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 / Smartworld Orchard Independent Floors

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	**Smart world Orchard** (Independent Floors -Affordable Residential Plotted Colony)
	2.	Location	Sector-61, Gurugram. Haryana
	3.	Licensed area in acres	23.29999 Acres
	4.	Area for registration in acres	56993.092 Sq.m (Residential Plot -54192 sq.m + Commercial Plot 2 – 2801.092 sq.m)
	5.	HARERA registration no.	**RC/REP/HARERA/GGM/617/349/2022/92 dated 04.10.2022 Superseded from RC/REP/HARERA/GGM/506/238/2021/74 dated 03.11.2021 (Registration no 92 OF 2022 dated 04.10.2022) (Extension no 14 of 2025 dated 25.03.2025)**
	6.	Name of licensee	M/s Commander Realtor Pvt. Ltd. & others
	7.	Name of collaborator	M/s Suposhaa Realcon Private Limited
	8.	Name of developer	M/s Suposhaa Realcon Private Limited
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

ASHISH SAWE CA/2001/28463 Regd. Architect

	1.	Site engineer	Mr. Anand Mehta
	2.	Structural consultant	BMSF Design Consultants Pvt. Ltd.
	3.	Proof consultant	Optimum Design Consulting Engineers
	4.	MEP consultant	Ampower Consultancy Services Saviram Engineering Consultants Pvt. Ltd.
	5.	Site supervisor/incharge	Mr. Sunil Kumar Singh
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

ASHISH SAWE
CA/2001/28463
Regd. Architect

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)			416 Plots(**1664 Apartments),109 Commercial Units**		
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.)		-	45660	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		19308	222615	98%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.) (Unit)	8	358	86%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.) (Unit)	188	1542	93%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) (Unit)	66	1541	93%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	459	8550	93%
	4.2	External (Plaster, painting, facade, etc.)	111	5184	93%

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Sr. No.	Tasks/Activity		Description of work done		Percentage of work done of total proposed work	
	Sub-Structure Status					
1.	Excavation		Completed		100%	
2.	Laying of foundation					
	(i)	Raft	Completed		100%	
	(ii)	Pile	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level	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 (Sqm)		-		-	
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		Work in Progress		99.5%	
9.	Status of construction					
	(i)	Walls on floors	Work in Progress		99%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Work in Progress		98%	
	(iv)	Lift lobbies/ common areas floor wise	Work in Progress		99.7%	
10.	Fixing of door and window frames in flats/ units		Work in Progress		93%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Work in Progress		86%	
	(ii)	Electrical works including wiring	Work in Progress		93%	
	(iii)	Plumbing works	Work in Progress		93%	
12.	Status of wall plastering					
	(i)	External plaster	Work in Progress		93%	
	(ii)	Internal plaster	Work in Progress		93%	
13.	Status of wall tiling					



	(i)	In bathroom	Work in Progress	92%
	(ii)	In kitchen	Work in Progress	92.5%
14.	Status of flooring			
	(i)	Common areas	Work in Progress	94%
	(ii)	Units/ flats	Work in Progress	96%

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Work in Progress	94%
	(ii)	External walls	Work in Progress	98%
16.	Status of finishing			
	(i)	Staircase with railing	Work in Progress	99%
	(ii)	Lift wells	Work in Progress	99%
	(iii)	Lift lobbies/ common areas floor wise	Work in Progress	90%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Work in Progress	93%
	(ii)	Sanitary fixtures	Work in Progress	92%
	(iii)	Modular kitchen	Work in Progress	85%
	(iv)	Electrical fittings/ lighting	Work in Progress	84%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Work in Progress	86%
	(vii)	Overhead tanks	Work in Progress	89%
	(viii)	Underground water tank	Work in Progress	99.00%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	NA
	(x)	Electrical fittings in common areas	Work in Progress	82%
	(xi)	Compliance to conditions of environment/ CRZNOC		

18.	Waterproofing of terraces	Work in Progress	93%
19.	Entrance lobby finishing	Work in Progress	81%
20.	Status of construction of compound wall	Completed	100%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	98%	WIP
2.	Parking	N.A	N.A	
	Covered no. NA	N.A	N.A	
	Open no- NA	N.A	N.A	
3.	Water supply	Yes	95%	WIP
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	95%	WIP
5.	Storm water drains	Yes	95%	WIP
6.	Landscaping & tree plantation	Yes	92%	WIP
7.	Parks and playgrounds	Yes	90%	WIP
	Fixing of children play equipment's	Yes	85%	WIP
	Benches	Yes	85%	WIP
8.	Shopping area	Yes	99%	WIP
9.	Street lighting/ electrification	Yes	92%	WIP
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	99%	WIP
11.	Solid waste management & disposal	Yes	82%	WIP
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	95%	WIP
13.	Energy management (solar)	NA	NA	
14.	Fire protection and fire safety requirements	Yes	90%	WIP
15.	Electrical meter room, sub-station, receiving station	Yes	97%	WIP
16.	Other (option to add more)	No	N.A.	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community center	N.A.	N.A	
18.	Others	N.A.	N.A.	N.A.

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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----------

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