Project Smartworld Orchard
Promoter M/s Suposhaa Realcon Private Limited

Hearing brief for extension of project registration u/s 6					
S.No.	**Particulars**	**Details**			
1.	**Name of the project**	Smartworld Orchard			
2.	**Name of the promoter**	M/s Suposhaa Realcon Pvt. Ltd. (Collaborator)			
3.	**Nature of the project**	Affordable Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector 61, Gurugram			
5.	**Legal capacity to act as a promoter**	Collaborator			
6.	**Name of license holder**	M/s Auspicious Infrastructure Pvt. Ltd. and others			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	91 of 2022 dated 04.10.2022			
9.	**Validity of Registration Certificate**	Valid From 04.10.2022	Valid Up to 31.10.2023		
10.	**Date of receipt of application for extension**	31.10.2023			
11.	**Whether extension of registration applied for whole/phase**	Whole Project			
12.	**Extension applied till**	30.10.2024			
13.	**Online extension ID**	RERA-GRG-1483-2023			
14.	**Registration Temp ID**	RERA-GRG-PROJ-1039-2022			
15.	**QPR status**	Submitted			
16.	**4(2)(l)(D) reports status**	Not submitted			
17.	**Other conditions of RC**	N/A			
18.	**4(2)(l)(C) compliance**	Applied on 31.10.2023 for extension under section 6			
19.	**Status of change of bank account**	N/A			
20.	**Details of proceedings pending against the project**	N/A			
21.	**Total cost of project**	Rs 350.84 crore			
22.	**Cost incurred**	Rs 272.74 crores			
23.	**Cost to be incurred**	Rs 78.10 crores			
24.	**License no.**	68 of 2021 dated 16.09.2021	Valid up to 15.09.2026		
		62 OF 2022 dated 25.05.2022	Valid up to 24.05.2027		
25.	**Total licensed area**	23.29999 Acres	**Area for extension of registration**	23.29999 Acres	
26.	**Statutory approvals either applied for or obtained prior to registration**				

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	68 of 2021 dated 16.09.2021	Valid up to 15.09.2026
		62 of 2022 dated 25.05.2022	Valid up to 24.05.2027
ii)	**Layout Plan Approval**	Drg no. 8324 dated 25.05.2022	N/A

	iii)	Zoning Plan Approval	Drg no. 8325 dated 25.05.2022	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	N/A	
	vi)	Service plans and estimates approval	LC-4339-B/JE(VA)/2022/27924 dated 13.09.2022	
27.	Reasons for delay		The promoter submits that they have taken separate registration for plots and floors on the same project land vide registration nos. 91 of 2022 dated 04.10.2022 and 92 of 2022 dated 04.10.2022 respectively. The promoter is in advance stage of construction completion on the floors that are being constructed on floors and accordingly, the infrastructure of the project will be completed as soon as the construction works is completed.	
28.	Fee details			
	Registration fee		(90520.036 x 10) + (3771.668 x 20) =Rs.-9,80,634 /-	
	Processing fee		94291.704 x 10 =Rs. 9,42,917/-	
	Extension Fee (Half of Registration fee)		Rs. 4,90,317 /-	
	Processing fee for extension		94291.704 x 10 =Rs. 9,42,917/-	
	Late fee		150% of extension fee = Rs. 7,35,476/-	
	Total fee		Rs. 40,92,261/-	
29.	DD amount submitted at the time of registration		Rs. 9,45,000/- Rs. 8,50,000/- Rs. 1,30,000/- Rs. 1,12,000/- Rs. 7,20,569/-	
	DD/ RTGS no. and date for registration		513041 dated 12.10.2021 513042 dated 12.10.2021 053742 dated 29.08.2022 053743 dated 29.08.2022 52022901900651197 dated 19.09.2022	
	Name of the bank issuing		ICICI Bank and Kotak Mahindra Bank	
	DD Amount submitted for extension		Rs. 5,37,400/- Rs. 9,62,000/- Rs. 6,69,310/-	
	DD no. and date for extension		351082 dated 30.10.2023 351083 dated 30.10.2023 351154 dated 05.12.2023	
	Name of the bank issuing		Kotak Mahindra Bank	

