INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M Antalya Hills 3

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 Antalya Hills 3**
2.	Location	**Sector- 79 & 79-B, Gurugram**
3.	Licensed area in acres	**24.74375 acres**
4.	Area for registration in acres	**4.42 acres (3.71 acres - RF and 0.71 acres - CC)**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/844/576/2024/71 dated 01.07.2024 (Registration no 71 of 2024 Dated: 01.07.2024 Amended on 26.12.2024)**
6.	Name of licensee	**Licence no. 195 of 2022 dated 29.11.2022 granted to Sh. Ajay Pal, M/s Loon Land Development Limited**
7.	Name of collaborator	**M/s Loon Land Development Limited**
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.	Consultants	Name
1.	Site engineer	**Mr. Prashant Srivastava**
2.	Structural consultant	**BMSF DESIGN CONSULTANTS (P). LTD.**
3.	Proof consultant	**NNC Design International**
4.	MEP consultant	**"Electrical & HVAC - Ampower Consultancy PF &FF - Kumar Endecom"**
5.	Site supervisor/in charge	**Mr. Prashant Srivastava**



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)		**Independent Residential Floors no 512 and 117 Commercial Units (128 residential plots and 3 commercial plot)**		
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.)	-	8318	100%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	333	31940	96%
3.	**MEP**			
3.1	Mechanical (Lifts, ventilation, etc.)	998	11309	34%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	665	11976	36%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	498	11642	35%
4.	**Finishing**			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	831	15469	46.5%
4.2	External (Plaster, painting, facade, etc.)	498	15967	48%

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	Under Progress	97%
	(ii) Pile	N.A.	N.A.
3.	Number of basement(s)		

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	(i)	Basement Level 1	Under Progress		95%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		4 Floors on each plot		96%	
6.	Total area on each floor		As Per Approved Building Plan		96%	
7.	Stilt floor/ ground floor		Under Progress		93%	
8.	Status of laying of slabs floor wise		Under Progress		96%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		Under Progress		96%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		58%	
	(ii)	Staircase	Under Progress		96%	
	(iii)	Lift wells along with water proofing	Under Progress		95%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		95%	
10.	Fixing of door and window frames in flats/ units		Under Progress		11%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		34%	
	(ii)	Electrical works including wiring	Under Progress		36%	
	(iii)	Plumbing works	Under Progress		35%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		48%	
	(ii)	Internal plaster	Under Progress		46.5%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		21%	
	(ii)	In kitchen	Under Progress		22%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		17%	
	(ii)	Units/ flats	Under Progress		16%	



Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	(%) of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Under Progress	34%
	(ii)	External walls	Under Progress	41.5%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	47%
	(ii)	Lift wells	Under Progress	29%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	29%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under Progress	12%
	(ii)	Sanitary fixtures	Started	9%
	(iii)	Modular kitchen	Started	8%
	(iv)	Electrical fittings/ lighting	Under Progress	12%
	(v)	Gas piping (if any)	Not Started	0%
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	12%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Under Progress	15%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Under Progress	10%
	(xi)	Compliance to conditions of environment/ CRZNOC	N.A.	N.A.
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Under Progress	12%
20.	Status of construction of compound wall		Under Progress	12%

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
2.	Parking			
	Covered no.	Yes	0%	Not Started



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

Ar. ASHISH SAWA
CA/2001/28463
Regd. Architect

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