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

IVAPL/03/09/2026/SMARTWORLD / Smartworld Orchard Street

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	**Smartworld Orchard Street**
	2.	Location	Sector-61, Gurugram. Haryana
	3.	Licensed area in acres	23.29999 Acres
	4.	Area for registration in acres	428.019 Sq.m (0.1058 acres) 2 Commercial Plot
	5.	HARERA registration no.	**RC/REP/HARERA/GGM/773/505/2023/117 dated 18.12.2023** **(Registration no 117 OF 2023 dated 18.12.2023)**
	6.	Name of licensee	M/s Auspicious Infrastructure 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	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. Anand Mehta
	2.	Structural consultant	Perceptive Ideas



	3.	Proof consultant	Optimum Design
	4.	MEP consultant	Ampower Consultancy Service
	5.	Site supervisor/incharge	Mr. Sunil kumarl 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 : 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)			**2 Commercial 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.)		-	256.81	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	798	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	-	500	100%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	-	500	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	500	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	650	100%
	4.2	External (Plaster, painting, facade, etc.)	-	859	100%

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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		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		–		0%	
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.	Status of wall plastering					
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling					

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	(i)	In bathroom	Completed	100%
	(ii)	In kitchen	NA	NA
14.	Status of flooring			
	(i)	Common areas	Completed	100%
	(ii)	Units/ flats	NA	NA

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	NA	NA
	(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	NA	NA
	(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	NA	NA
	(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		NA	NA

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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	NO	N.A	N.A
	Covered no. NA	No	N.A	N.A
	Open no- NA	No	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	100%	Completed
7.	Parks and playgrounds	No	0%	Not started
	Fixing of children play equipment's	No	0%	Not started
	Benches	No	0%	Not started
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	0%	Not started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	No	0%	NA
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	N0	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	N.A	N.A
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----------