	Total fee paid	Rs. 49,26,279/-
	Total fee considered after forfeiting Rs. 8,34,018/- at the time of amendment of RC	Rs. 40,92,261/-
	Deficient amount	**Nil**
30.	**File Status**	**Date**
	File received on	31.10.2023
	First notice Sent on	16.11.2023
	First hearing on	20.11.2023
	Second hearing on	04.08.2025

25. Case History:-

The Promoter M/s Suposhaa Realcon Pvt. Ltd. has applied on dated 31.10.2023 for extension of their affordable residential plotted colony under DDJAY namely "Smartworld Orchard" in sector-61, Gurugram.

The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/616/348/2022/91 dated 04.10.2022 and valid up to 31.10.2023 for the license nos. 68 of 2021 dated 16.09.2021 and 62 of 2022 dated 25.05.2022 for an area measuring 23.29999 acres

The promoter has now applied for the extension of the project u/s 6 of Act of 2016.

On scrutiny of application, it was found that there were deficiencies in the application which have been conveyed to the promoter vide notice dated 16.11.2023.

On 20.11.2023, Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

None is present on the behalf of the promoter.

No reply has been submitted by the promoter company till 16.11.2023 against the deficiencies conveyed by the authority through notice dated 16.11.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for extension of registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted a reply dated 14.12.2023 in the Authority but, due to internal work reallocations and other related factors, the matter was not listed for further hearing before the Authority. Thereafter, the matter was discussed with the Authority recently wherein it was desired that the project hearing should be scheduled and accordingly, as per the directions & approval of the Authority, the matter has been fixed for hearing on 04.08.2025.

A public notice regarding extension of registration of project has been published on 24.07.2025 in three newspapers The Tribune, The Hindu and Danik Tribune. Last date of filing objections if any is 01.08.2025. No objections received in the Authority.

The site of project has also been inspected on 29.07.2025 by Engineering Officer and Chartered Accountant and it is reported that the DDJAY plotted colony comprises 416 residential plots and 4 commercial blocks along with community block.

	The project site is divided into two pockets segregated by 24 mt wide road. The project site has access from 12 mt service road adjacent to 60 mt wide road fully functional. Further, the second pocket is also segregated by 3 karam revenue rasta and there is level difference between the revenue rasta and project site due to which there is no access to second pocket of the project. **The promoter is developing the residential floors over all the residential plots and commercial buildings over all four blocks. Further, the work for community block has also been started by the promoter. The promoter has laid down the services like water supply lines, sewerage lines, storm water drains and developed the internal roads on maximum area of the residential plotted colony wherein the work of floor development has been completed and the area where floor development is under construction, the works remains pending. Further, the work of commercial building is also partly completed and partly pending.** **The promoter has delivered the possession of completed residential floors and commercial shops to the allottees.** The promoter has submitted a reply on 14.12.2023 & 24.07.2025 (Public notices) & 30.07.2025, which have been scrutinized and the status of documents is mentioned below:	
26.	**Present compliance status as on 04.08.2025 of deficit documents as conveyed to the promoter vide notice dated 16.11.2023.**	1 Corrections marked on online DPI need to be done **Status: Submitted but needs to be corrected.** 2 REP V needs to be corrected **Status: Submitted but needs to be corrected.** 3 Deficit fee of Rs. 6,69,310/- needs to be paid. **Status: Submitted. DD no. 351154 dated 05.12.2023 amount Rs 6,69,310/-.** 4 Original registration certificate of the project needs to be returned. **Status: Submitted.** 5 Revised project report along with brochure of the current project and project photos specifying the development at site needs to be submitted. Status: Submitted but costing details needs to be revised. 6 Mutation, jamabandi and aks shijra duly certified by a revenue officer not more than six months prior to the date of application for extension needs to be submitted. **Status: Submitted.** 7 PERT chart of the proposed project needs to be submitted. **Status: Submitted.** 8 Balance sheet for the financial year 2021-22 needs to be submitted. **Status: Submitted.** 9 Land cost needs to be clarified according to area apply for extension of registration. Status: Submitted but cost of land needs to be clarified. 10 Affidavit under 4(2)(l)(D) for the separate bank account needs to be revised.

