Promoter Name M/s Adhikaansh Realtors Pvt. Ltd.
Project Name Smartworld Gems

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6					
S. N.	Particulars	Details			
1.	Name of the project	Smartworld Gems			
2.	Name of the promoter	M/s Adhikaansh Realtors Pvt Ltd. (Collaborator)			
3.	Nature of the project	Residential floors			
4.	Location of the project	Sector- 89, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	1. Adhikaansh Realtors Pvt Ltd. 2. Aawam Residency Pvt. Ltd.			
7.	Status of project	Ongoing			
8.	RERA Registration No.	70 of 2021 dated 25.10.2021			
9.	Validity of Registration Certificate	Valid From 25.10.2021		Valid Up to 30.09.2025	
10.	Date of receipt of application for extension	24.07.2025			
11.	Whether extension of registration applied for whole/phase	Whole			
12.	Extension applied till	29.09.2026			
13.	Online extension ID	RERA-GRG-2023-2025			
14.	Registration Temp ID	RERA-GRG-939-2021			
15.	QPR status	Submitted			
16.	4(2)(l)(D) reports status	Submitted			
17.	Other conditions of RC	Submitted			
18.	4(2)(l)(C) compliance	Valid and applied for extension u/s 6			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	RERA-GRG-4375-2022: RC Compliance RERA-GRG-3676-2022: Filing of QPR			
21.	License no.	32 of 2021 dated 03.07.2021		Valid up to 02.07.2026	
22.	Total licensed area	52.275 Acres	Area for extension of registration	57508.41 sqm (14.21 Acres)	
23.	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	02.07.2026

	ii)	Building plan approval	1001, 1002, 1003, 1004, 1006, 1007, 1008, 1009, 1010 dated 12.10.2021	11.10.2023 (OC received)
	iii)	Revised layout plan approval	DTCP-10910 dated 10.03.2025	
	iv)	Revised zoning plan approval	DTCP-10911 dated 10.03.2025	
	v)	Environmental Clearance	EC21B039HR160329 dated 02.11.2021	01.11.2031
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval	N/A	
	viii)	Revised service plan estimates approval	LC-4477/Asstt (RK)/2024/8974 dated 12.03.2024	
	viii)	Electrical load availability connection	Ch.-40/SE/R-APDRP/OLNC-HT/GGM-I/EP-1206 dated 09.11.2022	
24.	Total cost of the project		Rs. 1397.37 crores	
25.	Expenditure incurred on the project		Rs. 1248.41 crores	
26.	Expenditure to be incurred		Rs. 148.96 crores	
27.	Total sale proceeds		Rs. 1769.56 crores	
28.	Total amount received from sold units:		Rs. 1415.65 crores	
29.	Balance Consideration		Rs. 353.91 crores	
30.	Amount as per QPR in RERA A/c as on 30.06.2025		Rs. 23.67 crores	
31.	Total units		2024 Residential Units	Sold: 2023 Unsold: 1
32.	Reasons for delay		Promoter submits that various NGT construction ban/ GRAP 4 construction ban in Delhi NCR from year 2022- 2024 impacted the construction activities. The project's construction progress did not align with what was originally planned. Promoter further states that the project is in advance stage of completion. The project consists of 2024 independent residential floors in affordable residential plotted colony under DDJAY and the promoter has already delivered possession of 866 units.	
33.	Fee details			
	Registration fee		57508.41 X 2.64 X 2.64 x 10 = **Rs. 40,08,106/-**	

	Processing fee at the time of registration	57508.41 X 2.64 x 10 **=Rs. 15,18,222/-**
	Late fee at the time of registration	N/A
	Extension Fee (Half of Registration fee)	**Rs. 20,04,053/-**
	Processing fee at the time of extension	57508.41 X 2.64 x 10 **=Rs. 15,18,222/-**
	Late fee at the time of extension (50% of extension of registration fee* Number of days (delayed) /Number of days in month of delay (30/31))	0.5 x 2004053 x 24/31 **=Rs. 7,75,763/-**
	Total fee	**Rs. 98,24,366/-**
34.	**DD amount submitted at the time of registration**	Rs. 40,08,200/- Rs. 15,18,300/-
	DD no. and date	513059 dated 16.10.2021 513060 dated 16.10.2021
	Name of the bank issuing	ICICI Bank
	DD amount submitted at the time of extension	Rs. 10,00,000/- RS. 32,97,866/-
	DD no. and date for extension	510698 dated 24.07.2025 510734 dated 28.08.2025
	Name of the bank issuing	ICICI Bank
	Total fee paid	**Rs. 98,24,366/-**
	Deficient amount	Nil
35.	**File Status**	**Date**
	File received on	24.07.2025
	Deficiency notice sent on	13.08.2025
	First hearing on	18.08.2025 (Adjourned)
	First reply submitted on	29.08.2025
	Second hearing on	08.09.2025
31.	**Case History:-** 1. M/s Adhikaansh Realtors Pvt. Ltd. has applied (online and manual) on dated 24.07.2025 for extension of the residential floors namely "Smartworld Gems" measuring 57508.41 sqm (14.21 Acres) in sector- 89, Gurugram. 2. The project pertains to 2024 independent residential floors over 506 residential plots falling in the licensed colony for which license no. 32 of 2021 dated 03.07.2021 was granted by Department of Town & Country Planning, Haryana to Adhikaansh Realtors Pvt Ltd. and Aawam Residency Pvt. Ltd. in collaboration with M/s Adhikaansh Realtors Pvt Ltd. for setting	

