

**TOI HOMES**  
THE TIMES OF INDIA GROUP



**SMART WORLD**  
**NATURE'S**  
**COURT**

**SECTOR M9, M10 & M11, MANESAR**

# Project Report

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## Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

# Overview

**LAUNCH**  
December 2025

**CURRENT**  
₹12,750/ Sq. Feet\*

**CAGR**  
8-12%\*

**FEATURING**  
8 Towers, 900 Units

**PAYMENT PLAN**  
CLP, Fexi

**POSSESSION**  
December 2030

**2030 EXPECTED**  
₹19,355/ Sq. Feet\*

**XIRR\***  
14 %\*


**PLOT SIZE**  
20 Acres

**HOMELoAN**  
Available



Disclaimer\*

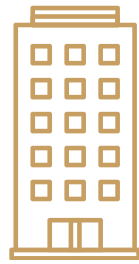
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# Why TOI recommends?

**Ideal for:** Early-stage investors and end-users seeking entry into an emerging township-led micro-market.



*Smartworld Developers is positioned as a fast-scaling brand with a focus on modern design, transparency, and timely delivery, enhancing investor confidence in project execution*



*Offers 1.5 / 2.5 BHK smart apartments designed for functionality and low maintenance, catering to young professionals and nuclear families.*



*Situated in the rapidly developing Gurgaon-Manesar belt, with strong connectivity to NH-48, Dwarka Expressway, and major employment hubs like IMT Manesar and Cyber City.*

## Recommended Configurations

### BUY FOR END USE

2.5 BHK  
1360 sq ft

### BUY TO SELL

2.5 BHK  
1339 sq ft

### BUY TO RENT

1.5 BHK  
1005 sq ft

# Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
<b>1.5 BHK</b>	1,005	₹ 12,750	₹ 1.28 Cr
<b>2.5 BHK (Type A)</b>	1,339	₹ 13,000	₹ 1.74 Cr
<b>2.5 BHK (Type B)</b>	1,360	₹ 13,200	₹ 1.79 Cr


*A balanced mix of efficient 1.5 and 2.5 BHK configurations offers accessible entry pricing and flexible ticket sizes, catering to first-time buyers and investors seeking early participation in the developing Manesar residential corridor.*


# Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
<b>CLP</b>	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management
<b>Flexi</b>	10–20% booking, 70–80% during construction milestones, balance on possession	Buyers seeking lower upfront commitment with flexible payment flow	Reduces immediate capital burden while aligning payments with construction progress, improving liquidity for investors

*A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.*

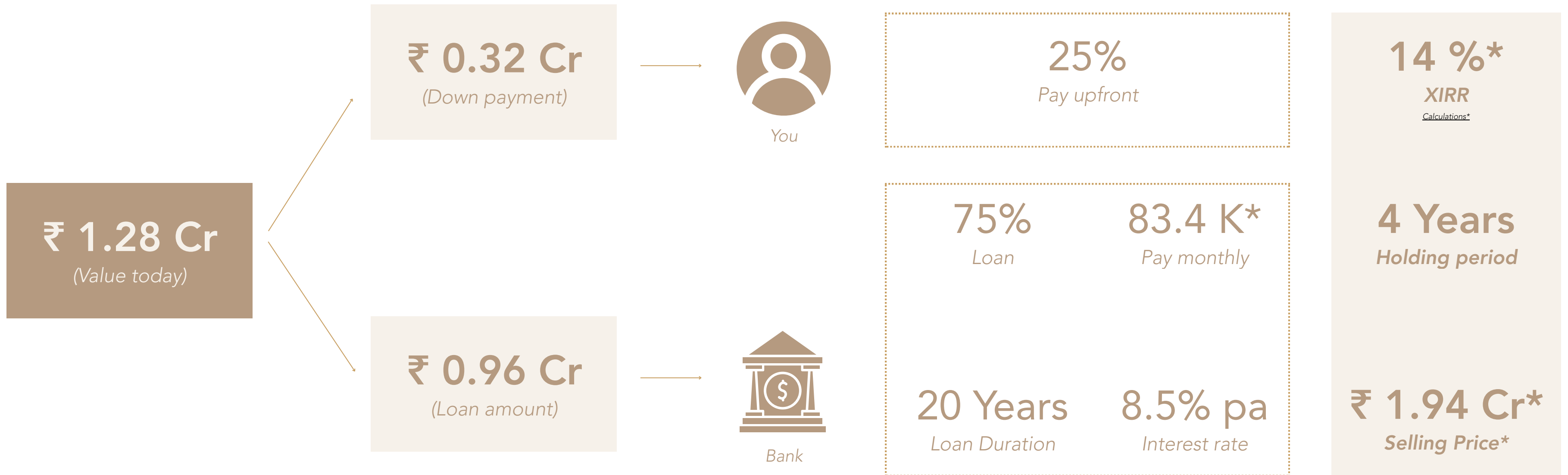
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# Investment Highlights

