INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M JEWEL

Architect's Certificate*

Report for quarter ending	**"July to Sept" 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 Jewel**
2.	Location	**Sector 25, Gurugram, Haryana**
3.	Licensed area in acres	**1.3207 Acres**
4.	Area for registration in acres	**1.3207 Acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/722/454/2023/66 dated 29.05.2023 (Registration no 66 of 2023) Superseded from RC/REP/HARERA/GGM/635/367/2022/110 DATED 28.11.2022 (Registration no 110 of 2022) Extension No. 02 of 2026 dated 22.01.2026**
6.	Name of licensee	**M/s. Lekh Buildtech Pvt. Ltd**
7.	Name of collaborator	-
8.	Name of developer	**M/s. Lekh Buildtech Pvt. Ltd**

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	**01.10.2026**
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	Gulshan Khullar
2.	Structural consultant	Strudcom Consultants Private Limited
3.	Proof consultant	Optimal Consultancy Services Private Limited
4.	MEP consultant	Dew Point Services Consultants LLP
5.	Site supervision in charge	-



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: 01.10.2026
Place : Gurugram

Issued without prejudice,
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)		**398 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.)	-	23158	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	668	22288	100%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	9892	22482	100%
	3.2 Electrical (Conducting, wiring, fixtures, etc.)	10567	22483	100%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	9104	22480	100%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	11252	22282	100%
	4.2 External (Plaster, painting, facade, etc.)	10252	22287	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) [1]		
	(i) Basement Level 1	Completed	100%

	(ii)	Basement Level 2	Completed		100%	
	(iii)	Basement Level 3 (lg)	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		8 floors		100%	
6.	Total area on each floor		As per approved building Plans		NA	
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		Completed		Completed	
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	N.A.		-	
14.	Status of flooring					
	(i)	Common areas	Completed		100%	
	(ii)	Units/ flats	Completed		100%	



Sr.No	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
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	N.A.	N.A.
	(ii)	Sanitary fixtures	N.A.	N.A.
	(iii)	Modular kitchen	N.A.	N.A.
	(iv)	Electrical fittings/ lighting	N.A.	N.A.
	(v)	Gas piping (if any)	N.A.	N.A.
	(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 Months 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)	(%)of work done	Remarks
B1	**Services**			
1.	Internal roads & pavements	Yes	100%	Completed
2.	Parking	Yes	100%	Completed



	Covered	Yes	-	Not Started
	Open no. Surface	-	-	Not Started
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	95%	In Progress
7.	Parks and playgrounds	No	-	-
	Fixing of children play equipment's	No	-	-
	Benches	Yes	0%	Not Started
8.	Shopping area	Yes	100%	Completed
9.	Street lighting/ electrification	Yes	95%	Under Progress
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	95%	Under Progress
11.	Solid waste management & disposal	Yes	95%	Under Progress
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	Yes	96%	Under Progress
14.	Fire protection and fire safety requirements	Yes	94%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	95%	Under Progress
16.	Other (option to add more)	No	-	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	No	N.A.	N.A.
18.	Others	No	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	N.A.	N.A.
20.	Dispensary	No	N.A.	N.A.
21.	Club	No	N.A.	N.A.
22.	Others	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	**No**	N.A.	N.A.

ASHISH SAWE CA/2001/28463 Architect

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