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 **Aspen One**

Architect's Certificate			
Report for up to Date			**"July to September"2026**
Subject			Certificate of progress of construction work
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	**Aspen One**
	2.	Location	Sector 76, Gurugram
	3.	Licensed area in acres	14.2759 Acres
	4.	Area for registration in acres	2.3159 Acres
	5.	HARERA registration No.	54 of 2024
	6.	Name of licensee	M/s Whiteland Corporation Pvt. Ltd. and Nipper Propbuild Pvt. Ltd.
	7.	Name of collaborator	NA
	8.	Name of developer	M/s Whiteland Corporation Pvt. Ltd. and Nipper Propbuild Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	07.10.2026
	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.	**Consultants**	**Name**
	1.	Site engineer	Mr. Abhishek Singh
	2.	Structural consultant	M/s. Vintech Consultants
	3.	Proof consultant	Manish Consultant
	4.	MEP consultant	M/s. Sanelac Consultants Private Limited
	5.	Site supervisor/in charge	M/s. Ahluwalia contracts (India)ltd

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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: 07.10.2026

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)		**Aspen One, Sector - 76** – 2 + EWS Residential - 252, EWS- 48		
A1	**Cumulative progress of the project/phase at the end of the quarter.**			
Sr. No.	**Project components**	**Work done value during the quarter (Sqm.)**	**Cumulative work done value till date (Sqm.)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	1388	11879	77%
2.	**Super structure** (Slabs, brick work, block work, Staircase, lift wells, machine rooms, water tank, etc.)	458	458	1%
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**	**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status		
1.	Excavation	Completed	100%
2.	Laying of foundation for Infra		

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	(i)	Raft	Completed		100%	
	(ii)	Pile	Completed		100%	
3.	Number of basement(s).					
	(i)	Basement Level 1	Work in Progress		90%	
	(ii)	Basement level 2*	Work in Progress		97%	
	(iii)	Basement level 3*	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Not Started		0%	
	Super-Structure Status					
5.	Total floors in the tower/ building /Plots		Not Started		0%	
6.	Total area on each floor		Not Started		0%	
7.	Stilt floor/ ground floor		Not Started		0%	
8.	Status of laying of slabs floor wise		Not Started		0%	
	Cumulative number of slabs in the building/ tower laid by end of quarter					
9.	Status of construction					
	(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		Not Started	
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%	
	(ii)	Internal plaster	Not Started		0%	
13.	Status of wall tiling					
	(i)	In bathroom	Not Started		0%	

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	(ii)	In kitchen	Not Started	0%
14.	Status of flooring			
	(i)	Common areas	Not Started	0%
	(ii)	Units/ flats	Not Started	0%
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	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	Not Started	0%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	Not Started	0%
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Not Started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Not Started	0%
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%



Table-B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	Not Started	0%
2.	Parking	Yes	Not Started	0%
	Covered no. 550	Yes	Not Started	0%
	Open no. 17+15	Yes	Not Started	0%
3.	Water supply	Yes	Not Started	0%
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	Not Started	0%
5.	Storm water drains	Yes	Not Started	0%
6.	Landscaping & tree plantation	Yes	Not Started	0%
7.	Parks and playgrounds	NA	Not Started	0%
	Fixing of children play equipment's	NA	Not Started	0%
	Benches	NA	Not Started	0%
8.	Shopping area	Yes	Not Started	0%
9.	Street lighting/ electrification	Yes	Not Started	0%
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Not Started	0%
11.	Solid waste management & disposal	Yes	Not Started	0%
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	Not Started	0%
13.	Energy management (solar)	Yes	Not Started	0%
14.	Fire protection and fire safety requirements	Yes	Not Started	0%
15.	Electrical meter room, sub-station, receiving station	Yes	Not Started	0%
16.	Other (option to add more)			-



B-2	**Community building to be transferred to RWA**			
17.	Community center	Yes	Not Started	0%
18.	Others	---	---	-
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	Yes	Not Started	0%
20.	Dispensary	N.A.	NIL	-
21.	Club	Yes	Not Started	0%
22.	Others	---	---	-
B-4	**Services/ facilities to be transferred to competent authority**	---	---	
23.	*			

----------END OF REPORT----------

