INDIVALUE ADVISORS PRIVATE LIMITED
Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
Email : Indivalueadvisors@gmail.com Mobile +91-7044091174
CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ M3M Mansion

## 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 Mansion** |
| 2. | Location | **Sector 113 Gurugram, Haryana** |
| 3. | Licensed area in acres | **10.2250 Acres** |
| 4. | Area for registration in acres | **8.7100 Acres** |
| 5. | HARERA registration no. | **RC/REP/HARERA/GGM/802/534/2024/29 dated 18.03.2024 (Registration no-29 of 2024 dated 18.03.2024)** |
| 6. | Name of licensee | **Licence no 229 of 2023 dated 02.11.2023 granted to Union Buildmart Private Limited & Others (Vibrant Infratech Pvt. Ltd. and Targe Buildcon Pvt. Ltd.)** |
| 7. | Name of collaborator | **Union Buildmart Private Limited** |
| 8. | Name of developer | **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 | **Mr. 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 | **Mr. M Murugan** |



| | |
|---|---|
| 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. |

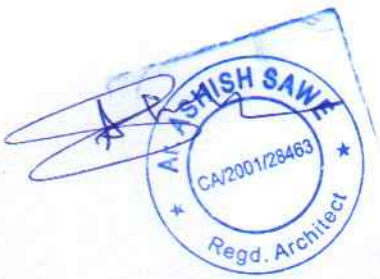
Date: 01.10.2026

Place : Gurugram

Issued without prejudice,

Name:- **Ar. ASHISH SAWE**

Stamp:




Council of Architecture (CoA)

Registration no.: CA/2001/28463

(CoA) Registration valid till (date): 31-03-2033

**Table – A**

| | |
|---|---|
| **Building/ Tower no.** (to be prepared separately for each building/ tower in the project/ phase of the project) | **8 Towers (961 Residential units and 7 Commercial units) and 1 EWS** |

**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.) | | 387 | 13756 | 71% |
| 2. | **Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 36848 | 96214 | 47% |
| 3. | **MEP** | | | | |
| | 3.1 | Mechanical (Lifts, ventilation, etc.) | 18423 | 47081 | 23% |
| | 3.2 | Electrical (conduiting, wiring, fixtures, etc.) | 20470 | 38893 | 19% |
| | 3.3 | Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.) | 10235 | 36846 | 18% |
| 4. | **Finishing** | | | | |
| | 4.1 | Internal (plaster, tilling, flooring, painting, etc. within units and common areas) | Started | Started | 4% |
| | 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 | | Under Progress | 90% |
| 2. | Laying of foundation | | | |
| | (i) | Raft | Completed | 100% |
| | (ii) | Pile | Completed | 100% |
| 3. | Number of basement(s) ( 2 ) | | | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| | (i) | Basement Level 1 | Under Progress | | 83% | |
| | (ii) | Basement level 2* | Under Progress | | 85% | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | Under Progress | | 10% | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | As Per Approved Building Plans | | 47% | |
| 6. | Total area on each floor | | As Per Approved Building Plans | | NA | |
| 7. | Stilt floor/ ground floor | | Under Progress | | 79% | |
| 8. | Status of laying of slabs floor wise | | Under Progress | | 47% | |
| | Cumulative number of slabs in the building/ tower laid by end of quarter | | Under Progress | | 47% | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | Under Progress | | 25% | |
| | (ii) | Staircase | Under progress | | 39% | |
| | (iii) | Lift wells along with water proofing | Under progress | | 19% | |
| | (iv) | Lift lobbies/ common areas floor wise | Under progress | | 25% | |
| 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 | | 23% | |
| | (ii) | Electrical works including wiring | Under Progress | | 19% | |
| | (iii) | Plumbing works | Under Progress | | 18% | |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster | Not Started | | 0% | |
| | (ii) | Internal plaster | Started | | 5% | |
| 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<br>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 | Started | 7% |
| | (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 | - | Not Started |
| 2. | Parking | | | |
| | Covered no. | Yes | - | |
| | Open no. | Yes | - | Not Started |
| 3. | Water supply | Yes | - | Not Started |

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| | | | | |
|---|---|---|---|---|
| 4. | Sewerage (chamber, lines, septic tanks, STP) | Yes | - | Not Started |
| 5. | Storm water drains | Yes | - | Not Started |
| 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 | Yes | - | 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 | - | N.A. |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community Centre | No | N.A. | N.A. |
| 18. | Others | No | N.A. | N.A. |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | No | - | N.A. |
| 20. | Dispensary | No | - | N.A. |
| 21. | Club | No | - | N.A. |
| 22. | Others | No | - | N.A. |
| **B-4** | **Services/ facilities to be transferred to competent authority** | | | |
| 23. | * | No | - | N.A. |

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

