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 ANTALYA HILLS PHASE II
Email : Rera@indivalue.org

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 ANTALYA HILLS PHASE II**
	2.	Location	**SECTOR-79 Gurugram, Haryana**
	3.	Licensed area in acres	**24.74375 acres**
	4.	Area for registration in acres	**10.0670 acres**
	5.	HARERA registration no.	**RC/REP/HARERA/GGM/833/565/2024/60 dated 03.06.2024 (Registration no 60 of 2024) Supersedes to RC/REP/HARERAGGM/662/394/2023/06 DATED 12.01.2023(Registration no 06 of 2023 dated 12.01.2023)**
	6.	Name of licensee	**Licence no 195 of 2022 dated 29.11 2022 granted to Sh. Ajay Pal, Sh. Deepak Yadav, M/s Loon Land Development Ltd. And others**
	7.	Name of collaborator	**M/s Loon Land Development Limited.**
	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	**Prashant Srivastava**
	2.	Structural consultant	**BMSF DESIGN CONSULTANTS (P). LTD.**
	3.	Proof consultant	**NNC Design International**
	4.	MEP consultant	**"Electrical & HVAC - Ampower Consultancy PF &FF - Kumar Endecom"**
	5.	Site supervisor/incharge	

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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

Issued without prejudice,

Place : Gurugram

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)			**Project consist 1392 Residential Unit, on 348 Plots**		
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.)		-	40526	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		1662	74789	90%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	634	29824	47%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	1545	50995	66%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1330	27920	42%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	3377	20747	43%
	4.2	External (Plaster, painting, facade, etc.)	3878	23268	42%

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Regd. Architect

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	-		-	
3.	Number of basement(s) (1)					
	(i)	Basement Level 1	Under Progress		93%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		Under Progress		90%	
6.	Total area on each floor		Under Progress		90%	
7.	Stilt floor/ ground floor		Under Progress		95%	
8.	Status of laying of slabs floor wise		Under Progress		90%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		75%	
	(ii)	Staircase	Under Progress		90%	
	(iii)	Lift wells along with water proofing	Under Progress		90%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		90%	
10.	Fixing of door and window frames in flats/ units		Under Progress		42%	
11.	Status of MEP		**Internal (within flat)**	**External works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works	Under Progress		47%	
	(ii)	Electrical works including wiring	Under Progress		66%	
	(iii)	Plumbing works	Under Progress		42%	
12.	Status of wall plastering					
	(i)	External plaster	Under Progress		42%	
	(ii)	Internal plaster	Under Progress		43%	
13.	Status of wall tiling					
	(i)	In bathroom	Under Progress		41%	
	(ii)	In kitchen	Under Progress		33%	
14.	Status of flooring					
	(i)	Common areas	Under Progress		44%	
	(ii)	Units/ flats	Under Progress		35%	



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	32%
	(ii)	External walls	Under Progress	39%
16.	Status of finishing			
	(i)	Staircase with railing	Under Progress	50%
	(ii)	Lift wells	Under Progress	78%
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	56%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Under Progress	28%
	(ii)	Sanitary fixtures	Under Progress	29%
	(iii)	Modular kitchen	Under Progress	28%
	(iv)	Electrical fittings/ lighting	Under Progress	59%
	(v)	Gas piping (if any)	Under Progress	25%
	(other than flat/units)			
	(vi)	Lifts installation	Under Progress	28%
	(vii)	Overhead tanks	Under Progress	49%
	(viii)	Underground water tank	Under Progress	45%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	NA
	(x)	Electrical fittings in common areas	Under Progress	35%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	NA
18.	Waterproofing of terraces		Under Progress	31%
19.	Entrance lobby finishing		Under Progress	35%
20.	Status of construction of compound wall		Under Progress	36%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%)of work done	Remarks
B1	Services			
1.	Internal roads & pavements	Yes	25%	Under Progress



2.	Parking	Yes	35%	Under Progress
	Covered	NO	N.A.	N.A.
3.	Water supply	Yes	35%	Under Progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	37%	Under Progress
5.	Storm water drains	Yes	29%	Under Progress
6.	Landscaping & tree plantation	Yes	25%	Under process
7.	Parks and playgrounds	Yes	15%	Under Progress
	Fixing of children play equipment's	Yes	0%	Not Started
8.	Shopping area	Yes	11%	Under Progress
9.	Street lighting/ electrification	Yes	9%	Started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	8%	Started
11.	Solid waste management & disposal	NA	NA	NA
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	32%	Under Progress
13.	Energy management (solar)	NA	NA	NA
14.	Fire protection and fire safety requirements	Yes	24%	Under progress
15.	Electrical meter room, sub-station, receiving station	Yes	28%	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	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	Yes	22%	Under progress
22.	Others	NA	NA	NA
B-4	Services/ facilities to be transferred to competent authority			
23.	*	NA	NA	NA

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

ASHISH SAWE
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Regd. Architect