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

IVAPL03/09/2026/SMARTWORLD Gems 3

## 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 3** |
| 2. | Location | **Regd. Office- unit no. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram-122102, Haryana** |
| 3. | Licensed area in acres | **57.40 Acres** |
| 4. | Area for registration in acres | **0.43 acres of residential plots falling in share of M/s Adhikaansh Realtors Pvt. Ltd.** |
| 5. | HARERA registration no. | **54 OF 2025** |
| 6. | Name of licensee | **M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency 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 | 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. Anil Gupta** |
| 2. | Structural consultant | **Optimum Design.** |
| 3. | Proof consultant | **Skeleton Consultants Pvt. Ltd.** |

Ar. ASHISH SAWE CA/2001/28463 Regd. Architect

| | | | |
|---|---|---|---|
| | 4. | MEP consultant | **1. Kumar Endecon Pvt. Ltd.**<br>**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 No. 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) | | | **16 Plots( 64 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.) | | 35 | 1082 | 92% |
| 2. | **Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 410 | 5336 | 78% |
| 3. | **MEP** | | | | |
| | 3.1 | Mechanical (Lifts, ventilation, etc.) | Not Started | Not Started | 0% |
| | 3.2 | Electrical (Conduiting, wiring, fixtures, etc.) | 24 | 24 | 38% |
| | 3.3 | Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) | 36 | 36 | 56% |
| 4. | **Finishing** | | | | |
| | 4.1 | Internal (Plaster, tilling, flooring, painting, etc. within units and common areas) | 1505 | 5131 | 75% |
| | 4.2 | External (Plaster, painting, facade, etc.) | 1231 | 3831 | 56% |

Ar. ASHISH SAWE CA/[illegible]/28483 Architect

| 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) | | WIP | | 81% | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | WIP | | 90% | |
| 6. | Total area on each floor | | WIP | | 90% | |
| 7. | Stilt floor/ ground floor | | WIP | | 100% | |
| 8. | Status of laying of slabs floor wise | | WIP | | 90% | |
| | Cumulative number of slabs in the building/ laid by end of quarter | | WIP | | 90% | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | WIP | | 88% | |
| | (ii) | Staircase | WIP | | 88% | |
| | (iii) | Lift wells along with water proofing | WIP | | 80% | |
| | (iv) | Lift lobbies/ common areas floor wise | WIP | | 85% | |
| 10. | Fixing of door and window frames in flats/ units | | WIP | | 75% | |
| 11. | Status of MEP | | Internal (within flat) | External works | Internal (within flat) | External works |
| | (i) | Mechanical works | Not Started | | 0% | |
| | (ii) | Electrical works including wiring | Started | | 38% | |
| | (iii) | Plumbing works | Started | | 56% | |
| 12. | | | | | | |
| | (i) | External plaster | WIP | | 56% | |
| | (ii) | Internal plaster | WIP | | 75% | |
| 13. | Status of wall tiling | | | | | |
| | (i) | In bathroom | WIP | | 75% | |
| | (ii) | Status of wall plastering | WIP | | 75% | |
| 14. | Status of flooring | | | | | |
| | (i) | Common areas | WIP | | 38% | |

Ar. ASHISH SAWE CA/2001/28463 Regd. Architect

| | | | | |
|---|---|---|---|---|
| | (ii) | Units/ flats | WIP | 75% |

| Sr. No. | Tasks/ Activity<br>Sub-Structure Status | | Description of work done | Percentage of total proposed work |
|---|---|---|---|---|
| 15. | Status of white washing | | | |
| | (i) | Internal walls | Not started | 0% |
| | (ii) | External walls | Not started | 0% |
| 16. | Status of finishing | | | |
| | (i) | Staircase with railing | Not Started | 0% |
| | (ii) | Lift wells | Not Started | 0% |
| | (iii) | Lift lobbies/ common areas floor wise | Not Started | 0% |
| 17. | Status of installation | | | |
| | (within flat/unit) | | | |
| | (i) | Doors and windows panels | WIP | 75% |
| | (ii) | Sanitary fixtures | Not Started | 0% |
| | (iii) | Modular kitchen | NA | NA |
| | (iv) | Electrical fittings/ lighting | Not Started | 0% |
| | (v) | Gas piping (if any) | NA | NA |
| | (other than flat/units) | | | |
| | (vi) | Lifts installation | Not Started | 0% |
| | (vii) | Overhead tanks | Not Started | 0% |
| | (viii) | Underground water tank | WIP | 50% |
| | (ix) | Firefighting fitting and equipment's as per CFO NOC | NA | NA |
| | (x) | Electrical fittings in common areas | Not Started | 0% |
| | (xi) | Compliance to conditions of environment/ CRZNOC | | |
| 18. | Waterproofing of terraces | | Not Started | 0% |
| 19. | Entrance lobby finishing | | Not Started | 0% |
| 20. | Status of construction of compound wall | | Not Started | 0% |



| Sr. No. | Common areas and facilities amenities | Proposed (Yes/ No) | Percentage of work done | Remarks |
|---|---|---|---|---|
| **B-1** | **Services** | | | |
| 1. | Internal roads & pavements | Yes | 93% | WIP |
| 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 | 90% | WIP |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | Yes | 85% | WIP |
| 5. | Storm water drains | Yes | 85% | WIP |
| 6. | Landscaping & tree plantation | Yes | 58% | WIP |
| 7. | Parks and playgrounds | Yes | 98% | WIP |
| | Fixing of children play equipment's | Yes | 98% | WIP |
| | Benches | Yes | 98% | WIP |
| 8. | Shopping area | Yes | 100% | Completed |
| 9. | Street lighting/ electrification | Yes | 70% | WIP |
| 10. | Treatment and disposal of sewage and sullage water/ STP | Yes | 64% | WIP |
| 11. | Solid waste management & disposal | Yes | 0% | Not Started |
| 12. | Water conservation, rain water, harvesting, percolating well/ pit | Yes | 95% | WIP |
| 13. | Energy management (solar) | Yes | 0% | Not Started |
| 14. | Fire protection and fire safety requirements | Yes | 0% | Not Started |
| 15. | Electrical meter room, sub-station, receiving station | Yes | 88% | WIP |
| 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----------

ARSHISH SAWE
Architect