CALCULATED FOR 1.5BHK UNIT MEASURING 1,005 SQ. FT




*The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.*

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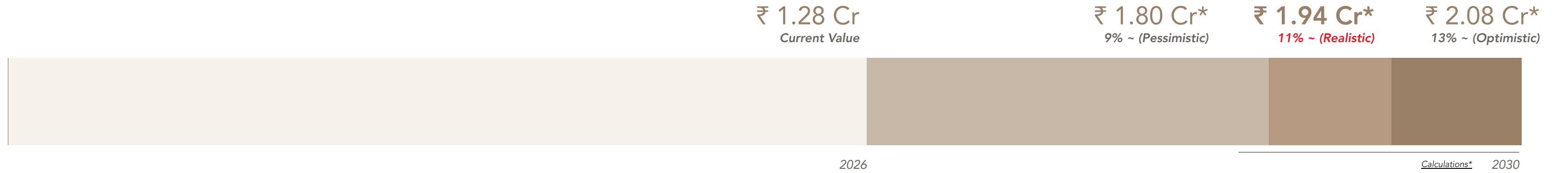
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# How your property could grow by 2030

CALCULATED FOR 1.5BHK UNIT MEASURING 1,005 SQ. FT



(Expected Price by 2030)



With an expected **11%\* CAGR** over **4 years**, the property's **current value of ₹1.28Cr** is projected to grow to **₹1.94Cr\* by 2030**, appreciating by an estimated **₹0.66 Cr\***.

