INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044 Email : Indivalueadvisors@gmail.com Mobile +91-7044091174

CIN : U74999DL2021PTC381050

IVAPL01/03/2026/SMARTWORLD / Floors Smartworld Gems

Architect's Certificate*

Report for quarter ending	**'January to March' 2026**
Subject	**Certificate of Percentage of completion of construction work of the project at the end of the quarter**

1. I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans

Sr. No.	Particulars	Information
1.	Project/Phase of the project	Smartworld Gems
2.	Location	Sector-89. Gurugram. Haryana
3.	Licensed area in acres	52.275 Acres
4.	Area for registration in acres	57508.41 sq. mts of residential plots falling in share of M/s Adhikaansh Realtors Pvt. Ltd.
5.	HARERA registration no.	RC/REP/HARERA/GGM/502/234/2021/70 dated 25. 10.2021 (70 OF 2021 dated 25.10.2021) (Extension no 35 of 2025 dated 16.09.2025)
6.	Name of licensee	Licence no 32 of 2021 dated 03.07.2021 granted to M/s Aawam Residency Pvt. Ltd., M/s Adhikaansh Realtors Private Limited C/o M/s Adhikaansh Realtors Pvt. Ltd.
7.	Name of collaborator	M/s Adhikaansh Realtors Pvt. Ltd
8.	Name of developer	M/s Adhikaansh Realtors Pvt. Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	31.03.2026
2.	Name of Architect/ Architect's firm	**Ar. Ashish Sawe**
3.	Date of site inspection	31.03.2026

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr.No.	Consultant	Name
1.	Site engineer	Mr. Chattar Rohilla
2.	Structural consultant	BMSF Design Consultants Pvt. Ltd.
3.	Proof consultant	Skeleton Consultants Pvt. Ltd.



	4.	MEP consultant	Kumar Endecon Pvt. Ltd. Ampower Consultancy Services
	5.	Site supervisor/incharge	Mr. Anil Gupta
4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure works and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard.		
5.	I also certify that as on the date, the percentage of work done in the project for each of the building/ tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B.		

Date: 31.03.2026

Issued without prejudice,
Name :- Ar. Ashish Sawe

Stamp :



Place : Gurugram

Council of Architecture (CoA)
Registration no. : CA/2001/28463
(CoA) Registration valid till (date) : 31-12-2033

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**2024 Residential Floors on 506 Plots**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr.No.	**Project components**		**Work done value during the quarter (Sq. Mt.)**	**Cumulative work done value till date (Sq. Mt.)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		-	30,341.50	100 %
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		152	150342	99.1%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.) (Units)	3	505	99.6%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.) (Units)	16	2026	99.8%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) (Units)	-	2018	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	101	10157	100%
	4.2	External (Plaster, painting, facade, etc.)	26	5254	98.5%

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(i)	Raft/Combined/Isolated Footings	Completed	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			

	(i)	Basement Level 1	Completed		100 %	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Completed		100%	
6.	Total area on each floor		-		-	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		-		-	
	Cumulative number of slabs in the building/ laid by end of quarter		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	Completed		100%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Completed		100%	
10.	Fixing of door and window frames in flats/ units		Completed		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Work In Progress		99.6%	
	(ii)	Electrical works including wiring	Work In Progress		99.8%	
	(iii)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling					
	(i)	In bathroom	Completed		100%	
	(ii)	In kitchen	Completed		100%	
14.	Status of flooring					
	(i)	Common areas	Completed		100%	
	(ii)	Units/ flats	Completed		100%	

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Completed	100%
	(ii)	External walls	Completed	100%
16.	Status of finishing			
	(i)	Staircase with railing	Completed	100%

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	(ii)	Lift wells	Completed	100%
	(iii)	Lift lobbies/ common areas floor wise	Completed	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Completed	100%
	(ii)	Sanitary fixtures	Work In Progress	99%
	(iii)	Modular kitchen	Work In Progress	97%
	(iv)	Electrical fittings/ lighting	NA	NA
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Work In Progress	99.6%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	NA
	(x)	Electrical fittings in common areas	Work In Progress	99%
	(xi)	Compliance to conditions of environment/ CRZNOC		
18.	Waterproofing of terraces		Work In Progress	86%
19.	Entrance lobby finishing		Work In Progress	87%
20.	Status of construction of compound wall		Work In Progress	98%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	98%	Under Progress
2.	Parking	N.A	N.A	N.A
	Covered no. N/A	N.A	N.A	N.A
	Open no- N/A	N.A	N.A	N.A
3.	Water supply	Yes	100%	Completed
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Completed
5.	Storm water drains	Yes	100%	Completed
6.	Landscaping & tree plantation	Yes	90%	Under Progress
7.	Parks and playgrounds	Yes	87%	Under Progress
	Fixing of children play equipment's	Yes	98%	Under Progress
	Benches	Yes	80%	Under Progress
8.	Shopping area	Yes	90%	Under Progress
9.	Street lighting/ electrification	Yes	95%	Under Progress
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Completed
11.	Solid waste management & disposal	Yes	0%	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed

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13.	Energy management (solar)	Yes	0%	Not Started
14.	Fire protection and fire safety requirements	Yes	90%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	90%	Under Progress
16.	Other (option to add more)	No	N.A.	N.A.
B-2	Community building to be transferred to RWA			
17.	Community center	No	N.A.	
18.	Others	No	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	NA
20.	Dispensary	No	N.A.	N.A.
21.	Club	No	N.A.	N.A.
22.	Others	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	**(10% of Land to be transferred to competent authority as per terms of License Granted)**	No	N.A.	N.A.

----------End Of Report----------

