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 / ONE DXP MIXED LAND USE

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 One DXP** (Group Housing)
	2	Location	Sector-113, Gurugram. Haryana
	3	Licensed area in acres	16.1125 Acres//
	4	Area for registration in acres	7.94 Acres//
	5	HARERA registration no.	RC/REP/HARERA/GGM/645/377/2022/120 Dated 13.12.2022 (Registration no 120 OF 2022)
	6	Name of licensee	Licence no 106 of 2022 dated 05.08.2022 granted to M/s Aspis Buildcon Pvt. Ltd. & M/s Starcity Realtech Pvt Ltd.
	7	Name of collaborator	M/s Nourish Developers Private Limited
	8	Name of developer	M/s Nourish Developers 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. Abhishek Bhatnagar
	2.	Structural consultant	Geo Design & Research Pvt Ltd.
	3.	Proof consultant	Skeleton Consultants Pvt Ltd.
	4.	MEP consultant	Design Center Consulting Engg. Pvt. Ltd.
	5.	Site supervisor/incharge	Mr. Parvinder 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**



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)			**8 Towers**		
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.)		1719	43015	89%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	152672	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	9714	24249	50%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	36036	90966	60%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6,318	1,21,288	80%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	14830	144030	95%
	4.2	External (Plaster, painting, facade, etc.)	20782	83386	55%

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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	2 Slabs(Tower+ NTA)		89%	
4.	Waterproofing of the above sub-structure (wherever applicable)		WIP		90%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plan		100%	
6.	Total area on each floor (Sqm)		-		-	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		As Per Approved Building Plan		100%	
	Cumulative number of slabs in the building/ laid by end of quarter		NA		NA	
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		WIP		55%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	WIP		50%	
	(ii)	Electrical works including wiring	WIP		60%	
	(iii)	Plumbing works	WIP		80%	
12.	Status of wall plastering					
	(i)	External plaster	WIP		55%	

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	(ii)	Internal plaster	WIP	95%
13.	Status of wall tiling			
	(i)	In bathroom	WIP	88%
	(ii)	In kitchen	WIP	84%
14.	Status of flooring			
	(i)	Common areas	WIP	35%
	(ii)	Units/ flats	WIP	87%

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	WIP	60%
	(ii)	External walls	WIP	40%
16.	Status of finishing			
	(i)	Staircase with railing	WIP	75%
	(ii)	Lift wells	WIP	60%
	(iii)	Lift lobbies/ common areas floor wise	WIP	35%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	WIP	50%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	WIP	55%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	Not Started	0%
	(other than flat/units)			
	(vi)	Lifts installation	WIP	50%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	WIP	40%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%

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	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance done	Not Started
18.	Waterproofing of terraces		WIP	95%
19.	Entrance lobby finishing		WIP	40%
20.	Status of construction of compound wall		WIP	40%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	Services			
1.	Internal roads & pavements	Yes	0%	
2.	Parking	Yes	0%	Not started
	Covered no. NA	NO	NA	NA
	Open no- NA	NO	NA	NA
3.	Water supply	Yes	25%	WIP
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	30%	WIP
5.	Storm water drains	Yes	22%	WIP
6.	Landscaping & tree plantation	Yes	0%	Not started
7.	Parks and playgrounds	Yes	0%	Not started
	Fixing of children play equipment's	Yes	0%	Not started
	Benches	Yes	0%	Not started
8.	Shopping area	No	NA	NA
9.	Street lighting/ electrification	Yes	0%	Not started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	Not started
11.	Solid waste management & disposal	Yes	0%	Not started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	Not started
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	0%	Not started

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16.	Other (option to add more)	No	N.A.	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community center	NA	NA	Not Started
18.	Others	N.A.	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	Yes	0%	Not Started
20.	Dispensary	No	N.A.	N.A.
21.	Club	Yes	0%	Not Started
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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