



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Promoter Name: M/s Adhikaansh Realtors Pvt. Ltd.

Project Name: Smartworld Gems 3

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No	Particulars	Details
1.	Name of the project	Smartworld Gems 3
2.	Name of the promotor	M/s Adhikaansh Realtors Pvt. Ltd.
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector- 89, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	M/s Aawam Residency Pvt. Ltd. M/s Adhikaansh Realtors Pvt. Ltd.
7.	Whether registration applied for whole	Whole
8.	Status of project	New
9.	Online Application ID	RERA-GRG-1906-2025
10.	Date of completion of project as per REP-II/4(2)(I)(c)	31.03.2028
11.	QPR Compliance (If applicable) of plotted colony RC no. 85 of 2024	Submitted
12.	4(2)(I)(d) Compliance (If applicable) of plotted colony RC no. 85 of 2024	-
13.	Compliance of RC Conditions of plotted colony RC no. 85 of 2024	-
14.	License no.	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022
15.	Total licensed area	57.4 acres
16.	Fee Details-	
	Registration Fee	Residential: 1755.343*2.64*2.64*10 Total: Rs 1,22,340/-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament  
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





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	Processing Fee	4634.105 * 10 = Rs. 46,341/-		
	Late Fee	N/A		
	Total Fee	Rs. 1,68,681/-		
	Fees paid	Rs 55,600/- Rs 66,750/- Rs 46,350/- Total: Rs 1,68,700/-		
	Transaction & DD no. and date	250401223381088 dated 01.04.2025 510618 dated 02.04.2025 510619 dated 02.04.2025		
	Name of the bank issuing	ICICI Bank		
	Deficit fees	Nil		
17.	Total Project cost	Rs. 56.43 Crores		
18.	Project expenditure so far	Rs. 8.10 Crores		
19.	Estimated expenditure for completion so far	Rs. 48.33 Crores		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022	02.07.2026 26.07.2027
	ii)	Zoning Plan Approval	10911 dated 10.03.2025	
	iii)	Building plan Approval	Email dated 28.03.2025 from DTP(P), Gurugram	27.03.2027
	iv)	Environmental Clearance	SEIAA/HR/2021/385 dated 02.11.2021 valid upto 01.11.2031	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-4477/Asstt(RK)/2024/8974 dated 12.03.2024	
	viii)	Electricity load availability connection	Ch-40/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206 dated 09.11.2022	
21.	File Status	Date		
	Project received on	01.04.2025		
	First deficiency notice sent on	25.04.2025		
	First hearing on	28.04.2025 (adjourned)		

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	Second hearing on	12.05.2025
22.	<p><b>Case History:</b></p> <p>An application regarding registration of residential floors projects namely "Smartworld Gems 3" situated at Sector- 89, Gurugram Haryana being developed by M/s Adhikaansh Realtors Pvt. Ltd. was submitted on 01.04.2025 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration of S+4 floors over 16 plots by name "Smartworld Gems 3" is a part of the affordable residential plotted colony under DDJAY for area admeasuring 0.43 acres which falls under license no. 32 of 2021 dated 03.07.2021 valid up to 02.07.2026 being issued in favour of M/s Aawam Residency Pvt. Ltd. and M/s Adhikaansh Realtors Pvt. Ltd. in collaboration with M/s Adhikaansh Realtors Pvt. Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 28.04.2025.</p> <p>On 28.04.2025, The matter is adjourned and to come up on 12.05.2025.</p>	
23.	<p><b>Deficiencies as observed in the scrutiny</b></p>	<ol style="list-style-type: none"> <li>1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: Submitted but needs to be revised.</b></li> <li>2 Corrections in detailed project information needs to be done. <b>Status: Submitted but needs to be revised.</b></li> <li>3 Deficit fee of Rs. 1,13,081/- need to be submitted. <b>Status: Submitted vide DD No. 510618 dated 02.04.2025 and 510619 dated 02.04.2025.</b></li> <li>4 Project report along with brochure of current project and photos needs to be revised. <b>Status: Submitted</b></li> <li>5 Approval letter of Service plan and estimates has been submitted, however, approved plans and estimates for the same needs to be submitted. <b>Status: Submitted</b></li> <li>6 Draft documents i.e., Application form, BBA and Allotment letter, conveyance deed and payment receipt related to allottees needs to be submitted. <b>Status: Submitted</b></li> <li>7 Draft brochure and advertisement for the project needs to be submitted. <b>Status: Submitted</b></li> <li>8 Non encumbrance certificate not below the rank of tehsildar on the latest date needs to be provided. <b>Status: Submitted but needs to be submitted on latest date.</b></li> <li>9 Cost of plots needs to be clarified. <b>Status: Submitted</b></li> </ol>



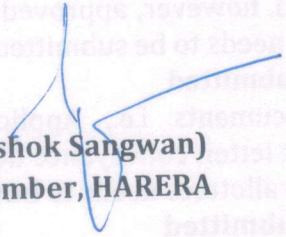
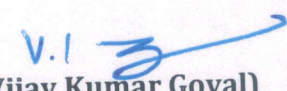
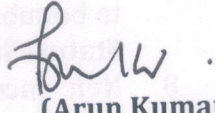




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24.	Remarks	1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2 Corrections in detailed project information needs to be done. 3 Non encumbrance certificate not below the rank of tehsildar on the latest date needs to be provided.
<p><b>Recommendations:</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies pending in S. No. 23. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.</p>		
 <b>Asha</b> <b>Chartered Accountant</b>		 <b>Nikita Mittal</b> <b>Planning Executive</b>
Day and Date of hearing		Monday and 12.05.2025
Proceeding recorded by		Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated 12.05.2025.</p> <p>Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.</p> <p>Approved as proposed subject to submission of NEC from tehsildar. The registration certificate shall be issued after corrections in A to H and DPI.</p>		
 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>		 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>		