INDIVALUE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M Opus at M3M Merlin

Architect's Certificate*

Report for quarter ending	**July – 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 Opus at M3M Merlin"**
2.	Location	**Sector 67 Gurugram**
3.	Licensed area in acres	**13.344 Acres**
4.	Area for registration in acres	**1 Acre**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/876/608/2024/103 dated 10.10.2024 103 of 2024 dated 10.10.2024**
6.	Name of licensee	**53 of 2011 dated 10.06.2011 granted to Consolidate Realtors Private Limited**
7.	Name of collaborator	**NA**
8.	Name of developer	**Consolidate Realtors Private Limited**

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	**Mr. Achal Goyal**
2.	Structural consultant	**TPC Technical Projects Consultants Private Limited**
3.	Proof consultant	**Strudcom Consultants Private Limited**

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	4.	MEP consultant	**PL & FF - M/s CP Vidya** **Electrical - M/s Ampower**
	5.	Site supervisor/in charge	**Mr. Achal Goyal**
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

Issued without prejudice,

Name: - **Ar. ASHISH SAWE**

Stamp:



Place: Gurugram

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)			**Tower 11 consisting of 134 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.)		11285	26871	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		4873	13537	50%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	1074	4296	16%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	537	4565	17%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1343	4567	17%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	Not Started
	4.2	External (Plaster, painting, facade, etc.)	-	-	Not Started

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	Under Progress	74%

	(ii)	Basement level 2*	Under Progress	75%
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building		33	50%
6.	Total area on each floor		As per approved Building Plans	50%
7.	Stilt floor/ ground floor		As per approved Building Plans	39%
8.	Status of laying of slabs floor wise		Till 10th floor	50%
	Cumulative number of slabs in the building/ tower laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors	In Progress	19%
	(ii)	Staircase	In Progress	48%
	(iii)	Lift wells along with water proofing	Started	48%
	(iv)	Lift lobbies/ common areas floor wise	STARTED	48%
10.	Fixing of door and window frames in flats/ units		Not Started	0%
11.	Status of MEP		Internal (within flat) / External works	Internal (within flat) / External works
	(i)	Mechanical works	In Progress	16%
	(ii)	Electrical works including wiring	In Progress	17%
	(iii)	Plumbing works	In Progress	17%
12.	Status of wall plastering			
	(i)	External plaster	Not Started	0%
	(ii)	Internal plaster	Not Started	0%
13.	Status of wall tiling			
	(i)	In bathroom	Not Started	0%
	(ii)	In kitchen	Not Started	0%
14.	Status of flooring			
	(i)	Common areas	Not Started	0%
	(ii)	Units/ flats	Not Started	0%

Sr. No.	Tasks/Activity		Description of work done	(%) of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			

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	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	Not Started	0%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	Not Started	0%
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Not Started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	Not Started	0%
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	0%	Not Started
2.	Parking	Yes	0%	Not Started
	Covered no.	Yes	0%	Not Started
	Open	Yes	0%	Not Started
3.	Water supply	Yes	0%	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	Not Started
5.	Storm water drains	Yes	0%	Not Started
6.	Landscaping & tree plantation	Yes	0%	Not Started
7.	Parks and playgrounds	Yes	0%	Not Started
	Fixing of children play equipment's	Yes	0%	Not Started
	Benches	Yes	0%	Not Started
8.	Shopping area	Yes	0%	Not Started

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9.	Street lighting/ electrification	Yes	0%	Not Started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	Not Started
11.	Solid waste management & disposal	Yes	0%	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	Not Started
13.	Energy management (solar)	Yes	0%	Not Started
14.	Fire protection and fire safety requirements	Yes	0%	Not Started
15.	Electrical meter room, sub-station, receiving station	Yes	0%	Not Started
16.	Other (option to add more)	Yes	0%	Not Started
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	NA	NA	NA
18.	Others / Club	NA	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	NA	NA
20.	Dispensary	NA	NA	NA
21.	Club	NA	NA	NA
22.	Others	NA	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

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

