



PUBLIC NOTICE

APPLICATION FOR REGISTRATION OF THE COMMERCIAL COMPONENT OF MIXED LAND USE COLONY NAMELY

“SMARTWORLD SKY ARC AVENUE”

LOCATED AT SECTOR 69, GURUGRAM BEING DEVELOPED BY

M/s RIVERDAY INFRASTRUCTURE PVT. LTD.

It is for the information of the general public that an application dated 22.09.2026 for registration of the project under Section 4 of the Act of 2016 is submitted in the Authority for the project **“Smartworld Sky Arc Avenue”**.

The Department of Town & Country Planning, Haryana granted license no. 90 of 2024 dated 18.07.2024 to M/s Modgen Developers Pvt. Ltd. for setting up of Mixed Land Use Colony under TOD Policy over an area measuring 11.66875 acres (*an area measuring 11.5 acres under migration from license no. 29 of 2009 dated 24.06.2009 granted for IT Park under TOD for area measuring 14.6875 acre (after de-license an area measuring 0.3125 acre) and fresh applied land measuring 0.16875 acre*) in the revenue estate of village Fazilpur Jharsa & Badshapur, Sector- 69, Gurugram.

Further, the Directorate of Town & Country Planning, Haryana has granted the Change of Developer (COD) Permission in favour of M/s Riverday Infrastructure Private Limited vide Memo No. LC-5319/JE(RK)/2024/28240 dated 09.09.2024 for an area measuring 11.66875 acres. Subsequently, Phase 1 has been registered for the project namely “Smartworld Sky Arc” vide RC No. 105 of 2024 dated 11.10.2024.

Afterwards, the Directorate of Town & Country Planning, Haryana has granted the revised phasing plan vide Drawing No. DTCP 10796 dated 23.01.2025 and revised demarcation cum zoning plan vide Drawing No. DTCP 10797 dated 23.01.2025.

Now, the Directorate of Town & Country Planning, Haryana has approved the revised building plans for Phase 3, 4, & 5A part of Mixed Land Use Colony under TOD Policy at Sector 69, Gurugram, vide Memo no. ZP-2017/PA(DK)/2026/33764 dated 21.09.2026, valid upto 20.09.2031.

The promoter has now approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the Phase 5A under Section 4 of the Act, 2016 whereas Phase 1 has been registered for the project namely “Smartworld Sky Arc” vide RC No. 105 of 2024 dated 11.10.2024 and Phase 3 has been registered for the project namely “Trump Residences Towers” vide RC No. 28 of 2025 dated 13.03.2025.

The current application dated 22.09.2026 for registration pertains to Commercial Component of the Mixed Land Use Colony being Phase 5A over an area admeasuring 2.2896 acres namely “Smartworld Sky Arc Avenue”.

Meanwhile, the promoter has submitted an affidavit from the Director of the promoter company stating that the developer has not obtained any RERA registration, nor advertised, marketed, booked, sold or offered to sale, or invited persons to purchase in

any manner any plot/ apartment/ dwelling unit, etc. with respect to Phase 3, 4, & 5A of the license no. 90 of 2024 dated 18.07.2024.

Further, the promoter has submitted an affidavit dated 11.10.2024 from the Director of the promoter company at the time of registration of "Smartworld Sky Arc" stating that no advertisement, marketing, booking and sale etc. has been done nor any third party rights created w.r.t. the 11.5 acres land migrated from the said IT Park license no. 29 of 2009 by the erstwhile promoter i.e. Red Parks Pvt. Ltd. or by the company from the date of grant of licence no. 29 of 2009 for IT Park upto grant of RERA Registration of the project.

The relevant application and related documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours i.e., 9.00 a.m. to 4.00 p.m. up to 15.10.2026. Also, if anyone wishes to appear, may appear before the Authority on 19.10.2026 at 11:00 am during the hearing.

Given under the approval of the Authority and its seal.

Dated: 30.09.2026

**Secretary,
Haryana Real Estate Regulatory
Authority, Gurugram**