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 GOLF HILLS PHASE 2

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 2**
	2.	Location	**SECTOR 79/ 79B Gurugram, Haryana**
	3.	Licensed area in acres	**74.3458 Acres**
	4.	Area for registration in acres	**14.6438 Acres**
	5.	HARERA registration no.	**RC/REP/HARERA/GGM/809/541/ 2024/36 dated 01.04.2024 (Registration No 36 of 2024 dated 01.04.2024)**
	6.	Name of licensee	**Licence no 19 of 2019 dated 11.02.2019, Licence no 226 of 2023 dated 31.10.2023 and 227 of 2023 dated 31.10.2023 granted to M/s Loon Land Development Ltd, Surat Singh S/o Ramchander and Others in collaboration with M/s Loon Land Development Limited**
	7.	Name of collaborator	-
	8.	Name of developer	**M/S Loon Land Development 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	**Mr. Priyank Sharma**
	2.	Structural consultant	**M/s GEO Designs and Research Private Limited**
	3.	Proof consultant	**M/s Shanghvi & Associates Consultants Private Limited**
	4.	MEP consultant	**M/s Paradise Services Consultants**
	5.	Site supervision incharge	**Mr. Saurav**

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 – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Project Consist 590 Residential Unit in 5 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.)		1025	49728	97%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		2426	92200	76%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	3639	63083	52%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	3639	60656	50%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1820	64296	53%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	2426	53378	44%
	4.2	External (Plaster, painting, facade, etc.)	2477	49535	40%

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

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

3.	Number of basement(s)					
	(i)	Basement Level 1	Under Progress		90%	
	(ii)	Basement Level 2	Under Progress		86%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plans		76%	
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		Work in Progress		76%	
9.	Status of construction					
	(i)	Walls on floors	Work in Progress		43%	
	(ii)	Staircase	Work in Progress		75%	
	(iii)	Lift wells along with water proofing	Work in Progress		76%	
	(iv)	Lift lobbies/ common areas floor wise	Work in Progress		75%	
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		52%	
	(ii)	Electrical works including wiring	Under Progress		50%	
	(iii)	Plumbing works	Under Progress		53%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		40%	
	(ii)	Internal plaster	Under Progress		44%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		13.5%	
	(ii)	In kitchen	Under Progress		14%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		12.5%	
	(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	Under progress	38%
	(ii)	External walls	Under progress	39%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	17%
	(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	9%
	(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
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	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)	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	N.A.	N.A.	N.A.
22.	Others	N.A.	N.A.	N.A.

AR. ASHISH SAWE CA/2001/28453 Regd. Architect

B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	N.A.	N.A.	N.A.

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

