INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M CAPITAL PHASE -3

Architect's Certificate*

Report for quarter ending	**"July To September" 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-3**
2.	Location	**Sector 113, Gurugram**
3.	Licensed area in acres	**15.0625 Acres**
4.	Area for registration in acres	**0.9187 Acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/825/557/2024/52 dated 13.05.2024 (Registration no 52 of 2024 dated 13.05.2024)**
6.	Name of licensee	**Licence no 106 of 2021 dated 16.12.2021 and Licence no 214 of 2023 dated 20.10.2023 granted to M/s. VIBRANT INFRATECH PRIVATE LIMITED M/s TARGE BUILDCON PRIVATE LIMITED 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	**Mr. Srikant Mishra**
2.	Structural consultant	**Gian P Mathur & Associates**
3.	Proof consultant	**Skeleton Consultant**
4.	MEP consultant	**Gian P Mathur & Associates**
5.	Site supervisor/incharge	**Mr. Srikant 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**
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)			**M3M Capital Phase-3 comprises of 2 Towers (TOWER-6B & TOWER 6C) in project 268 Residential and 60 Commercial**		
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.)		-	5674	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	50250	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	1507	30652	61%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	754	32160	64%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	933	31262	67%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1004	27637	55%
	4.2	External (Plaster, painting, facade, etc.)	502	29141	58%

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)			

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	(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)		Under Progress		56%	
	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		Complete		100%	
8.	Status of laying of slabs floor wise		Complete		100%	
	Cumulative number of slab in the building/tower (2) laid by end of quarter		Complete		100%	
9.	Status of construction					
	(i)	Walls on floors	Complete		100%	
	(ii)	Staircase	Complete		100%	
	(iii)	Lift wells along with water proofing	Complete		100%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		99%	
10.	Fixing of door and window frames in flats/ units		Under Progress		48%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		61%	
	(ii)	Electrical works including wiring	Under Progress		64%	
	(iii)	Plumbing works	Under Progress		67%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		58%	
	(ii)	Internal plaster	Under Progress		55%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		45%	
	(ii)	In kitchen	Under Progress		49.5%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		50%	
	(ii)	Units/ flats	Under Progress		53%	



Sr.No	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Under Progress	48%
	(ii)	External walls	Under Progress	56%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	71%
	(ii)	Lift wells	Under Progress	55%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	49.5%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under Progress	41%
	(ii)	Sanitary fixtures	Under Progress	40%
	(iii)	Modular kitchen	Under Progress	38%
	(iv)	Electrical fittings/ lighting	Under Progress	39%
	(v)	Gas piping (if any)	Not Started	-
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	58.5%
	(vii)	Overhead tanks	Under Progress	22%
	(viii)	Underground water tank	Under Progress	98%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Under Progress	55%
	(x)	Electrical fittings in common areas	Under Progress	59%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	NA
18.	Waterproofing of terraces		Under Progress	53%
19.	Entrance lobby finishing		Under Progress	65%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B1	**Services**			
1.	Internal roads & pavements	Yes	0%	Not Started
2.	Parking	Yes	0%	Not Started
	Covered-	-	-	Not Started
	Open no. Surface	-	-	Not Started



3.	Water supply	Yes	54%	Under Progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	62%	Under Progress
5.	Storm water drains	Yes	29%	Under Progress
6.	Landscaping & tree plantation	Yes	0%	Not Started
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	0%	Not Started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	43%	Under Progress
11.	Solid waste management & disposal	Yes	0%	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	51%	Under Progress
13.	Energy management (solar) (as per load calculation of the colony)	Yes	0%	Not Started
14.	Fire protection and fire safety requirements	Yes	50%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	52%	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.

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

Ar. ASHISH SAWE
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Regd. Architect