	up of an Affordable Residential Plotted Colony under DDJAY over an area measuring 52.275 acres in Sector 89, Gurugram. 3. The above residential floors in the licensed colony are registered in the Authority vide RC no. 70 of 2021 dated 25.10.2021 valid up to 30.09.2025. 4. The application dated 19.05.2025 for extension of the project under Section 6 of Act, 2016 was scrutinized and the deficiencies in the application were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/162 dated 13.08.2025 with an opportunity of hearing on 18.08.2025. 5. On 18.08.2025, the matter was adjourned to 08.09.2025. 6. Further, a public notice dated 30.07.2025 inviting objections with respect to consideration of present application was published in The Tribune (English), The Hindu (English) and Dainik Tribune (Hindi). No objection has been received in the Authority with respect to the same. 7. The reply dated 29.08.2025 submitted by the promoter with respect to the above deficiency notice have been examined and the status of remaining deficiencies is as below:	
32.	**Present compliance status as on 08.09.2025 of deficit documents as conveyed in the notice dated 13.08.2025**	1. Correction in online DPI needs to be done. **Status: Needs to be revised.** 2. Deficit fee of Rs. 32,97,866/- needs to be paid. **Status: Paid vide DD no. 510734 dated 28.08.2025 of ICICI Bank** 3. Original registration certificate as per the form REP-V needs to be submitted. **Status: Submitted** 4. Reason for delay in completion of the project along with the supporting documents need to be provided. **Status: Submitted** 5. Revalidated building plans need to be submitted. **Status: The promoter has submitted the copy of OCs of all the units.** 6. Latest land title search report needs to be submitted. **Status: Submitted** 7. PERT chart of the project along with current photographs of the project showing the development on site need to be submitted. **Status: Submitted** 8. Details of sold/ unsold inventory showing name of customer, date of booking, unit no., unit area, total sale value of unit, amount received and amount to be received from customer up to date of application need to be submitted. **Status: Submitted** 9. Draft application form, allotment letter, agreement for sale and conveyance deed need to be submitted. **Status: Submitted**

		10. Copies of 5 sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: Submitted** 11. Copy of Brochure/advertisement document needs to be submitted. **Status: Submitted** 12. Cost of the land i.e. Rs 33266.72 lakhs needs to be clarified according to the area applied for the extension of registration is 14.2106 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised. **Status: Submitted but Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised.** 13. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 68938.22 lakhs whereas per QPR of quarter ending June 2025 it is Rs 145648.80 lakhs. **Status: Submitted but clarification/justification for difference in project cost mentioned in QPR & in revised DPI needs to be submitted.** 14. Clarification needs to be submitted as License Fees, EDC and IDC not mentioned in DPI. Details of any other cost and financial resources needs to be submitted **Status: Submitted but Clarification needs to be submitted as License Fees, EDC and IDC is not mentioned in DPI** 15. Original non-encumbrance certificate not below the rank of tehsildar dated 10.03.2025 needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form uploaded on ROC website needs to be submitted. **Status: Submitted. Promoter states that the promoter has submitted Original NEC in reply file of the project DDJAY Residential Plotted Colony under continuation of registration under section 7(3)** 16. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, **Status: Submitted** (ii) CA Certificate of net worth of promoter on latest date, **Status: Submitted** (iii) CA Certificate of non-default in payment of debt & statutory liabilities, **Status: Submitted** (iv) CA Certificate of expenditure incurred and to be incurred.

		Status: Submitted 17. Original bank Undertaking dated 18.10.2021 needs to be revised as project name, employee id and designation is missing. **Status: Submitted** 18. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 19. Schedule and Challan of EDC paid for the project needs to be submitted. **Status: Submitted** 20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be revised. **Status: Submitted** 21. Bank Statement of RERA Accounts for the month of June 2025 needs to be submitted. **Status: Submitted. Promoter has submitted Bank Statement of RERA Account for the month of August 2025.** 22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 23. Board Resolution for operation of bank account needs to be submitted along with KYC of authorized person. **Status: Submitted.**
33.	**Remarks**	1. Correction in online DPI needs to be done. **Status: Needs to be revised.** 2. Cost of the land i.e. Rs 33266.72 lakhs needs to be clarified according to the area applied for the extension of registration is 14.2106 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised. **Status: Submitted but Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised.** 3. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 68938.22 lakhs whereas per QPR of quarter ending June 2025 it is Rs 145648.80 lakhs. **Status: Submitted but clarification/justification for difference in project cost mentioned in QPR & in revised DPI needs to be submitted.**

		4. Clarification needs to be submitted as License Fees, EDC and IDC not mentioned in DPI. Details of any other cost and financial resources needs to be submitted **Status: Submitted but Clarification needs to be submitted as License Fees, EDC and IDC are not mentioned in DPI**
34.	**Recommendation:** The application for extension of registration of the project under Section 6 of the Act of 2016 submitted by the promoter has been examined and it is noted that all the documents are found to be in order except the corrections in DPI and clarification of land cost, project cost and other costs as mentioned above at S. No. 33. It is recommended that the Authority may consider for grant of extension of registration up to **29.09.2026** subject to the rectification of remaining documents as listed above at S. No. 33 before the issuance of extension certificate.	

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 08.09.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the project.

Sh. Abhijeet Singh (AR) and Manik Sharma (AR) appeared on behalf of the promoter.

The extension of the registration certificate is approved as proposed subject to the rectification of minor deficiencies listed above at S. No. 33.

The certificate shall be issued after the submission of above-mentioned rectified documents/ clarifications by the promoter.

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA