Project Report

Includes

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

HARERA/GGM/1029/761/2026/01

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH	CURRENT	CAGR	FEATURING	PAYMENT PLAN
December 2025	₹11,490/ Sq. Feet*	8-12%*	8 Towers, 900 Units	30:20:50
POSSESSION	2030 EXPECTED	XIRR*	PLOT SIZE	HOMELOAN
December 2030	₹17,442/ Sq. Feet*	14%*	20 Acres	Available

Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Why TOI recommends?

TOI HOMES
THE TIMES OF INDIA GROUP

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 BHK
1360 sq ft

BUY TO SELL
2 BHK
1339 sq ft

BUY TO RENT
2 BHK
1005 sq ft

Configurations

TOI HOMES
THE TIMES OF INDIA GROUP

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
2 BHK	1,005	₹ 11,490*	₹ 1.15 Cr*
2 BHK	1,339	₹ 11,490*	₹ 1.53 Cr*
2 BHK	1,360	₹ 11,490*	₹ 1.56 Cr*

Smartworld Nature's Court provides 2 BHK configurations which 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

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	20%
15 Months	20%
33 Months	25%
48 Months	20%
Possession	5%

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.

Investment Highlights

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 2 BHK UNIT MEASURING 1,005 SQ. FT

₹ 1.15 Cr
(Value today)

₹ 0.28 Cr
(Down payment)

You

25%
Pay upfront

₹ 0.86 Cr
(Loan amount)

Bank

75%
Loan

75.1 K*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
*Calculations**

4 Years
Holding period

₹ 1.75 Cr*
Selling Price*

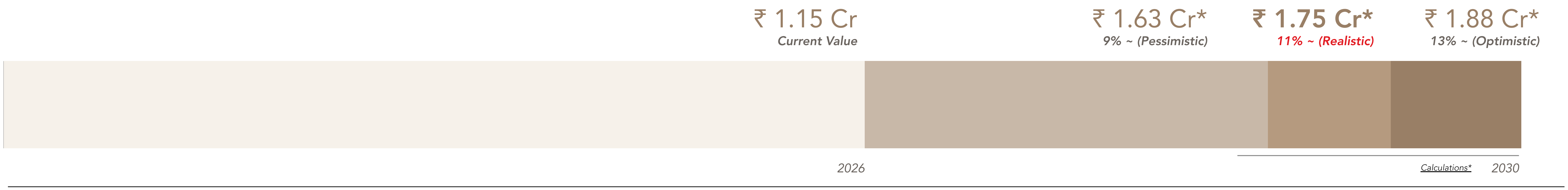
The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

How your property could grow by 2030

TOI HOMES
THE TIMES OF INDIA GROUP

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



(Expected Price by 2030)

₹ 1.15 Cr
(Current Value)

₹ 11,490 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 1.75 Cr*
(Realistic Value by 2030)

₹ 17,442 PSF*
(Realistic Value by 2030)

₹ 0.6 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹1.15Cr** is projected to grow to **₹1.75Cr* by 2030**, appreciating by an estimated **₹0.6 Cr*.***

Disclaimer*

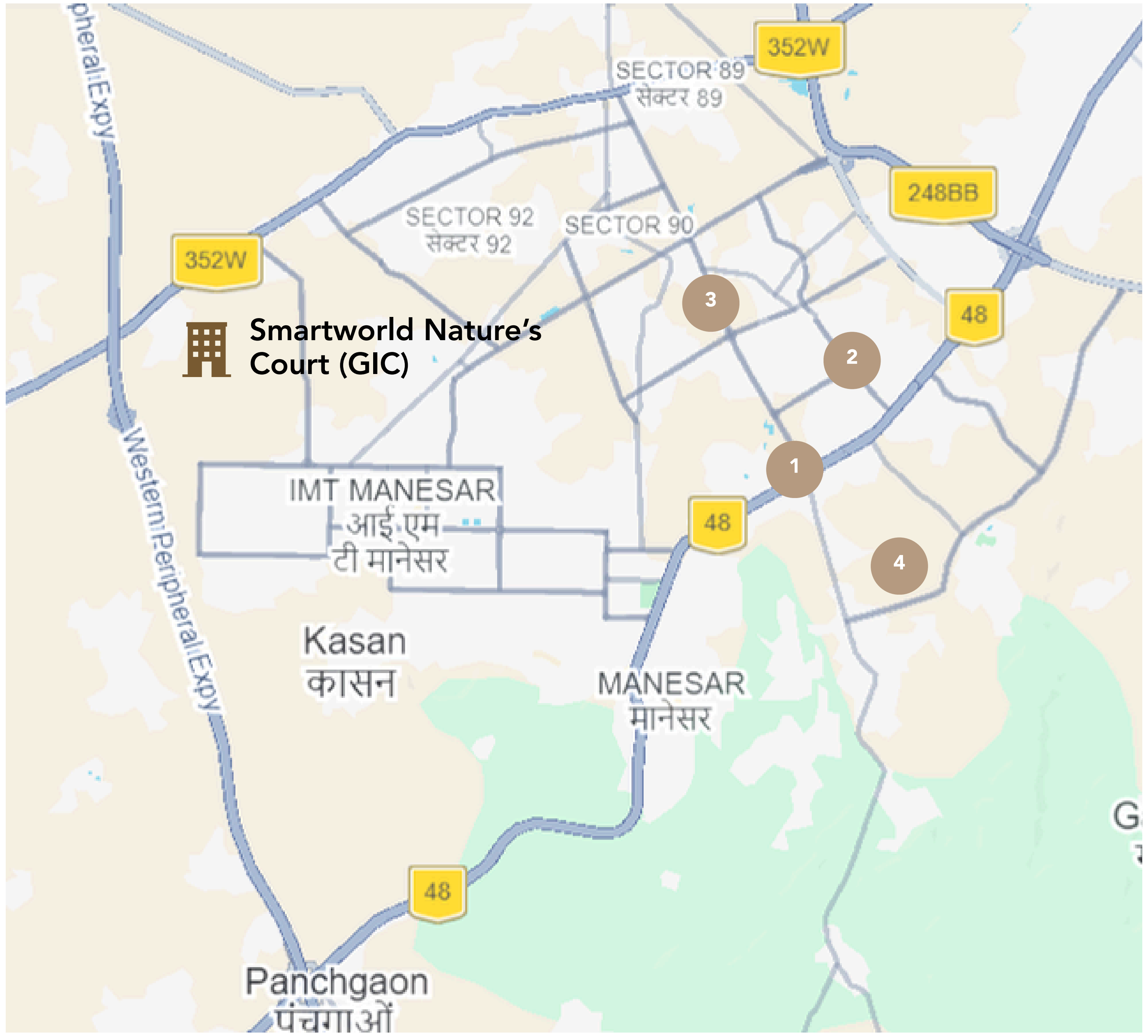
Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Nearby Projects

TOI HOMES
THE TIMES OF INDIA GROUP



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Godrej Frontier (Sector 80)	2013–14	₹4,500 – ₹5,500	₹9,000 – ₹11,000
2 DLF The Primus (Sector 82A)	2014–15	₹5,500 – ₹6,500	₹10,000 – ₹12,500
3 Bestech Park View Grand Spa	2016–17	₹6,500 – ₹7,500	₹11,000 – ₹14,000
4 M3M Antalya Hills (Sector 79)	2022–23	₹11,000 – ₹12,500	₹13,500 – ₹15,000
Smartworld Nature's Court	**2025**	**₹11,490**	**₹11,490**

HISTORIC METRICS

9 - 13%*
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.

Disclaimer*

Similar Projects

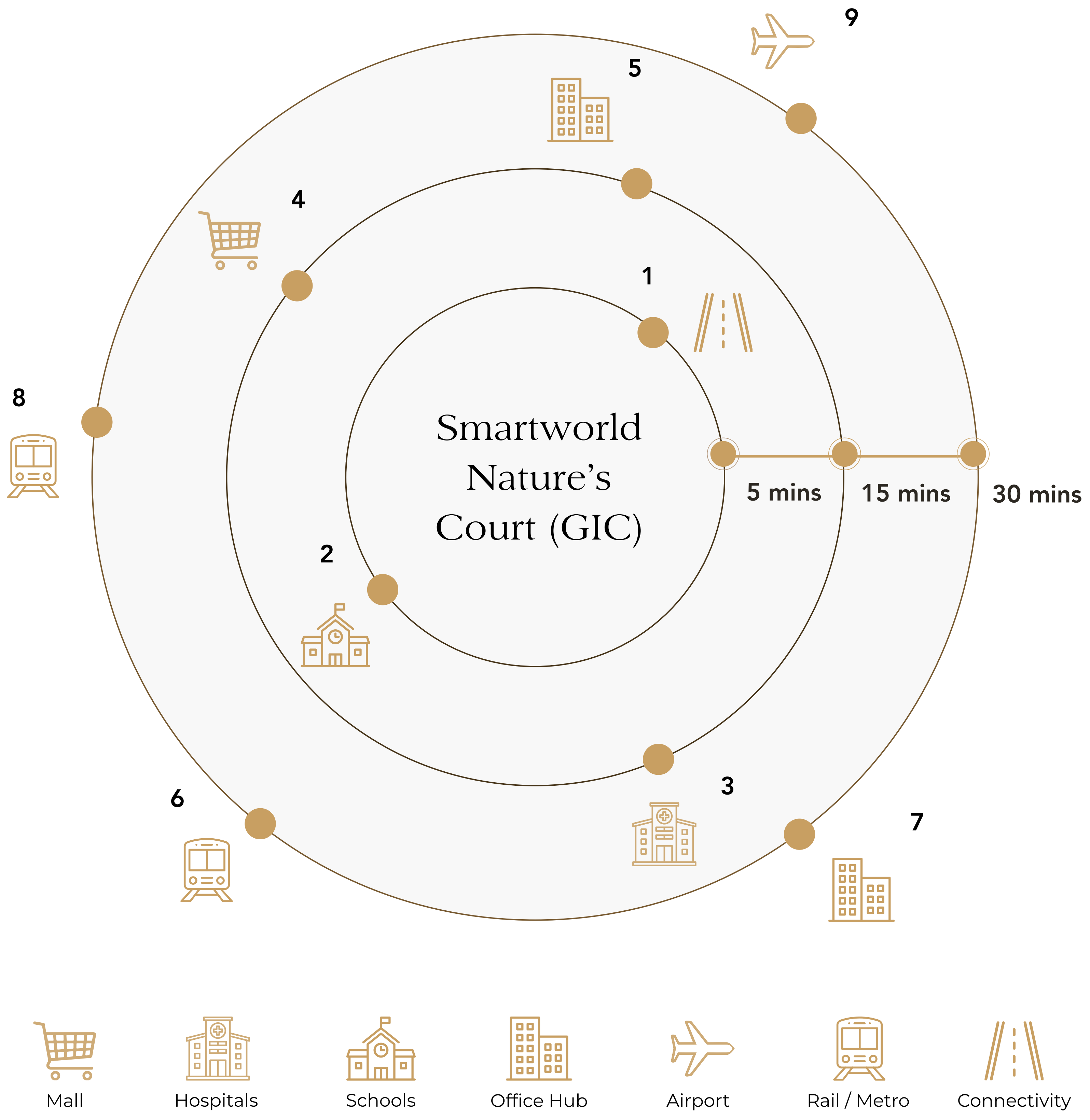
Project	Smartworld Nature's Court	M3M Forestia West	M3M GIC Apartments	JMS The Majestic Floors	DLF Express Greens
Developer	*Svabhumi Realtors*	M3M India	M3M India	JMS Buildtech	DLF Limited
Location	*Sector M9–M11, Manesar*	Sector M9–M11, Manesar	Sector M9–M11, Manesar	Manesar / New Gurgaon	Manesar
Project 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)	*₹11,490*	~₹12,500 – ₹14,000	~₹10,500 – ₹12,000	~₹9,500 – ₹11,000	~₹4,500 – ₹5,500
Current Price (₹/sq ft)	*₹11,490*	~₹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

Disclaimer*

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

Facilities Nearby

TOI HOMES
THE TIMES OF INDIA GROUP



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

Builder Profile

TOI HOMES
THE TIMES OF INDIA GROUP

SVABHUMI
"TURN SOIL INTO SUCCESS"

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	₹3.59L Cr	2+	0.5 M+	8+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

M3M FORESTIA WEST

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

TOI HOMES
THE TIMES OF INDIA GROUP

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.

Disclaimer*

Strengths

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!

TOI HOMES
THE TIMES OF INDIA GROUP

Consult Our Certified Industry Experts

Mr. Sarvagya Singh

+91 - 8810313592

Sarvagya.singh@timesinternet.in

300+ families guided to the right home.

Mr. Shubham Khandelwal

+91 - 78519 - 20640

shubham.khandelwal@toihomes.com

₹250+ Cr worth of homes advised & transacted.

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Important Links

BUILDER BROCHURE

MASTER PLAN

FLOOR PLANS

TOI HOMES
THE TIMES OF INDIA GROUP

Bennett & Coleman
THE TIMES OF INDIA

India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

+91 - 700 - 54 - 700 - 55

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

TOI HOMES
THE TIMES OF INDIA GROUP

About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India's media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.

Disclaimer

The information presented by TOI Homes, part of The Times of India Group, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.