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/ M3M CAPITAL PHASE-1

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 Capital Phase-1**
2.	Location	Sector 113, Gurugram, Haryana
3.	Licensed area in acres	15.03125 Acres
4.	Area for registration in acres	5.004 Acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/531/263/2022/06 dated 02.02.2022 (Registration no 06 of 2022) (Amended) Additional FAR incorporated on 28.09.2022
6.	Name of licensee	Licence no 106 of 2021 dated 16.12.2021 granted to Vibrant Infratech Pvt. Ltd. and Targe Buildcon Pvt. Ltd. & M/s Union Buildmart Private Limited
7.	Name of collaborator	M/s Union Buildmart Private Limited
8.	Name of developer	M/s Union Buildmart 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	Mohd Shakir Gauri
2.	Structural consultant	Gian P Mathur & Associates
3.	Proof consultant	Skeleton Consultants Pvt Ltd
4.	MEP consultant	Gian P Mathur & Associates
5.	Site supervisor/in charge	Devendra Singh

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.

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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)	Phase 1 comprises of 5 towers (Tower-1, Tower-2. Tower-3a. Tower-3b & tower-3c) and 1 retail block in project with 700 residential units and 50 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.)	-	18185	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	-	101022	100%
3.	**MEP**			
3.1	Mechanical (Lifts, ventilation, etc.)	3030	64652	64%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	2667	75765	75%
3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	3030	62631	62%
4.	**Finishing**			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1010	63642	63%
4.2	External (Plaster, painting, facade, etc.)	3030	62634	62%

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%

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3.	Number of basement(s) (2)					
	(i)	Basement Level 1	Completed		100%	
	(ii)	Basement level 2*	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Under Progress		49%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As per approved building plan		100%	
6.	Total area on each floor		As per approved building plan		100%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Completed		100%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		98.5%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		98.5%	
10.	Fixing of door and window frames in flats/ units		Under Progress		65%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		64%	
	(ii)	Electrical works including wiring	Under Progress		75%	
	(iii)	Plumbing works	Under Progress		62%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		68%	
	(ii)	Internal plaster	Under Progress		66%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		75%	
	(ii)	In kitchen	Under Progress		76%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		65%	
	(ii)	Units/ flats	Under Progress		83%	

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Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	(%)of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Under Progress	77%
	(ii)	External walls	Under Progress	78%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	99%
	(ii)	Lift wells	Under Progress	90%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	73%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under Progress	69%
	(ii)	Sanitary fixtures	Under Progress	66%
	(iii)	Modular kitchen	Under Progress	71%
	(iv)	Electrical fittings/ lighting	Under Progress	72%
	(v)	Gas piping (if any)	Under Progress	55%
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	60%
	(vii)	Overhead tanks	Under Progress	21%
	(viii)	Underground water tank	Under progress	52%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Under Progress	98%
	(x)	Electrical fittings in common areas	Under Progress	61%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Months Compliance Done	NA
18.	Waterproofing of terraces		Under Progress	78%
19.	Entrance lobby finishing		Under Progress	52%
20.	Status of construction of compound wall		Under Progress	50%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	9%	Started
2.	Parking			
	Covered no.	As per Building Plans	31%	Under Progress
	Open no.	As per Building Plans	-	Not Started



3.	Water supply	Yes	57%	Under Progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	62%	Under Progress
5.	Storm water drains	Yes	35%	Under Progress
6.	Landscaping & tree plantation	Yes	15%	Under Progress
7.	Parks and playgrounds	Yes	-	Not Started
	Fixing of children play equipment's	Yes	-	Not Started
	Benches	Yes	-	Not Started
8.	Shopping area	Yes	100%	Completed
9.	Street lighting/ electrification	Yes	-	Not Started
10.	Treatment and disposal of sewage and Sullage water/ STP	Yes	35%	Under Progress
11.	Solid waste management & disposal	Yes	-	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	25%	Under Progress
13.	Energy management (solar)	Yes	-	Not Started
14.	Fire protection and fire safety requirements	Yes	51%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	59%	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.
20.	Dispensary	No	-	N.A.
21.	Club	No	-	N.A.
22.	Others	No	-	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	-	N.A.

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

ASHISH SAWE
CA/2001/28463
Regd. Architect