INDIVALUE ADVISORS PRIVATE LIMITED
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IVAPL/03/09/2026/ M3M GOLF HILLS 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 GOLF HILLS PHASE 1**
2.	Location	**SECTOR 79, Gurugram, Haryana**
3.	Licensed area in acres	**53.3833 Acres**
4.	Area for registration in acres	**20.0438 Acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/704/436/2023/48 dated 29.03.2023 (Registration No 48 of 2023)**
6.	Name of licensee	**Licence no 19 of 2019 dated 11.02.2019 granted to M/s Loon Land Development Ltd., Surat Singh S/o Ramchander and Others**
7.	Name of collaborator	**NA**
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	Harpal
2.	Structural consultant	GEO Designs And Research Private Limited
3.	Proof consultant	Shanghvi & Associates Consultants Pvt. Ltd
4.	MEP consultant	Paradise (MEP) Services Consultants
5.	Site supervisor/incharge	Dilbag Singh

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

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



Council of Architecture (CoA)
Registration no. : CA/2001/28463
(CoA) Registration valid till (date): 31-12-2033

Table –

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Project Consist 1309 Residential Unit in 11 Towers**		
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.)		-	91060	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		6520	193453	89%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	4347	69552	32%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	6520	65205	30%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6520	67378	31%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	4346	41296	19%
	4.2	External (Plaster, painting, facade, etc.)	1086	34776	64%

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	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plans		89%	
6.	Total area on each floor		As Per Approved Building Plans		NA	
7.	Stilt floor/ ground floor		Under progress		86%	
8.	Status of laying of slabs floor wise		Under Progress		89%	
9.	Status of construction					
	(i)	Walls on floors	Under progress		69%	
	(ii)	Staircase	Under progress		85%	
	(iii)	Lift wells along with water proofing	Under progress		94%	
	(iv)	Lift lobbies/ common areas floor wise	Under progress		96%	
10.	Fixing of door and window frames in flats/ units		Started		2%	
11.	Status of MEP		**Internal (within flat)**	**External works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works	Under progress		32%	
	(ii)	Electrical works including wiring	Under progress		30%	
	(iii)	Plumbing works	Under progress		31%	
12.	Status of wall plastering					
	(i)	External plaster	Under progress		64%	
	(ii)	Internal plaster	Under progress		29%	
13.	Status of wall tiling					
	(i)	In bathroom	Under progress		14%	
	(ii)	In kitchen	Under progress		13%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		11%	
	(ii)	Units/ flats	Under progress		13%	

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

Sr.No.	Tasks/ Activity Sub-Structure Status		Description of work done	(%) of total proposed work (%)
15.	Status of white washing			
	(i)	Internal walls	Started	1%
	(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	Started	2%
	(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	Under Progress	18%
	(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	N.A
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
B1	**Services**			
1.	Internal roads & pavements	YES	0%	Not Started
2.	Parking	YES	0%	Not Started
	Covered	YES	0%	Not Started
	Open no. Surface	YES	0%	Not Started
3.	Water supply	YES	7%	Started
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	8%	Started
5.	Storm water drains	YES	7%	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	No	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	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----------