INDIVALUE ADVISORS PRIVATE LIMITED
Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M Altitude

Architect 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 Altitude
2.	Location	Sector-65, Gurugram, Haryana
3.	Licensed area in acres	60.0250 Acres
4.	Area for registration in acres	2.79 acres
5.	HARERA registration no.	RC/REP/GGM/821/553/2024/48 Dated: 29.04.2024 (Registration no. 48 of 2024)
6.	Name of licensee	Licence no 234 of 2007 dated 16.10.2007, Licence no 52 of 2009 dated 28.08.2009, Licence no 35 of 2010 dated 06.05.2010 and Licence no 228 of 2023 dated 31.10.2023 granted to M/s Manglam Multiplex Private Limited
7.	Name of collaborator	-
8.	Name of developer	M/s Manglam Multiplex 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. Danish Tak
2.	Structural consultant	Gian P Mathur and Associates Pvt Ltd
3.	Proof consultant	Global Design Engineer / Strudcom
4.	MEP consultant	Gian P Mathur and Associates Pvt Ltd
5.	Site supervisor/in charge	Vinod Tiwari



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

Issued without prejudice,

Place : Gurugram

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)	**3 Towers having 342 Residential 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.)	4208	46765	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	6141	66329	54%
3.	**MEP**			
3.1	Mechanical (Lifts, ventilation, etc.)	5885	13242	9%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	4414	14714	10%
3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	2943	8829	6%
4.	**Finishing**			
4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	Not started	Not started	0%
4.2	External (Plaster, painting, facade, etc.)	Not started	Not started	0%

Sr. No.	Tasks/ Activity	Description of work done	(%) of total proposed work
	Sub-Structure Status		
1.	Excavation	Completed	100%
2.	Laying of foundation	Completed	100%
(i)	Raft	Completed	100%
(ii)	Pile	N.A.	N.A.

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3.	Number of basement(s)					
	(i)	Basement Level 1	Under Progress		90%	
	(ii)	Basement level 2	Under Progress		83%	
	(iii)	Basement level 3	Under Progress		76%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Not Started		0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As per approved building plan		54%	
6.	Total area on each floor		As per approved building plan		NA	
7.	Stilt floor/ ground floor		Under Progress		95%	
8.	Status of laying of slabs floor wise		Under Progress		54%	
	Cumulative number of slabs in the building/ tower (3) laid by end of quarter		Under Progress		54%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		12%	
	(ii)	Staircase	Under Progress		47%	
	(iii)	Lift wells along with water proofing	Under Progress		46%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		48%	
10.	Fixing of door and window frames in flats/ units		Not started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		9%	
	(ii)	Electrical works including wiring	Under Progress		10%	
	(iii)	Plumbing works	Under Progress		6%	
12.	Status of wall plastering					
	(i)	External plaster	Not started		0%	
	(ii)	Internal plaster	Not started		0%	
13.	Status of wall tiling					
	(i)	In bathroom	Not started		0%	
	(ii)	In kitchen	Not started		0%	
14.	Status of flooring					
	(i)	Common areas	Not started		0%	

	(ii)	Units/ flats	Not started	0%

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	(%)of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Not started	0%
	(ii)	External walls	Not started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not started	0%
	(ii)	Lift wells	Not started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not started	0%
	(ii)	Sanitary fixtures	Not started	0%
	(iii)	Modular kitchen	Not started	0%
	(iv)	Electrical fittings/ lighting	Not started	0%
	(v)	Gas piping (if any)	Not started	0%
	(other than flat/units)			
	(vi)	Lifts installation	Not started	0%
	(vii)	Overhead tanks	Not started	0%
	(viii)	Underground water tank	Not started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not started	0%
	(x)	Electrical fittings in common areas	Not started	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month compliance Done	NA
18.	Waterproofing of terraces		Not started	0%
19.	Entrance lobby finishing		Not started	0%
20.	Status of construction of compound wall		Not started	0%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	0%	Not started
	Parking			

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2.	Covered no.	N.A.	N.A.	N.A.
	Open no.	Yes	0%	Not Started
3.	Water supply	Yes	0%	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	Not started
5.	Storm water drains	Yes	0%	Not started
6.	Landscaping & tree plantation	Yes	0%	Not started
7.	Parks and playgrounds	Yes	0%	Not Started
	Fixing of children play equipment's	Yes	0%	Not Started
	Benches	Yes	0%	Not Started
8.	Shopping area	No	N.A.	N.A.
9.	Street lighting/ electrification	Yes	0%	Not Started
10.	Treatment and disposal of sewage and Sullage water/ STP	Yes	2%	Started
11.	Solid waste management & disposal	Yes	3%	Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	Not Started
13.	Energy management (solar)	No	N.A.	N.A.
14.	Fire protection and fire safety requirements	Yes	0%	Not Started
15.	Electrical meter room, sub-station, receiving station	Yes	3%	Started
16.	Other (option to add more)	No	N.A.	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	N.A.	N.A.	N.A.
18.	Others	N.A.	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	N.A.	N.A.	N.A.
20.	Dispensary	N.A.	N.A.	N.A.
21.	Club	N.A.	N.A.	N.A.
22.	Others	N.A.	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	N.A.	N.A.	N.A.

End of Report

