INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
Email : Indivalueadvisors@gmail.com Mobile +91-7044091174
CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ Gurgaon International City

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	**Gurgaon International City**
2.	Location	**Sector-M9, M10 & M11, Gurugram Haryana**
3.	Licensed area in acres	**139.79375 acres**
4.	Area for registration in acres	**139.79375 acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM /991/723/2025/94 dated 16.10.2025**
6.	Name of licensee	**168 of 2025 dated: 08.09.2025 valid upto 07.09.2030 granted to M/s. M3M India Infrastructures Private Limited**
7.	Name of collaborator	**NA**
8.	Name of developer	**M/S M3M India Infrastructures 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	Mahesh Kumar Goswami
2.	Structural consultant	Sikka Associates
3.	Proof consultant	-
4.	MEP consultant	Sikka Associates
5.	Site supervisor/in charge	Mihir Mishra



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 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)			**Gurgaon International City**		
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.)		NA	NA	NA
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NA	NA	NA
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	NA	NA	NA
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	NA	NA	NA
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	NA	NA	NA
4.	**Finishing**				
	4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	NA	NA	NA
	4.2	External (Plaster, painting, facade, etc.)	NA	NA	NA

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

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	(ii)	Basement level 2*	NA		NA	
4.	Waterproofing of the above sub-structure (wherever applicable)		NA		NA	
	Super-Structure Status					
5.	Total floors in the tower/ building		NA		NA	
6.	Total area on each floor		NA		NA	
7.	Stilt floor/ ground floor		NA		NA	
8.	Status of laying of slabs floor wise		NA		NA	
	Cumulative number of slabs in the building/ tower (6) laid by end of quarter		NA		NA	
9.	Status of construction					
	(i)	Walls on floors	NA		NA	
	(ii)	Staircase	NA		NA	
	(iii)	Lift wells along with water proofing	NA		NA	
	(iv)	Lift lobbies/ common areas floor wise	NA		NA	
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	NA		NA	
	(ii)	Electrical works including wiring	NA		NA	
	(iii)	Plumbing works	NA		NA	
12.	Status of wall plastering					
	(i)	External plaster	NA		NA	
	(ii)	Internal plaster	NA		NA	
13.	Status of wall tiling					
	(i)	In bathroom	NA		NA	
	(ii)	In kitchen	NA		NA	
14.	Status of flooring					
	(i)	Common areas	NA		NA	
	(ii)	Units/ flats	NA		NA	

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	(%)of total proposed work
15.	Status of white washing			
	(i)	Internal walls	NA	NA

	(ii)	External walls	NA	NA
16.	Status of finishing			
	(i)	Staircase with railing	NA	NA
	(ii)	Lift wells	NA	NA
	(iii)	Lift lobbies/ common areas floor wise	NA	NA
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	NA	NA
	(vii)	Overhead tanks	NA	NA
	(viii)	Underground water tank	NA	NA-5%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	NA
	(x)	Electrical fittings in common areas	NA	NA
	(xi)	Compliance to conditions of environment/ CRZNOC	NA	NA
18.	Waterproofing of terraces		NA	NA
19.	Entrance lobby finishing		NA	NA
20.	Status of construction of compound wall		NA	NA

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	4%	Started
2.	Parking			
	Covered no.	No	NA	NA
	Open no.	No	NA	NA
3.	Water supply	Yes	4%	Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	5%	Started
5.	Storm water drains	Yes	5%	Started
6.	Landscaping & tree plantation	Yes	4%	Started

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7.	Parks and playgrounds	Yes	3%	Started
	Fixing of children play equipment's	Yes	0%	Not Started
	Benches	Yes	0%	Not Started
8.	Shopping area	NA	NA	NA
9.	Street lighting/ electrification	Yes	0%	Not Started
10.	Treatment and disposal of sewage and Sullage water/ STP	Yes	5%	Started
11.	Solid waste management & disposal	Yes	0%	Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	5%	Started
13.	Energy management (solar)	NA	NA	NA
14.	Fire protection and fire safety requirements	NA	NA	NA
15.	Electrical meter room, sub-station, receiving station	Yes	0%	Not Started
16.	Other (option to add more)	No	NA	NA
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	NA	NA	NA
18.	Others	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.	*	NA	NA	NA

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

