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

IVAPL03/09/2026/M3M ANTALYA HILLS 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 Antalya Hills Phase 1
2.	Location	Sector-79. Gurugram. Haryana
3.	Licensed area in acres	8.711 Acres
4.	Area for registration in acres	5.215 Acres
5.	HARERA registration no.	125 OF 2022 dated 23.12.2022 Extension No. 08 of 2026 dated 07.04.2026
6.	Name of licensee	M/s Loon Land Development Limited
7.	Name of collaborator	-
8.	Name of developer	M/s Loon Land Development 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.	Consultant	Name
1.	Site engineer	Prashant Srivastava
2.	Structural consultant	RD Consultants
3.	Proof consultant	Optimum Design Private Limited
4.	MEP consultant	PHE - M/s Kumar Endecon Pvt.Ltd Electrical & HVAC- M/s Ampower
5.	Site supervisor/incharge	-

Ar. ASHISH SAWE CA/2001/28463 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,

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)		**636 Residential Floors on 159 Plots having a plotted area of 21106.161 sq. mts**		
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.)	-	14978	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	1620	32402	100%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	6480	27540	85%
	3.2 Electrical (Conduiting, wiring, fixtures, etc.)	5832	27216	84%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	11988	26568	82%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	14509	25465	86%
	4.2 External (Plaster, painting, facade, etc.)	19437	24738	84%

Ar. ASHISH SAWE
Architect

Sr. No.	Tasks/Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft/Combined/Isolated Footings	Complete		100%	
	(ii)	Pile	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level 1	Complete		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Not started		0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		4 floors on each plot		98%	
6.	Total area on each floor		As per approved Building Plans		NA	
7.	Stilt floor/ ground floor		Under progress		98%	
8.	Status of laying of slabs floor wise		Under Progress		97%	
	Cumulative number of slabs in the building/ laid by end of quarter		Under progress		96%	
9.	Status of construction					
	(i)	Walls on floors	Under progress		90%	
	(ii)	Staircase	Under progress		96%	
	(iii)	Lift wells along with water proofing	Under progress		98%	
	(iv)	Lift lobbies/ common areas floor wise	Under progress		97%	
10.	Fixing of door and window frames in flats/ units		Under progress		78%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under progress		85%	
	(ii)	Electrical works including wiring	Under progress		84%	
	(iii)	Plumbing works	Under progress		82%	
12.	Status of wall plastering					
	(i)	External plaster	Under progress		81%	
	(ii)	Internal plaster	Under progress		82%	
13.	Status of wall tiling					
	(i)	In bathroom	Under progress		85%	
	(ii)	In kitchen	Under progress		83%	

Ar. ASHISH SAWE CA/2004/28463 Architect

14.	Status of flooring			
	(i)	Common areas	Under progress	88%
	(ii)	Units/ flats	Under progress	85%

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	75%
	(ii)	External walls	Under Progress	72%
16.	Status of finishing			
	(i)	Staircase with railing	Under progress	90%
	(ii)	Lift wells	Under progress	91%
	(iii)	Lift lobbies/ common areas floor wise	Under progress	81%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under progress	74%
	(ii)	Sanitary fixtures	Under Progress	72%
	(iii)	Modular kitchen	Under Progress	78%
	(iv)	Electrical fittings/ lighting	Under Progress	75%
	(v)	Gas piping (if any)	Under Progress	80%
	(other than flat/units)			
	(vi)	Lifts installation	Under progress	88%
	(vii)	Overhead tanks	Under Progress	75%
	(viii)	Underground water tank	Under progress	86%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Under progress	59%
	(x)	Electrical fittings in common areas	Under Progress	75%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	NA
18.	Waterproofing of terraces		Under Progress	50%
19.	Entrance lobby finishing		Under Progress	45%
20.	Status of construction of compound wall		Under Progress	47%



Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	83%	Under progress
2.	Parking	N.A	N.A	N.A
	Covered no. N/A	N.A	N.A	N.A
	Open no- N/A	N.A	N.A	N.A
3.	Water supply	Yes	85%	Under progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	88%	Under progress
5.	Storm water drains	Yes	89%	Under progress
6.	Landscaping & tree plantation	Yes	54%	Under progress
7.	Parks and playgrounds	Yes	50%	Under progress
	Fixing of children play equipment's	Yes	52%	Under progress
	Benches	No	NA	NA
8.	Shopping area	Yes	50%	Under Progress
9.	Street lighting/ electrification	Yes	46%	Under progress
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	78%	Under progress
11.	Solid waste management & disposal	Yes	73%	Under progress
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	73%	Under Progress
13.	Energy management (solar)	Yes	0%	Not started
14.	Fire protection and fire safety requirements	Yes	76%	Under progress
15.	Electrical meter room, sub-station, receiving station	Yes	89%	Under progress
16.	Other (option to add more)	No	N.A.	N.A.
B-2	Community building to be transferred to RWA			
17.	Community center	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	NA	NA
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.	(10% of Land to be transferred to competent authority as per terms of License Granted)	No	N.A.	N.A.



END REPORT