INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/AIPL- JOY DISTRICT

Architect's Certificate

Report for quarter ending up to	**'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	AIPL Joy District
2.	Location	Sector-88, Gurugram, Haryana
3.	Licensed area in acres	10.4375 acres
4.	Area for registration in acres	10.4375 acres
5.	HARERA registration no.	RC/REP/HARERA/780/512/2024 /07 dated 02.02.2024
6.	Name of licensee	M/s AMB Infrabuild Private Limited
7.	Name of collaborator	M/s Advance India Projects Limited
8.	Name of developer	M/s Advance India Projects Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	06.10.2026
2.	Name of Architect/ Architect's firm	**Ar. Ashish Sawe**
3.	Date of site inspection	30.09.2026

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

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Salwan Singh
	2.	Structural consultant	M/s. Civtech Pvt. Ltd.
	3.	Proof consultant	M/s. Isha Consultants (P) Ltd
	4.	MEP consultant	M/s. Sanelac Consultants Pvt. Ltd
	5.	Site supervisor/ In charge	Mr. Anil Kumar D
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 and has been verified by the site In charge.		

Date: 06.10.2026

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)		**AIPL Joy District Commercial Colony, Tower 1, Number of Units 1480**		
A1	**Cumulative progress of the project/phase at the end of the period**			
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** (Percentage)
1.	**Sub structure.** (Inclusive of excavation, foundation, basements, water proofing, etc.)	3084	43177	70%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	1551	5429	7%
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 total proposed work
1.	Excavation	Work in progress	87%
2.	Laying of foundation		
	(i) Raft	Work in progress	82%
	(ii) Pile (micro pile for Ramp and Ventilation Tunnel)	NA	NA
3.	Number of basement(s)	03 Nos	
	(i) Basement Level 1	Work in progress	70%

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	(ii)	Basement level 2	Work in progress		60%	
	(iii)	Basement level 3	Work in progress		35%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Work in progress		38%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Not started		0%	
6.	Total area on each floor		Not started		0%	
7.	Ground floor Level		Not started		0%	
8.	Status of laying of slabs floor wise		Not started		0%	
	Cumulative number of slabs in the building/ tower		Not started		0%	
9.	Status of construction					
	(i)	Walls on floors	Not started		0%	
	(ii)	Staircase-Structure Work	Not started		0%	
	(iii)	Lift walls 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	External works
	(i)	Mechanical works	Not started		0%	
	(ii)	Electrical works including wiring	Not started		0%	
	(iii)	Plumbing and FF works	Started		1%	
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%	
	(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 whitewashing					
	(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					

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	(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	0%	Not started
2.	Parking	Yes	0%	Not started
	Covered no. 1580	Yes	0%	Not started
	Open no.	None	0%	Not started
3.	Water supply	Yes	0%	Not started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	1%	Started
5.	Storm water drains	Yes	0%	Not started
6.	Landscaping & tree plantation	Yes	0%	Not started
7.	Parks and playgrounds	No	NA	NA
	Fixing of children play equipment's	Yes	0%	Not started
	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

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12.	Water conservation, rainwater, 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
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	Not Applicable	
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	Not Applicable	
20.	Dispensary	No	Not Applicable	
21.	Club	No	Not Applicable	
22.	Others	No	Not Applicable	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

----------END REPORT----------