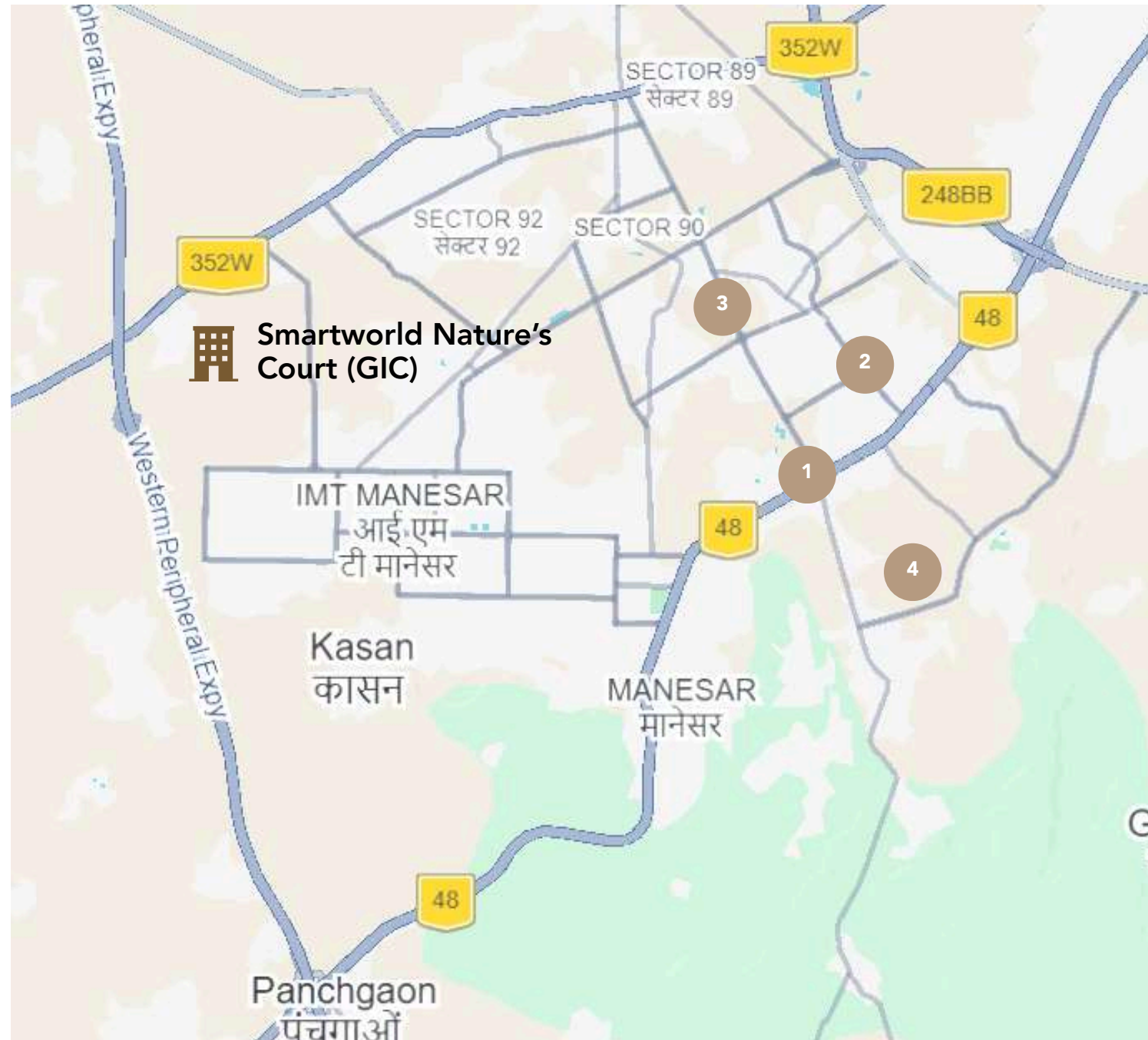
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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 <b>Godrej Frontier (Sector 80)</b>	2013-14	₹4,500 – ₹5,500	₹9,000 – ₹11,000
2 <b>DLF The Primus (Sector 82A)</b>	2014-15	₹5,500 – ₹6,500	₹10,000 – ₹12,500
3 <b>Bestech Park View Grand Spa</b>	2016-17	₹6,500 – ₹7,500	₹11,000 – ₹14,000
4 <b>M3M Antalya Hills (Sector 79)</b>	2022-23	₹11,000 – ₹12,500	₹13,500 – ₹15,000
<b>Smartworld Nature's Court</b>	2025	₹12,750	₹12,750

## HISTORIC METRICS

**7 - 9%\***  
Long-Term CAGR  
(20 Years)

**8 - 12%\***  
Recent YoY Price Growth  
(5 Years)

**35 - 55%\***  
Avg. Price Increase  
(5 Years)

The Manesar–NH-48 corridor is emerging as an industrial-driven residential micro-market supported by employment hubs, logistics parks, and expanding infrastructure, positioning Smartworld Nature's Court within a growth corridor with steady long-term demand.

