INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ Elan Town Centre

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 Town Centre
2.	Location	Sector 67, Gurugram
3.	Licensed area in acres	2 Acres
4.	Area for registration in acres	2 Acres
5.	HARERA registration No.	23 of 2018 dated 02.02.2018 HRERA-2018/137(a)/298
6.	Name of licensee	Elan Buildcon Private Limited
7.	Name of collaborator	NA
8.	Name of developer	Elan Buildcon Private Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	08.10.2026
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. Bhupesh
2.	Structural consultant	TPC Technical Projects Consultants (P) Ltd.
3.	Proof consultant	NA
4.	MEP consultant	CP Vidya Associates, Udyan Chaudhari & Associates Pvt. Ltd., RAD Infra Consulting MEP Engineers
5.	Site supervisor/incharge	NA

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: 08.10.2026
Place : Gurugram

Yours faithfully,
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)			ELAN TOWN CENTRE (Entire project is one building)		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
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.)		-	13430	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	11408	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	25530	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	25530	100%
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	-	25530	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	11482	100%
	4.2	External (plaster, painting, facade, etc.)	-	11482	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	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement level 2 & 3	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		Completed		100%
6.	Total area on each floor		Completed		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 31st March 2023		6 Floors		6 Floors
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		NA		NA
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	100%		100%	
	(ii)	Electrical works including wiring	Conduiting		100% Concealed Conduiting	
	(iii)	Plumbing works	Completed		100% Piping	
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%	

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	(ii)	Lift wells	Completed	100%
	(iii)	Lift lobbies/ common areas floor wise	Completed	100%
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	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	Completed	100%
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.	YES	100%	Completed
	Open no.	--	--	
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

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7.	Parks and playgrounds	NA	NA	
	Fixing of children play equipment's	NA	NA	
	Benches	NA	NA	
8.	Shopping area	YES	100%	Completed
9.	Street lighting/ electrification	YES	100%	Completed
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)	--	--	
B-2	**Community building to be transferred to RWA**			
17.	Community center	NA	NA	
18.	Others	--	--	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	NA	
20.	Dispensary	NA	NA	
21.	Club	NA	NA	
22.	Others	--	--	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

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