			Status: Submitted.
		11	Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted.**
		12	CA certificate for expenditure incurred needs to be revised. **Status: Submitted.**
		13	Undertaking regarding no loan on project land needs to be submitted. **Status: Submitted.**
		14	Cash flow statement needs to be submitted. Status: Submitted but quarterly net cash flow statement needs to be revised.
		15	Quarterly statement of expenditure needs to be submitted. Status: Submitted but quarterly statement of expenditure needs to be revised.
	Remarks	1	Corrections marked on online DPI need to be done
		2	REP V needs to be corrected
		3	Revised project report along with brochure of the current project and project photos specifying the development at site needs to be submitted.
		4	Land cost needs to be clarified according to area apply for extension of registration.
		5	Cash flow statement needs to be revised.
		6	Quarterly statement of expenditure needs to be revised.

Recommendations:

All the required documents for extension under section 6 of the Act of 2016 have been submitted by the promoter and found to be in order except above mentioned in Remarks. The Authority may consider for grant of extension of registration of project subject to submission of above deficit documents. Further the time period for grant of extension has already been lapsed.

(Ashish)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 04.08.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 04.08.2025

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case.

S/Shri Abhijeet Singh, Manik Sharma and Bharat Vigmal are present on behalf of the promoter.

The Promoter M/s Suposhaa Realcon Pvt. Ltd. on 31.10.2023, applied for extension of registration of their affordable residential plotted colony under DDJAY namely "Smartworld Orchard" in Sector-61, Gurugram registered with the Authority vide RC No. RC/REP/HARERA/GGM/616/348/2022/91 dated 04.10.2022 and valid up to 31.10.2023. The deficiencies in the application were conveyed to the promoter vide notice dated 16.11.2023 with an opportunity of hearing on 20.11.2023.

During hearing dated 20.11.2023, it was noted that no reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 16.11.2023 and the matter was adjourned, and the next date of hearing to be conveyed after submission of reply of deficiencies already conveyed.

Later on, the reply was submitted by the promoter on 14.12.2023 but due to internal work reallocations and other related factors, the next date of hearing was not conveyed to the promoter. Recently, it was noted by the Authority that the matter is pending since 2023 and no date has been fixed for hearing. The Authority decides that the matter to be list for hearing on 04.08.2025. Accordingly, the promoter was intimated the next date of hearing in the instant matter.

The promoter further submitted the two more replies dated 24.07.2025 and 30.07.2025 and the same have been scrutinized by the office concerned official. A public notice was also published in three newspapers dated 24.07.2025 for extension of registration of project against which no objections have been received in the Authority and none appeared in person before the Authority today i.e., 04.08.2025.

The Authority noted that the time period for which extension under Section 6 of the Act, 2016 has been sought by the promoter, stand lapsed on 30.10.2024.

The site of project has also been inspected by the concerned official of the Authority and it is reported that the project site has access from 12 mt service road adjacent to 60 mt wide road fully functional. Further, the promoter is developing the residential floors over all plots and maximum construction has been completed by the promoter along with services like road, water supply, sewer & storm water drains.

The AR of the promoter states that they are developing the residential floors over all the plots in the current DDJAY plotted colony and obtained the separate RERA registration for the same which is valid till 30.12.2025. Further, the construction of floors on maximum number of plots has already been completed and all the services such as road, water, sewer, storm are completed in that area. The remaining area where floors construction is pending, the services such as sewer, storm have been laid and final road work is to be completed after completion of construction of floors only.

The AR of the promoter requests the Authority to consider their application for grant of extension of one year under Section 6 of the Act of 2016 for their affordable residential plotted colony under DDJAY namely "Smartworld Orchard" in Sector-61, Gurugram and further assures the Authority to apply for permission for continuation of registration of project to remain in force under Section 7(3) of the Act of 2016, for further time period till obtaining completion certificate of the project.

Keeping in view the above instances, the Authority decides to grant extension of registration of project for one year from expiry of registration of project till 30.10.2024. Further, the promoter will simultaneously apply for continuation of registration of project under Section 7(3) of the Act, 2016.

The extension of registration certificate shall be issued after necessary compliances mentioned in Remarks above.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA