INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ELAN EPIC

Architect's Certificate

Report for quarter ending	"July to September"2026
Subject	Certificate of progress of construction work

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	Elan EPIC
2.	Location	Sector 70, Gurugram
3.	Licensed area in acres	4 Acres
4.	Area for registration in acres	3.525 Acres
5.	HARERA registration No.	RC/REP/HARERA/GGM/2018/30 Dated: 6/12/2018
6.	Name of licensee	Elan Limited
7.	Name of collaborator	NA
8.	Name of developer	Elan Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	06.10.2026
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	Vikram Singh
2.	Structural consultant	Perceptive Idea
3.	Proof consultant	Isha Consultant (P) Ltd.
4.	MEP consultant	CP Vidya Associates, Dew point Consultants Pvt. Ltd.,Ampower Consultancy Services.
5.	Site supervisor/incharge	Saurabh Gupta

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: 06.10.2026

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)		ELAN EPIC (Entire project is one building 404 Units)		
A1	**Cumulative progress of the project/phase at the end of the quarter. (In Lacs)**			
Sr. No.	**Project components**	**Work done value during the quarter (Sqmt)**	**Cumulative work done value till date (Sqmt)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)	-	20125	100%
2.	**Super structure** (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	-	28695	100%
3.	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	-	28695	100%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	-	28695	100%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	28695	100%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	28695	100%
	4.2 External (plaster, painting, facade, etc.)	-	28695	100%

Sr. No.	**Tasks/ Activity**	**Description of work done**	**Percentage 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)		
	(i) Basement Level 1	Completed	100%
	(ii) Basement level 2	Completed	100%

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4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		6		6	
6.	Total area on each floor		NA		NA	
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	Completed		100%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Completed		100%	
10.	Fixing of door and window frames in flats/ units		NIL		NIL	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed		100%	
	(ii)	Electrical works including wiring	Completed		100%	
	(iii)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling					
	(i)	In bathroom	Completed		100%	
	(ii)	In kitchen	NA		NA	
14.	Status of flooring					
	(i)	Common areas	Completed		100%	
	(ii)	Units/ flats	NA		NA	
15.	Status of white washing					
	(i)	Internal walls	Completed		100%	
	(ii)	External walls	Completed		100%	
16.	Status of finishing					
	(i)	Staircase with railing	Completed		100%	
	(ii)	Lift wells	Completed		100%	
	(iii)	Lift lobbies/ common areas floor wise	Completed		100%	

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17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Completed	100%
	(ii)	Sanitary fixtures	Completed	100%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	Completed	100%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Completed	100%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Completed	100%
	(x)	Electrical fittings in common areas	Completed	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC	NIL	NIL
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing		Completed	100%
20.	Status of construction of compound wall		Completed	100%

Table-B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	100%	Completed
2.	Parking			
	Covered no. .572.	Yes	100%	Completed
	Open no. . . . Nil	Yes	100%	Completed
3.	Water supply	Yes	100%	Completed
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Completed
5.	Storm water drains	Yes	100%	Completed
6.	Landscaping & tree plantation	Yes	100%	Completed
7.	Parks and playgrounds	NA	NIL	
	Fixing of children play equipment's	NA	NIL	
	Benches	NA	NIL	
8.	Shopping area	YES	NIL	
9.	Street lighting/ electrification	Yes	100%	Completed

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10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Completed
11.	Solid waste management & disposal	Yes	100%	Completed
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	Yes	100%	Completed
14.	Fire protection and fire safety requirements	Yes	100%	Completed
15.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
16.	Other (option to add more)	--	NIL	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	NO	NO	
18.	Others	--	--	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NO	NO	
20.	Dispensary	NO	NO	
21.	Club	NO	NO	
22.	Others	--	--	
B-4	**Services/ facilities to be transferred to competent authority**	--	--	
23.	*	--	--	

----------END REPORT----------

