INDIVALUE ADVISORS PRIVATE LIMITED
Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
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CIN : U74999DL2021PTC381050

IVAPL/01/03/2026/ M3M ROUTE65

Architect's Certificate*

Report for quarter ending	**January to March' 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	M3M Route65
2.	Location	Sector 65, Gurugram
3.	Licensed area in acres	4.00 Acres
4.	Area for registration in acres	4.00 Acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/803/535/2024/30 dated 27.03.2024 (Registration no 30 of 2024 dated 27.03.2024) Supersedes to RC/REP/HARERA/GGM/605/337/2022/80 dated 31.08.2022 (Registration no 80 of 2022 dated 31.08.2022)-
6.	Name of licensee	Licence no 84 of 2022 dated 06.07.2022 and Licence no 213 of 2023 dated 20.10.2023 granted to M/s. Manglam Multiplex Private Limited
7.	Name of collaborator	-
8.	Name of developer	M/s. Manglam Multiplex Private Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	02.04.2026
2.	Name of Architect/ Architect's firm	Ar. Ashish Sawe
3.	Date of site inspection	02.04.2026

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr.No.	Consultants	Name
1.	Site engineer	**Mr. Chandan Mishra**
2.	Structural consultant	**Manish Consultant**
3.	Proof consultant	**Skeleton Consultant Pvt Limited**
4.	MEP consultant	**Udayan Chaudhari & Associates Pvt. Ltd**
5.	Site supervisor/incharge	**Mr. Chandan Mishra**

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

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: 02.04.2026

Issued without prejudice,

Place: Gurugram

Name: **Ar. ASHISH SAWE**

Stamp:



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)		**Route 65 is Commercial Project consist of 808 commercial 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.)**	**(%) of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	-	25941	100%
2.	Super structure (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	-	26730	100%
3.	**MEP**			
	3.1 **Mechanical** (Lifts, ventilation, etc.)	523	26175	100%
	3.2 **Electrical** (Conducting, wiring, fixtures, etc.)	768	25612	100%
	3.3 **Plumbing & Firefighting** (piping, pumps and pump room, fixtures, etc.)	242	24272	100%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1278	25564	100%
	4.2 External (Plaster, painting, facade, etc.)	501	25073	100%

Sr.No.	Tasks/Activity		Description of work done	(%) of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(i)	Raft	Completed	100%
	(ii)	Pile	Completed	100%
3.	Number of basement(s)			
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement Level 2	Completed	100%
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building		As Per Approved	100%

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			Building Plans	
6.	Total area on each floor		Completed	100%
7.	Stilt floor/ ground floor		Completed	100%
8.	Status of laying of slabs floor wise		Completed	100%
9.	Status of construction			
	(i)	Walls on floors	Completed	100%
	(ii)	Staircase	Completed	100%
	(iii)	Lift wells along with water proofing	Completed	100%
	(iv)	Lift lobbies/ common areas floor wise	Completed	100%
10.	Fixing of door and window frames in flats/ units		NA	NA
11.	Status of MEP		**Internal (within flat)** / **External works**	**Internal (within flat)** / **External works**
	(i)	Mechanical works	Completed	100%
	(ii)	Electrical works including wiring	Completed	100%
	(iii)	Plumbing works	Completed	100%
12.	Status of wall plastering			
	(i)	External plaster	Completed	100%
	(ii)	Internal plaster	Completed	100%
13.	Status of wall tiling			
	(i)	In bathroom	Completed	100%
	(ii)	In kitchen	NA	NA
14.	Status of flooring			
	(i)	Common areas	Completed	100%
	(ii)	Units/ flats	Completed	100%

Sr.No	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Completed	100%
	(ii)	External walls	Completed	100%
16.	Status of finishing			
	(i)	Staircase with railing	Completed	100%
	(ii)	Lift wells	Completed	100%
	(iii)	Lift lobbies/ common areas floor wise	Completed	100%
17.	Status of installation			
	(within flat/unit)			



	(i)	Doors and windows panels	NA	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NA	NA
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Completed	100%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Completed	100%
	(x)	Electrical fittings in common areas	Completed	100%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	NA
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing		Completed	100%
20.	Status of construction of compound wall		Completed	100%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%)ofwork done	Remarks
B1	**Services**			
1.	Internal roads & pavements	Yes	100%	Completed
2.	Parking			
	Covered	Yes	100%	Completed
	Open no. Surface	-	-	-
3.	Water supply	Yes	100%	Completed
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Completed
5.	Storm water drains	Yes	100%	Completed
6.	Landscaping & tree plantation	Yes	100%	Completed
7.	Parks and playgrounds	No	-	-
	Fixing of children play equipment's	No	-	-
	Benches	Yes	100%	Completed

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8.	Shopping area	No	NA	NA
9.	Street lighting/ electrification	Yes	100%	Completed
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Completed
11.	Solid waste management & disposal	Yes	100%	Completed
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	Yes	100%	Not Started
14.	Fire protection and fire safety requirements	Yes	100%	Completed
15.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
16.	Other (option to add more)	No	NA	NA
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	No	NA	NA
18.	Others	No	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	NA
20.	Dispensary	No	NA	NA
21.	Club	No	NA	NA
22.	Others	No	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	NA	NA

----------End of Report----------

