INDIVALUE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M Residences by Elie Saab

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 Residences by Elie Saab**
2.	Location	**Sector-111, Gurugram Haryana**
3.	Licensed area in acres	**15.99375 acres**
4.	Area for registration in acres	**2.7505 acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM /992/724/2025/95 dated 16.10.2025**
6.	Name of licensee	**Licence no 213 of 2022 dated 27.12.2022 granted to M/s Blue Bell Buildtech Pvt. Ltd., M/s Oakwood Realty Pvt. Ltd., M/s Metro Education & Welfare Pvt. Ltd.**
7.	Name of collaborator	**M/s Metro Education & Welfare Pvt. Ltd.**
8.	Name of developer	**M/s Metro Education & Welfare Pvt. Ltd.**

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	Dheeraj Mal
2.	Structural consultant	Acecon Engineers
3.	Proof consultant	Manish Consultants/Precilient Engineering Pvt Ltd
4.	MEP consultant	Design Centre Consulting Engineers Pvt Ltd
5.	Site supervisor/in charge	Dheeraj Mal



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,

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)			**M3M Residences by Elie Saab**		
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.)		6168	90061	73%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	-	Not Started
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	-	-	Not Started
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	-	Not Started
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	-	-	Not Started
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	Not Started
	4.2	External (Plaster, painting, facade, etc.)	-	-	Not Started

Sr. No.	**Tasks/ Activity**		**Description of work done**	**(%) of total proposed work**
	Sub-Structure Status			
1.	Excavation		Under Progress	73%
2.	Laying of foundation			
	(i)	Raft	Not Started	-
	(ii)	Pile	Not Started	-
3.	Number of basement(s)			
	(i)	Basement Level 1	Not Started	-
	(ii)	Basement level 2*	In Progress	73%

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4.	Waterproofing of the above sub-structure (wherever applicable)		Not Started		-	
	Super-Structure Status					
5.	Total floors in the tower/ building		As per Approved Building Plans		-	
6.	Total area on each floor		As per Approved Building Plans		-	
7.	Stilt floor/ ground floor		Not Started		-	
8.	Status of laying of slabs floor wise		Not Started		-	
	Cumulative number of slabs in the building/ tower (6) laid by end of quarter		Not Started		-	
9.	Status of construction					
	(i)	Walls on floors	Not Started		-	
	(ii)	Staircase	Not Started		-	
	(iii)	Lift wells along with water proofing	Not Started		-	
	(iv)	Lift lobbies/ common areas floor wise	Not Started		-	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		-	
	(ii)	Electrical works including wiring	Not Started		-	
	(iii)	Plumbing works	Not Started		-	
12.	Status of wall plastering					
	(i)	External plaster	Not Started		-	
	(ii)	Internal plaster	Not Started		-	
13.	Status of wall tiling					
	(i)	In bathroom	Not Started		-	
	(ii)	In kitchen	Not Started		-	
14.	Status of flooring					
	(i)	Common areas	Not Started		-	
	(ii)	Units/ flats	Not Started		-	

Sr. No.	Tasks/Activity	Description of work done	(%)of total proposed work
	Sub-Structure Status		
15.	Status of white washing		

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CA/2009/128463
Regd. Architect

	(i)	Internal walls	-	-
	(ii)	External walls	-	-
16.	Status of finishing			
	(i)	Staircase with railing	-	-
	(ii)	Lift wells	-	-
	(iii)	Lift lobbies/ common areas floor wise	-	-
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	-
	(ii)	Sanitary fixtures	-	-
	(iii)	Modular kitchen	-	-
	(iv)	Electrical fittings/ lighting	-	-
	(v)	Gas piping (if any)	-	-
	(other than flat/units)			
	(vi)	Lifts installation	-	-
	(vii)	Overhead tanks	-	-
	(viii)	Underground water tank	-	-
	(ix)	Firefighting fitting and equipment's as per CFO NOC	-	-
	(x)	Electrical fittings in common areas	-	-
	(xi)	Compliance to conditions of environment/ CRZNOC	-	-
18.	Waterproofing of terraces		-	-
19.	Entrance lobby finishing		-	-
20.	Status of construction of compound wall		-	-

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	-	Not Started
2.	Parking			
	Covered no.	No	-	Not Started
	Open no.	No	-	Not Started
3.	Water supply	Yes	-	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	-	Not Started
5.	Storm water drains	Yes	-	Not Started

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

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

ASHISH SAWE
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Regd. Architect