INDIVALUE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M St. Andrews at SCDA

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 St. Andrews at SCDA**
2.	Location	**Sector- 113, Gurugram, Haryana**
3.	Licensed area in acres	**10.2250 Acres**
4.	Area for registration in acres	**1.515 Acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/916/648/2025/19 dated 20.02.2025 (Registration no 19 of 2025 dated 20.02.2025)**
6.	Name of licensee	**Licence no 229 of 2023 dated 02.11.2023 granted to M/s Union Buildmart Private Limited**
7.	Name of collaborator	**M/s Union Buildmart Private Limited**
8.	Name of developer	**M/s Union Buildmart 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	M Murugan
2.	Structural consultant	NNC Design
3.	Proof consultant	" Shanghvi & Associates Consultants Pvt. Ltd"
4.	MEP consultant	GIAN P Mathur And Associates Pvt Ltd
5.	Site supervisor/in charge	M Murugan

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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

Place : Gurugram

Issued without prejudice,

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)			**2 Towers (244 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.)		187	9013	96%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		3238	19428	30%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	1941	1941	3%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	1942	7120	11%
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	1942	7769	12%
4.	**Finishing**				
	4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	-	Not Started	0%
	4.2	External (Plaster, painting, facade, etc.)	-	Not Started	0%

Sr. No.	Tasks/ Activity		Description of work done	(%) of total proposed work
	Sub-Structure Status			
1.	Excavation		Under progress	97%
2.	Laying of foundation			
	(i)	Raft	Completed	100%
	(ii)	Pile	Completed	100%

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3.	Number of basement(s)					
	(i)	Basement Level 1	Under progress		51%	
	(ii)	Basement level 2*	Under progress		61%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Started		8%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plans		30%	
6.	Total area on each floor		As Per Approved Building Plans		NA	
7.	Stilt floor/ ground floor		Under Progress		91%	
8.	Status of laying of slabs floor wise		Under Progress		30%	
	Cumulative number of slabs in the building/ tower (2) laid by end of quarter		Under Progress		30%	
9.	Status of construction					
	(i)	Walls on floors	Started		5%	
	(ii)	Staircase	Started		6%	
	(iii)	Lift wells along with water proofing	Not Started		0%	
	(iv)	Lift lobbies/ common areas floor wise	Not Started		0%	
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	Started		3%	
	(ii)	Electrical works including wiring	Under Progress		11%	
	(iii)	Plumbing works	Under Progress		12%	
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%	

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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
2.	Parking			
	Covered no.	Yes	0%	Not Started
	Open no.	Yes	0%	Not Started

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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	Yes	0%	Not Started
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)	Yes	0%	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	No	NA	NA
22.	Others	No	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	NA	NA	NA

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

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Regd. Architect