharat Vigmil

This extension of registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith, which shall be read as part of this extension of registration certificate.

**Dated:** 16.09.2025  
**Place:** Gurugram

*(Signature)*  
(Arun Kumar)  
**Arun Kumar, IAS (Retd.)**  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram  
**अरुण कुमार आई.ए.एस. (सेवानिवृत्त)**  
अध्यक्ष  
हरियाणा भू-सम्पदा विनियामक प्राधिकरण  
गुरुग्राम