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 COMMERCIAL

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 Street**
2.	Location	Sector-113, Gurugram. Haryana
3.	Licensed area in acres	16.1125 Acres//
4.	Area for registration in acres	0.58 Acres//
5.	HARERA registration no.	RC/REP/HARERA/GGM/652/384/2022/127 dated23.12.2022(Registration no 127 of 2022 dated 23.12.2022)
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

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

	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

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)			**1 Tower, 64 Commerical 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.)		-	978.8	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	1150	33%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	Not Started	Not Started	0%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	Not Started	Not Started	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	Not Started	Not Started	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Not Started	Not Started	0%
	4.2	External (Plaster, painting, facade, etc.)	Not Started	Not Started	0%



Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done		Percentage of work done of total proposed work	
1.	Excavation		WIP		99%	
2.	Laying of foundation					
	(i)	Raft	Completed		100%	
	(ii)	Pile	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level	NA		NA	
4.	Waterproofing of the above sub-structure (wherever applicable)		NA		0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+3 Floors		33%	
6.	Total area on each floor (Sqm)		-		-	
7.	Stilt floor/ ground floor		1 Ground Floor		100%	
8.	Status of laying of slabs floor wise		As per approved building plan		33%	
	Cumulative number of slabs in the building/ laid by end of quarter		As per approved building plan		NA	
9.	Status of construction		WIP		15%	
	(i)	Walls on floors	Not Started		0%	
	(ii)	Staircase	Not Started		0%	
	(iii)	Lift wells along with water proofing	Not Started		0%	
	(iv)	Lift lobbies/ common areas floor wise	Not Started		0%	
10.	Fixing of door and window frames in flats/ units		Not Started		0%	
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	Not Started		0%	
	(iii)	Plumbing works	Not Started		0%	
12.	Status of wall plastering					
	(i)	External plaster	Not Started		0%	

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	(ii)	Internal plaster	Not Started	0%
13.	Status of wall tiling			
	(i)	In bathroom	Not Started	Not Started
	(ii)	In kitchen	Not Started	Not Started
14.	Status of flooring			
	(i)	Common areas	Not Started	Not Started
	(ii)	Units/ flats	Not Started	Not Started

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

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

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	0%	Not Started
2.	Parking	Yes	0%	Not Started
	Covered no. NA	-	-	Not Started
	Open no	Yes	0%	Not Started
3.	Water supply	Yes	0%	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	Not Started
5.	Storm water drains	Yes	0%	Not Started
6.	Landscaping & tree plantation	Yes	0%	Not Started
7.	Parks and playgrounds	No	0%	NA
	Fixing of children play equipment's	No	0%	NA
	Benches	Yes	0%	Not Started
8.	Shopping area	Yes	0%	Not Started
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	No	NA	NA
13.	Energy management (solar)	No	NA	NA
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.	NA
B-2	**Community building to be transferred to RWA**			
17.	Community center	No	NA	
18.	Others	N.A.	N.A.	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	
20.	Dispensary	No	N.A.	
21.	Club	No	N.A.	
22.	Others	No	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.	

----------End Of Report----------