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# Similar Projects


Project	Smartworld Nature's Court	M3M Forestia West	M3M GIC Apartments	JMS The Majestic Floors	DLF Express Greens
Developer	Svabhumi Realtors	M3M India	M3M India	JMS Buildtech	DLF Limited
Location	Sector M9–M11, Manesar	Sector M9–M11, Manesar	Sector M9–M11, Manesar	Manesar / New Gurgaon	Manesar
Project Type	Premium Mid-Rise Apartments	Luxury High-Rise Apartments	Township High-Rise	Premium Floors	Residential Apartments
Launch Year	2025	2024	2023–24	2023	2012–13
Handover Timeline	2030	~2034	~2033	~2026–27	Delivered
Launch Price (₹/sq ft)	₹12,750	~₹12,500 – ₹14,000	~₹10,500 – ₹12,000	~₹9,500 – ₹11,000	~₹4,500 – ₹5,500
Current Price (₹/sq ft)	₹12,750	~₹14,000 – ₹15,000	~₹12,500 – ₹14,000	~₹11,500 – ₹13,000	~₹8,500 – ₹10,000
CAGR (Since Launch)	Early Stage	Early Stage	Early Stage	~6–8%	~5–7%
Project Density	Low–Medium	Medium	Medium	Low	Medium
Clubhouse	Premium clubhouse	Large clubhouse	Township clubhouse	Lifestyle clubhouse	Standard clubhouse
Ideal For	End-users & investors	Premium buyers	Township buyers	Family buyers	Budget end-users
Key USP / Highlights	Nature-centric mid-rise living	Part of GIC township	Large integrated township	Low-density floors	Early Manesar residential project

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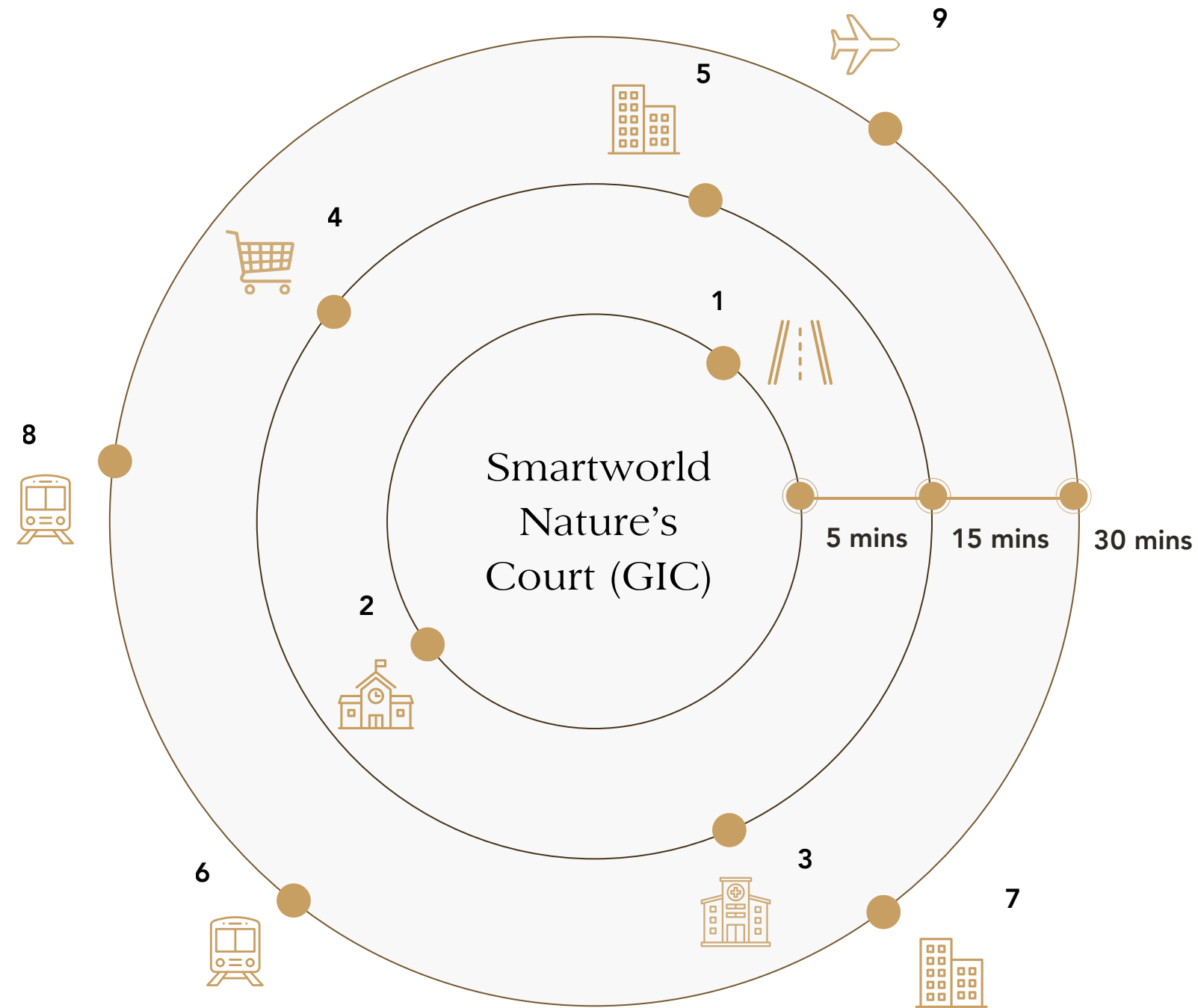
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



