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/03/09/2026/ Elan The Presidential

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	Elan The Presidential
	2.	Location	Sector-106, Gurugram
	3.	Licensed area in acres	24.10 acres
	4.	Area for registration in acres	12.767 acres
	5.	HARERA registration No.	RC/REP/HARERA I GGM/626/358/2022/101 101 of 2022 Dated: 21.11.2023
	6.	Name of licensee	Elan Avenue Limited (formerly known as Airmid Developers Limited)
	7.	Name of collaborator	Elan Avenue Limited (formerly known as Airmid Developers Limited)
	8.	Name of developer	Elan Avenue Limited (formerly known as Airmid Developers Limited)
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	08.10.2026
	2.	Name of Architect/ Architect's firm	Ar. Ashish Sawe
	3.	Date of site inspection	30.09.2026

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Regd. Architect

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Manish Sharma
	2.	Structural consultant	Puneet Kumar
	3.	Proof consultant	Vinod Jain
	4.	MEP consultant	Sunil Nayyar (Sunil Nayyar Consulting Engineers LLP)
	5.	Site supervisor/in charge	Rohit Kakroo
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: 08.10.2026

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/ Towers 16 (to be prepared separately for each building/ tower in the project/ phase of the project)			ELAN THE PRESIDENTIAL 9 Towers, EWS		
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 Diaphragm Wall, excavation, foundation, basements, water proofing, etc.)		-	140481	100%
2.	**Super structure** (slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)		42092	226652	70%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	16188	142461	44%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	16189	168369	52%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	12951	174844	54%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	25902	135988	42%
	4.2	External (plaster, painting, facade, etc.)	29140	119798	37%

Sr. No.	**Tasks/ Activity**	**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status		
1.	Excavation	Complete	100%

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2.	Laying of foundation			
	(i)	Raft	Complete	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	Complete	100%
	(ii)	Basement level 2	Complete	100%
	(iii)	Basement Level 3	Complete	100%

4.	Waterproofing of the above sub-structure (wherever applicable)		complete	100%
	Super-Structure Status			
5.	Total floors in the tower/ building		32	70%
6.	Total area on each floor		work in progress	70%
7.	Stilt floor/ ground floor		Completed	100%
8.	Status of laying of slabs floor wise		work in progress	70%
	Cumulative number of slabs in the building/ tower laid by end of quarter		35	70%
9.	Status of construction			
	(i)	Walls on floors	32	36%
	(ii)	Staircase	work in progress	70%
	(iii)	Lift wells along with water proofing	work in progress	70%
	(iv)	Lift lobbies/ common areas floor wise	work in progress	70%
10.	Fixing of door and window frames in flats/ units		NIL	NIL
11.	Status of MEP		Internal (within flat) / External works	Internal (within flat) / External works
	(i)	Mechanical works	work in progress	44%
	(ii)	Electrical works including wiring	work in progress	52%
	(iii)	Plumbing works	work in progress	54%
12.	Status of wall plastering			
	(i)	External plaster	work in progress	37%



	(ii)	Internal plaster	work in progress	42%
13.	Status of wall tiling			
	(i)	In bathroom	work in progress	23%
	(ii)	In kitchen	work in progress	20%
14.	Status of flooring			
	(i)	Common areas	NIL	NIL
	(ii)	Units/ flats	NIL	NIL
15.	Status of white washing			
	(i)	Internal walls	NIL	NIL
	(ii)	External walls	NIL	NIL
16.	Status of finishing			
	(i)	Staircase with railing	work in progress	57%
	(ii)	Lift wells	work in progress	58%
	(iii)	Lift lobbies/ common areas floor wise	work in progress	57%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	work in progress	27%
	(ii)	Sanitary fixtures	work in progress	29%
	(iii)	Modular kitchen	work in progress	25%
	(iv)	Electrical fittings/ lighting	work in progress	47%
	(v)	Gas piping (if any)	NIL	NIL
	(other than flat/units)			
	(vi)	Lifts installation	work in progress	33%
	(vii)	Overhead tanks	NIL	NIL
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NIL	NIL
	(x)	Electrical fittings in common areas	work in progress	35%

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	(xi)	Compliance to conditions of environment/ CRZ NOC	NIL	NIL
18.	Waterproofing of terraces		NIL	NIL
19.	Entrance lobby finishing		NIL	NIL
20.	Status of construction of compound wall		NIL	NIL

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	YES	NIL	
2.	Parking			
	Covered no. .1206	YES	NIL	
	Open no. . . . 143	YES	NIL	
3.	Water supply	YES	NIL	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	NIL	
5.	Storm water drains	YES	NIL	
6.	Landscaping & tree plantation	YES	NIL	
7.	Parks and playgrounds	NA	NIL	
	Fixing of children play equipment's	NA	NIL	
	Benches	NA	NIL	
8.	Shopping area	YES	NIL	
9.	Street lighting/ electrification	YES	NIL	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	NIL	
11.	Solid waste management & disposal	YES	NIL	
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	NIL	
13.	Energy management (solar)	YES	NIL	
14.	Fire protection and fire safety requirements	YES	NIL	

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15.	Electrical meter room, sub-station, receiving station	YES	NIL	
16.	Compound Wall	YES	NIL	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	YES	NIL	
18.	Others	--	--	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	YES	NIL	
20.	Dispensary	YES	NIL	
21.	Club	YES	NIL	
22.	Others	--	--	
B-4	**Services/ facilities to be transferred to competent authority**	--	--	

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

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