INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/M3M PARAGON57

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 PARAGON57**
2.	Location	**Sector 57, Gurugram, Haryana**
3.	Licensed area in acres	**3.16 Acres**
4.	Area for registration in acres	**3.16 Acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/651/383/2022/126 dated 23.12.2022 (Registration no 126 of 2022 dated 23.12.2022)**
6.	Name of licensee	**M/s. Paryapt Infrastructure Pvt. Ltd.**
7.	Name of collaborator	-
8.	Name of developer	**M/s. Paryapt Infrastructure 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	Sheshanath Singh
2.	Structural consultant	Gian P Mathur & Associates
3.	Proof consultant	YG CONSULTING & ENGINEERS LLP
4.	MEP consultant	Gian P Mathur & Associates
5.	Site supervisor/incharge	-

Ar. ASHISH SAWE CA/00/28463 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: 01.10.2026

Yours faithfully,

Place : Gurugram

Name :-**Ar. ASHISH SAWE**

Stamp :



Council of architects (CoA)

Registration no.:,CA/2001/28463

Council of architects (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)	**858 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.)	Percentage of work done to the total proposed work
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	18626	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		1558	37396	72%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	1411	33159	47%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	1411	33865	48%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	2116	31748	45%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	2077	22331	43%
	4.2	External (plaster, painting, facade, etc.)	1580	21590	41%

Sr.No.	Tasks/Activity		Description of work done	(%) of total proposed work
	Sub-Structure Status			
1.	Excavation		Complete	100%
2.	Laying of foundation			
	(i)	Raft	Complete	100%
	(ii)	Pile	Complete	100%
3.	Number of basement(s) (2)			
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement level 2*	Completed	100%

AR. ASHISH SAWEL CA/2001/28463 Regd. Architect

4.	Waterproofing of the above sub-structure (wherever applicable)		Under Progress		43%	
	Super-Structure Status					
5.	Total floors in the tower/ building		14 floors		72%	
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					
	Cumulative number of slabs in the building/ tower laid by end of quarter		Under Progress		72%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		61%	
	(ii)	Staircase	Under Progress		60%	
	(iii)	Lift wells along with water proofing	Under Progress		66%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		67%	
10.	Fixing of door and window frames in flats/ units		N.A.		N.A.	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		47%	
	(ii)	Electrical works including wiring	Under Progress		48%	
	(iii)	Plumbing works	Under Progress		45%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		42%	
	(ii)	Internal plaster	Under Progress		41%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		37%	
	(ii)	In kitchen	N.A.		0%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		45%	
	(ii)	Units/ flats	Started		6%	
Sr.No.	**Tasks/ Activity**		**Description of work done**		**Percentage of total proposed work**	
	Sub-Structure Status					
15.	Status of white washing					

	(i)	Internal walls	Under Progress	40%
	(ii)	External walls	Under Progress	41%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	37%
	(ii)	Lift wells	Under Progress	44%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	47%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under Progress	30%
	(ii)	Sanitary fixtures	Under Progress	41%
	(iii)	Modular kitchen	N.A.	N.A.
	(iv)	Electrical fittings/ lighting	Under Progress	50%
	(v)	Gas piping (if any)	Under Progress	46%
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	43%
	(vii)	Overhead tanks	Not Started	0%
	(viii	Underground water tank	Under Progress	44%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Under Progress	52%
	(x)	Electrical fittings in common areas	Under Progress	50%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Months Compliance Done	N.A.
18.	Waterproofing of terraces		Under Progress	39%
19.	Entrance lobby finishing		Under Progress	50%
20.	Status of construction of compound wall		Not Started	45%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	62%	Under Progress
2.	Parking	Yes	51%	Under Progress
	Covered no.	Yes	0%	Not Started
	Open	Yes	0%	Not Started

3.	Water supply	Yes	30%	Under Progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	40%	Under Progress
5.	Storm water drains	Yes	39%	Under Progress
6.	Landscaping & tree plantation	Yes	51%	Under Progress
7.	Parks and playgrounds	Yes	29%	Under Progress
	Fixing of children play equipment's	Yes	0%	Not Started
	Benches	Yes	0%	Not Started
8.	Shopping area	Yes	90%	Under Progress
9.	Street lighting/ electrification	Yes	51%	Under Progress
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	53%	Under Progress
11.	Solid waste management & disposal	Yes	0%	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	75%	Under Progress
13.	Energy management (solar)	Yes	0%	Under Progress
14.	Fire protection and fire safety requirements	Yes	43%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	45%	Under Progress
16.	Other (Gas Tank,HSD Tank)	No	N.A.	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	N.A.	N.A.
18.	Others (Gas Tank,HSD Tank)	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(Gas Tank,HSD Tank)	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	N.A.	N.A.

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

