INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B
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CIN : U74999DL2021PTC381050

IVAPL03/09/2026/SMARTWORLD Gems 2

Architect's Certificate*

Report for quarter ending	'July to September' 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 Gems 2
2.	Location	Regd. Office- unit no. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram-122102, Haryana
3.	Licensed area in acres	57.4 Acres
4.	Area for registration in acres	3.44 Acres (36,653.72736 sq. mts of residential plots falling in share of M/s Adhikaansh Realtors Pvt. Ltd.)
5.	HARERA registration no.	RC/REP/HARERA/GGM858/590/2024/85 dated 12.08.2024 (Registration no 85 OF 2024 dated 12.08.2024) Amended on 26.12.2024
6.	Name of licensee	M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd.
7.	Name of collaborator	Not Applicable
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	01.10.2026
2.	Name of Architect/ Architect's firm	Ar. Ashish Sawe
3.	Date of site inspection	30.09.2026



3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No.	**Consultant**	**Name**
	1.	Site engineer	**Mr. Chattar Rohila**
	2.	Structural consultant	**BMSF Design Consultants Pvt. Ltd.**
	3.	Proof consultant	**Skeleton Consultants Pvt. Ltd.**
	4.	MEP consultant	**1. Kumar Endecon Pvt. Ltd.** **2. Ampower Consultancy Services**
	5.	Site supervisor/in charge	**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: 01.10.2026

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 93 Plots having a plotted area of 26594.2485 sq. mts.**		
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.)	-	9,485	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	643	36900	100%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.) (Units)	-	93	100%
	3.2 Electrical (Conduiting, wiring, fixtures, etc.) (Units)	-	372	100%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) (Units)	-	372	100%
4.	**Finishing**			
	4.1 Internal (Plaster, tilling, flooring, painting, etc. within units and common areas) (Units)	-	1860	100%
	4.2 External (Plaster, painting, facade, etc.) (Units)	-	780	100%

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Sr. No.	Tasks/Activity		Description of work done		Percentage 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 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	Completed		100%	
	(ii)	Electrical works including wiring	Completed		100%	
	(iii)	Plumbing works	Completed		100%	
12.						
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling					
	(i)	In bathroom	Completed		100%	
	(ii)	Status of wall plastering	Completed		100%	
14.	Status of flooring					
	(i)	Common areas	Completed		100%	
	(ii)	Units/ flats	Completed		100%	

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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%
	(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	Completed	100%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	Completed	100%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Completed	100%
	(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	Completed	100%
	(xi)	Compliance to conditions of environment/ CRZNOC		
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing		Completed	100%
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	100%	Completed
2.	Parking	N.A	N.A	N.A
	Covered no. 2,024	N.A	N.A	N.A
	Open no- N/A	N.A	N.A	N.A
3.	Water supply	Yes	100%	Completed

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4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Completed
5.	Storm water drains	Yes	100%	Completed
6.	Landscaping & tree plantation	Yes	100%	Completed
7.	Parks and playgrounds	Yes	100%	Completed
	Fixing of children play equipment's	Yes	100%	Completed
	Benches	Yes	100%	Completed
8.	Shopping area	Yes	100%	Completed
9.	Street lighting/ electrification	Yes	100%	Completed
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Completed
11.	Solid waste management & disposal	Yes	100%	Completed
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	Yes	100%	Completed
14.	Fire protection and fire safety requirements	Yes	100%	Completed
15.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
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.	*	No	N.A.	N.A.

----------End of Report----------

