



INDIVALE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/01/03/2026/ Smartworld ES Project

Email : RERA@indivalue.org

FORM-Q

ARCHITECT'S CERTIFICATE

Date: 06.04.2026

Certificate of Percentage work done for the Project Smartworld ES at sector 98 Noida Current Development of the Project UPRERA Registration Number UPRERAPRJ300532/12/2025 situated on the Plot H7 Sector 98 Demarcated by its boundaries 77° 21' 23.8977" E+28° 32' 04.7922" N to the South 77° 21' 26.7120" E+28° 32' 08.2358" N to the East 77° 21' 18.4265" E+28° 32' 08.4566" N to the West 28° 32' 11.7866" N+77° 21' 21.0410" E to the North of Tehsil Gautam Budh Nagar, Competent / Development authority Noida Development Authority District Gautam Budh Nagar PIN 201303 admeasuring 24000 sq.mts. area being developed by M/s Blitzbay Developers Private Limited

I Ar. Ashish Sawe have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Smartworld ES of the Project situated on the Plot no H7 SECTOR-98, NOIDA, Competent/ Development authority Noida Development Authority District Gautam Budda Nagar PIN 201303 admeasuring 24000 sq.mts. area being developed by M/s Blitzbay Developers Private Limited.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt **Amit Gupta** as L.S. / Architect ;
- (ii) M/s/Shri/Smt **Nikhil Joshi** as Structural Consultant
- (iii) M/s/Shri/Smt **Avinish Nayyar** as MEP Consultant
- (iv) M/s/Shri/Smt **Animesh Pramanik** as Site Supervisor

2. Based on Site Inspection, with respect to each of the Plots/Buildings /Wings/Towers of the aforesaid Real Estate Project, I certify as follows –

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings /Wings/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B



Table A

Table A					
SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -A					
Tower-A					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	60%	19-Oct-25	30-May-26
2	Total Number of Basement(s) and Plinth	3	0%	1-Apr-26	1-Apr-27
3	Total number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	02-Apr-27	01-Jul-27
5	Total Number of Slabs of Super Structure	26	0%	02-Jul-27	08-Dec-28
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	29-Dec-27	04-Mar-30
7	Sanitary Fittings within the Flat/Premises.		0%	02-Sep-29	02-Sep-30
8	Electrical Fittings within the Flat/premises.		0%	02-Sep-29	02-Sep-29
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	02-Sep-28	04-Mar-30



10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	03-Dec-28	03-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	01-Mar-29	15-Jul-30
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%	16-Jul-30	15-Oct-30

SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -B

Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	50%	19-Oct-26	30-May-26
2	Total Number of Basement(s) and Plinth	3	0	01-Apr-27	01-Apr-27
3	Total number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0	02-Apr-27	01-Jul-27
5	Total Number of Slabs of Super Structure	26	0%	02-Jul-27	03-Dec-28
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	29-Dec-27	04-Mar-30
7			0%		



	Sanitary Fittings within the Flat/Premises.			02-Sep-29	02-Sep-30
8	Electrical Fittings within the Flat/premises.		0%	02-Sep-29	02-Sep-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	02-Sep-28	02-Sep-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	03-Dec-28	3-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	01-Mar-29	15-Jun-30
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%	16-Jul-30	15-Oct-30

SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -C					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	5%	19-Oct-25	30-May-36
2	Total Number of Basement(s) and Plinth	3	0	01-Apr-26	01-Apr-27
3	Total number of Podiums	NA	NA	NA	NA



4	Stilt Floor	1	0%	01-Apr-27	01-Jul-27
5	Total Number of Slabs of Super Structure	26	0%	02-Jul-27	03-Dec-28
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	29-Dec-27	04-Mar-30
7	Sanitary Fittings within the Flat/Premises.		0%	02-Sep-29	02-Sep-30
8	Electrical Fittings within the Flat/premises.		0%	02-Sep-29	02-Sep-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	02-Sep-28	04-Mar-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	03-Dec-28	03-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	01-Mar-29	15-Jul-30
12	Compliance to conditions of environment/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	16-Jul-30	15-Oct-30



SMARTWORLD SUITES BY ELIE SAAB TOWER -D					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	10%	19-Oct-25	30-May-26
2	Total Number of Basement(s) and Plinth	3	0%	01-Apr-26	01-Apr-29
3	Total number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	27-Apr-27	1-Jul-27
5	Total Number of Slabs of Super Structure	31	0%	02-Jul-27	03-Dec-28
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	29-Dec-27	04-Mar-30
7	Sanitary Fittings within the Flat/Premises.		0%	02-Sep-29	02-Sep-30
8	Electrical Fittings within the Flat/premises.		0%	02-Sep-29	02-Sep-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	02-Sep-28	4-Mar-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	03-Dec-28	03-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	01-Mar-29	15-Jun-30



12	Compliance to conditions of environment/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	16-Jul-30	15-Oct-30
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SMARTWORLD LE COURTYARD					
Sr. No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	20%	19-Oct-25	30-May-29
2	Total Number of Basement(s) and Plinth	3	0%	31-May-26	30-Apr-27
3	Total number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	31-Aug-27	27-Feb-28
5	Total Number of Slabs of Super Structure	2	0%	28-Feb-28	27-Feb-29
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	28-Feb-29	28-Feb-30
7	Sanitary Fittings within the Flat/Premises.		0%	28-Feb-30	27-Aug-30



8	Electrical Fittings within the Flat/premises.		0%	28-Feb-30	27-Aug-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	31-Aug-29	27-Feb-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	31-Aug-29	27-Feb-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	15-Jul-30	15-Jul-30
12	Compliance to conditions of environment/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	16-Jul-30	15-Oct-30

Table B

Internal and external development works (common facilities) in respect of the entire registered Project

S. No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	04-Mar-29	15-Jul-30



2	Water Supply/ Drinking Water Facilities	0%	02-Sep-29	15-Jul-30
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	06-Dec-29	15-Jul-30
4	Storm Water Drains	0%	06-Dec-29	15-Jul-30
5	Landscaping & Tree Planting	0%	03-Jul-30	15-Oct-30
6	Street Lighting	0%	03-Jul-30	15-Oct-30
7	Community Buildings	0%	03-Jul-30	15-Oct-30
8	Treatment and disposal of sewage and sullage water/STP	0%	03-Jul-30	15-Oct-30
9	Solid Waste management & Disposal	0%	03-Jul-30	15-Oct-30
10	Water conservation, Rain water harvesting	0%	03-Jul-30	15-Oct-30
11	Energy management/ Use of Renewable Energy	0%	05-Mar-30	15-Oct-30
12	Fire protection and fire safety requirements	0%	05-Mar-30	15-Oct-30
13	Electrical Sub Station, Control Panel & meter room	0%	05-Mar-30	15-Oct-30
14	Receiving Room	0%	05-Mar-30	15-Oct-30
15	Plan of Development work	0%	05-Mar-30	15-Oct-30
16	Emergency Evacuation Services	0%	05-Mar-30	15-Oct-30
17	Common Facilities in Basements	0%	05-Mar-30	15-Oct-30
18	Others, if any (please specify)	NA	NA	NA

Date: 06.04.2026

Issued without prejudice,
Name :- **Ar. ASHISH SAWE**

Stamp :



Place : Noida

Council of Architecture (CoA)

Registration no. : CA/2001/28463

(CoA)

Registration valid till (date) : 31-12-2033

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