INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ RIVIERA AT AIPL LAKE CITY

Architect's Certificate

Report for quarter ending	**'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	RIVIERA AT AIPL LAKE CITY
2.	Location	Sector 103, Gurgaon, Haryana
3.	Licensed area in acres	5.1375 Acres
4.	Area for registration in acres	5.1375 Acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/1091/751/2025/122 dated 8-12-25
6.	Name of licensee	M/s Babbler Projects Pvt. Ltd. and M/s AIPL Bharat Infrastructure Pvt. Ltd.
7.	Name of collaborator	M/s AIPL Bharat Infrastructure Pvt. Ltd.
8.	Name of developer	M/s AIPL Bharat Infrastructure Pvt. Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	04.10.2026
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. Amish
2.	Structural consultant	M/s Civitech Pvt Ltd.
3.	Proof consultant	IIT Roorkee
4.	MEP consultant	AEON INTEGRATED BUILDING DESIGN CONSULTANTS LLP

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

	5.	Site supervisor/in charge	Mr. Ankit Goyal
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: 04.10.2026

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)		RIVIERA AT AIPL LAKE CITY		
A1	**Cumulative progress of the project/phase at the end of the quarter.**			
Sr. No.	**Project components**	**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	114	2007	7.15%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	0%	0%	Not Started
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	0%	0%	Not Started
	3.2 Electrical (Conduiting, wiring, fixtures, etc.)	0%	0%	Not Started
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	0%	Not Started
4.	**Finishing**			
	4.1 Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	0%	0%	Not Started
	4.2 External (Plaster, painting, facade, etc.)	0%	0%	Not Started

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		0%		Not Started	
2.	Laying of foundation		-		-	
	(i)	Raft	0%		Not Started	
	(ii)	Pile	-		-	
3.	Number of basement(s) -		-		-	
	(i)	Basement Level 1	0%		Not Started	
	(ii)	Basement level 2	0%		Not Started	
4.	Waterproofing of the above sub-structure (wherever applicable)		0%		Not Started	
	Super-Structure Status					
5.	Total floors in the tower/ building		0%		Not Started	
6.	Total area on each floor		0%		Not Started	
7.	Stilt floor/ ground floor		0%		Not Started	
8.	Status of laying of slabs floor wise		0%		Not Started	
	Cumulative number of slabs in the building/ tower 1,2 laid by end of quarter		0%		Not Started	
9.	Status of construction					
	(i)	Walls on floors	0%		Not Started	
	(ii)	Staircase	0%		Not Started	
	(iii)	Lift wells along with water proofing	0%		Not Started	
	(iv)	Lift lobbies/ common areas floor wise	0%		Not Started	
10.	Fixing of door and window frames in flats/ units		0%		Not Started	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0%		Not Started	
	(ii)	Electrical works including wiring	0%		Not Started	
	(iii)	Plumbing works	0%		Not Started	
12.	Status of wall plastering					
	(i)	External plaster	0%		Not Started	



	(ii)	Internal plaster	0%	Not Started
13.	Status of wall tiling			
	(i)	In bathroom	0%	Not Started
	(ii)	In kitchen	0%	Not Started
14.	Status of flooring			
	(i)	Common areas	Not Started	Not Started
	(ii)	Units/ flats	Not Started	Not Started
15.	Status of white washing			Not Started
	(i)	Internal walls	Not Started	Not Started
	(ii)	External walls	Not Started	Not Started
16.	Status of finishing			Not Started
	(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)		Not Started	Not Started
	(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
	(x)	Electrical fittings in common areas	Not Started	Not Started
	(xi)	Compliance to conditions of environment/ CRZ NOC	Not Started	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

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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**	**Not Started**
2.	Parking	Yes	**Not Started**	**Not Started**
	Covered no. -1639		**Not Started**	**Not Started**
	Open no. – 33	-	**Not Started**	**Not Started**
3.	Water supply	Yes	**Not Started**	**Not Started**
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	**Not Started**	**Not Started**
5.	Storm water drains	Yes	**Not Started**	**Not Started**
6.	Landscaping & tree plantation	Yes	**Not Started**	**Not Started**
7.	Parks and playgrounds	N/A	**Not Started**	**Not Started**
	Fixing of children play equipment's	N/A	**Not Started**	**Not Started**
	Benches	N/A	**Not Started**	**Not Started**
8.	Shopping area	Yes	**Not Started**	**Not Started**
9.	Street lighting/ electrification	Yes	**Not Started**	**Not Started**
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	**Not Started**	**Not Started**
11.	Solid waste management & disposal	Yes	**Not Started**	**Not Started**
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	**Not Started**	**Not Started**
13.	Energy management (Solar)	Yes	**Not Started**	**Not Started**
14.	Fire protection and fire safety requirements	Yes	**Not Started**	**Not Started**
15.	Electrical meter room, sub-station, receiving station	Yes	**Not Started**	**Not Started**
16.	Underground tank	Yes	**Not Started**	**Not Started**
B-2	**Community building to be transferred to RWA – Not Applicable**			
B-3	**Community buildings not to be transferred to RWA/competent authority – Not Applicable**			
B-4	**Services/ facilities to be transferred to competent authority – Not Applicable**			

----------End Report----------

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