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/ Commercial-01 in M3M Antalya Hills Phase-I

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	**Commercial-01 in M3M Antalya Hills Phase-I**
2.	Location	**Sector- 79, Gurugram**
3.	Licensed area in acres	**8.7111 acres**
4.	Area for registration in acres	**0.2496 acres**
5.	HARERA registration no.	**RC/REP/HARERA/GGM/867/599/2024/94 Dated 09.09.2024 (Registration no. 94 of 2024)**
6.	Name of licensee	**Licence no. 194 of 2022 dated 29.11.2022 granted to M/s Loon Land Development Limited**
7.	Name of collaborator	**N.A.**
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	**Mr. Prashant Srivastava**
2.	Structural consultant	**M/s RD Consultants**
3.	Proof consultant	**M/s Optimum Design Private Limited.**
4.	MEP consultant	**"Electrical & HVAC - Ampower Consultancy PF &FF - Kumar Endecom"**
5.	Site supervisor/in charge	**Mr. Prashant Srivastava**

Ar. ASHISH SAWE CA/2006/28483 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

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)			**Commercial-01 in M3M Antalya Hills Phase-I (28 Commercial Units)**		
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.)		-	441	100%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		35	1587	90%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	35	597	34%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	52	490	28%
	3.3	Plumbing &Fire-fighting (piping, pumps and pump room, fixtures, etc.)	52	579	33%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	17	430	25%
	4.2	External (Plaster, painting, facade, etc.)	35	347	20%

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



	(i)	Basement Level 1	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As Per Approved Building Plan		90%	
6.	Total area on each floor		Work in Progress		90%	
7.	Stilt floor/ ground floor		Work in Progress		94%	
8.	Status of laying of slabs floor wise		As Per Approved Building Plans		90%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		As Per Approved Building Plans		90%	
9.	Status of construction					
	(i)	Walls on floors	Work in Progress		50%	
	(ii)	Staircase	Work in Progress		50%	
	(iii)	Lift wells along with water proofing	Work in Progress		86%	
	(iv)	Lift lobbies/ common areas floor wise	Work in Progress		87%	
10.	Fixing of door and window frames in flats/ units		Work in Progress		17%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Work in Progress		34%	
	(ii)	Electrical works including wiring	Work in Progress		28%	
	(iii)	Plumbing works	Work in Progress		33%	
12.	Status of wall plastering					
	(i)	External plaster	Work in Progress		20%	
	(ii)	Internal plaster	Work in Progress		25%	
13.	Status of wall tiling					
	(i)	In bathroom	Work in Progress		15%	
	(ii)	In kitchen	Work in Progress		17%	
14.	Status of flooring					
	(i)	Common areas	Work in Progress		20%	
	(ii)	Units/ flats	Work in Progress		16%	

Ar. ASHISH SAW
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	Work in Progress	14%
	(ii)	External walls	Work in Progress	18%
16.	Status of finishing			
	(i)	Staircase with railing	Work in Progress	48%
	(ii)	Lift wells	Work in Progress	90%
	(iii)	Lift lobbies/ common areas floor wise	Work in Progress	20%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Work in Progress	20%
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	Work in Progress	21%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	NA	NA
	(vii)	Overhead tanks	NA	NA
	(viii)	Underground water tank	Work in Progress	21%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Work in Progress	15%
	(x)	Electrical fittings in common areas	Work in Progress	18%
	(xi)	Compliance to conditions of environment/ CRZNOC	6 Month Compliance Done	N.A.
18.	Waterproofing of terraces		Work in Progress	17%
19.	Entrance lobby finishing		Work in Progress	24%
20.	Status of construction of compound wall		Work in Progress	30%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	0%	Not Started
2.	Parking			
	Covered no.	Yes	0%	Not Started
	Open no.	Yes	0%	Not Started

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

3.	Water supply	Yes	0%	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	18%	Work in Progress
5.	Storm water drains	Yes	20%	Work in Progress
6.	Landscaping & tree plantation	Yes	0%	Not Started
7.	Parks and playgrounds	No	NA	NA
	Fixing of children play equipment's	No	NA	NA
	Benches	No	NA	NA
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)	No	NA	NA
14.	Fire protection and fire safety requirements	No	NA	NA
15.	Electrical meter room, sub-station, receiving station	Yes	20%	Work in Progress
16.	Other (option to add more)	No	NA	NA
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	No	NA	NA
18.	Others	No	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	NA
20.	Dispensary	No	NA	NA
21.	Club	No	NA	NA
22.	Others	No	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	NA	NA

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

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