1	NH-48 (Delhi–Jaipur Highway)	1 Km
2	MatriKiran High School	2.5 Km
3	Aarvy Healthcare Super Speciality	4 Km
4	Sapphire 83 Mall	5 Km
5	IMT Manesar	7 Km
6	Millennium City Centre Metro	9 Km
7	DLF Cyber City	15 Km
8	Gurugram Railway Station	16 Km
9	IGI Airport	20 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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Svabhumi Realtors is a Gurugram-based developer focused on residential and mixed-use projects across emerging NCR corridors, emphasizing modern architecture, strategic locations, and thoughtfully planned communities.

Gurugram, Haryana, India

2018

ESTABLISHED  
YEAR

₹3.59L Cr

MARKET  
CAPITALIZATION

2+

TOTAL PROJECTS  
DELIVERED

0.5 M+

SQUARE FEET AREA  
DEVELOPED

8+

YEARS OF REAL  
ESTATE LEGACY

## Flagship Projects



## Rating Matrix

Brand Equity



Delivery Record



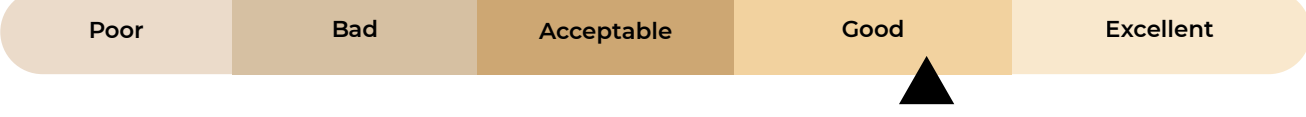
Financial Strength



Project Quality



Pricing Power



# Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★★
Developer Credibility	★★★★☆
Product Differentiation	★★★★☆
Growth Potential	★★★★☆
Liquidity/ Exit Comfort	★★★★☆

*Smartworld Nature's Court benefits from its location inside the Gurgaon International City township, offering early entry into a developing Manesar micro-market with strong long-term growth potential.*


# Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Manageable
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Medium	Low	Stable
Execution & Delivery Risk	Medium	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

*The project carries moderate early-stage market risk due to the evolving Manesar residential ecosystem, though long-term growth prospects are supported by township development and NH-48 connectivity.*

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*Located within Gurgaon International City (Sectors M9–M11, Manesar), a large planned township with future residential and commercial development*



*Good connectivity to NH-48 and proximity to the Manesar industrial and logistics hub.*



*Low-rise / mid-rise development concept offering lower density compared to typical high-rise projects.*



*Positioned in an emerging micro-market with potential appreciation as Manesar residential demand grows.*





*Part of a larger integrated township environment offering planned infrastructure and community amenities.*

# Connect with us!

Consult Our Certified Industry Experts

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 300+ families guided to the right home.

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 ₹250+ Cr worth of homes advised & transacted.

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