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 CROWN PHASE 1
Email : Rera@indivalue.org

Architect's 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 CROWN PHASE 1**
	2.	Location	**SECTOR-111, Gurugram, Haryana**
	3.	Licensed area in acres	**15.99375 acres**
	4.	Area for registration in acres	**11.6023 acres**
	5.	HARERA registration no.	**RC/REP/HARERA/GGM/687/ 419 / 2023 /31 dated: 02.02.2023 (Registration No. 31 of 2023 dated 02.02.2023)**
	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	**Studio Symbiosis**
	3.	Proof consultant	**Manish Consultants**
	4.	MEP consultant	**Studio Symbiosis**
	5.	Site supervisor/incharge	**Dheeraj Mal**

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

1.

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)		**11 Towers (1332 Residential Unit)**		
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.)**	**(%) of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	410	40847	99.5%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	14235	161927	91%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	3558	92528	52%
	3.2 Electrical (Conducting, wiring, fixtures, etc.)	3558	90749	51%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	3558	97868	55%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	5338	88969	50%
	4.2 External (Plaster, painting, facade, etc.)	3558	64056	36%

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

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

3.	Number of basement(s) (1)					
	(i)	Basement Level 1	Under Progress		98%	
	(ii)	Basement Level 2	Under Progress		88%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plans		91%	
6.	Total area on each floor		As Per Approved Building Plans		NA	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Under Progress		91%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		82%	
	(ii)	Staircase	Under Progress		81%	
	(iii)	Lift wells along with water proofing	Under Progress		79%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		81%	
10.	Fixing of door and window frames in flats/ units		Started		11%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Under Progress		52%	
	(ii)	Electrical works including wiring	Under Progress		51%	
	(iii)	Plumbing works	Under Progress		55%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		36%	
	(ii)	Internal plaster	Under Progress		50%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		35%	
	(ii)	In kitchen	Under Progress		35%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		50%	
	(ii)	Units/ flats	Under Progress		55%	



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	45%
	(ii)	External walls	Under Progress	47%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	44%
	(ii)	Lift wells	Under Progress	42%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	50%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Started	5%
	(ii)	Sanitary fixtures	Under Progress	24%
	(iii)	Modular kitchen	Started	2%
	(iv)	Electrical fittings/ lighting	Under Progress	44%
	(v)	Gas piping (if any)	Under Progress	36%
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	20%
	(vii)	Overhead tanks	Under Progress	15%
	(viii)	Underground water tank	Under Progress	22%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Under Progress	28%
	(x)	Electrical fittings in common areas	Under Progress	37%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	NA
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Started	13%
20.	Status of construction of compound wall		Under Progress	43%



Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%)ofwork done	Remarks
B1	**Services**			
1.	Internal roads & pavements	Yes	Not Started	Not Started
2.	Parking	Yes	Not Started	Not Started
	Covered	Yes	Not Started	Not Started
	Open no. Surface	Yes	Not Started	Not Started
3.	Water supply	Yes	4%	Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	4%	Started
5.	Storm water drains	Yes	7%	Started
6.	Landscaping & tree plantation	Yes	Not Started	Not Started
7.	Parks and playgrounds	Yes	15%	Under Progress
	Fixing of children play equipment's	Yes	Not Started	Not Started
	Benches	Yes	12%	Under progress
8.	Shopping area	No	NA	NA
9.	Street lighting/ electrification	Yes	Not Started	Not Started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Not Started	Not Started
11.	Solid waste management & disposal	Yes	Not Started	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	Not Started	Not Started
13.	Energy management (solar)	Yes	Not Started	Not Started
14.	Fire protection and fire safety requirements	Yes	36%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	11%	Under Progress
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	Yes	35%	Under progress
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----------