INDIVALUE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

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	URBAN RESORT (Group Housing Colony)
2.	Location	Sector 103 , Gurugram
3.	Licensed area in acres	19.23126 Acres
4.	Area for registration in acres	5.86296 Acres
5.	HARERA registration no.	65 of 2024 Dated 18.06.2024
6.	Name of licensee	M/s Whiteland Corporation Private Limited
7.	Name of collaborator	N.A.
8.	Name of developer	M/s Whiteland Corporation Private Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	05.10.2026
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. Manish
2.	Structural consultant	M/s. Vintech Consultants
3.	Proof consultant	Optimal Consultancy Services Pvt. Ltd
4.	MEP consultant	CP Vidya & Associates
5.	Site supervisor/in charge	Mr. Rameshwar



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: 05.10.2026

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)			**5 Nos of Tower 848 Units including 36 service units. Tower no. 2 , 3, 4, 4A & 4B**		
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.)		4043	32346	40%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		Started	Started	0%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	Not Started	-	-
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	Not Started	-	-
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	Not Started	-	-
4.	**Finishing**				
	4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	Not Started	-	-
	4.2	External (Plaster, painting, facade, etc.)	Not Started	-	-

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	Work In Progress	96%

	(ii)	Pile/ Diaphragm Wall	Completed	100% D-Wall is encompassing the entire periphery of plot line of all phases except phase 3.
3.	Number of basement(s)			
	(i)	Basement 1	Work In Progress	45%
	(ii)	Basement 2	Work In Progress	20%
	(iii)	Basement 3	Started	0%
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building		Not Started	Not Started
6.	Total area on each floor		Not Started	Not Started
7.	Stilt floor/ ground floor		Not Started	Not Started
8.	Status of laying of slabs floor wise		Not Started	Not Started
	Cumulative number of slabs in the building/ tower (6) laid by end of quarter		Not Started	Not Started
9.	Status of construction			
	(i)	Walls on floors	Not Started	Not Started
	(ii)	Staircase	Not Started	Not Started
	(iii)	Lift wells along with water proofing	Not Started	Not Started
	(iv)	Lift lobbies/ common areas floor wise	Not Started	Not Started
10.	Fixing of door and window frames in flats/ units		Not Started	Not Started
11.	Status of MEP		Internal (within flat) / External works	Internal (within flat) / External works
	(i)	Mechanical works	Not Started	Not Started
	(ii)	Electrical works including wiring	Not Started	Not Started
	(iii)	Plumbing works	Not Started	Not Started
12.	Status of wall plastering			
	(i)	External plaster	Not Started	Not Started
	(ii)	Internal plaster	Not Started	Not Started

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13.	Status of wall tiling			
	(i)	In bathroom	Not Started	Not Started
	(ii)	In kitchen	Not Started	Not Started
14.	Status of flooring			
	(i)	Common areas	Not Started	Not Started
	(ii)	Units/ flats	Not Started	Not Started

	Tasks/Activity Sub-Structure Status		Description of work done	(%)of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Not Started	Not Started
	(ii)	External walls	Not Started	Not Started
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	Not Started
	(ii)	Lift wells	Not Started	Not Started
	(iii)	Lift lobbies/ common areas floor wise	Not Started	Not Started
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	Not Started
	(ii)	Sanitary fixtures	Not Started	Not Started
	(iii)	Modular kitchen	Not Started	Not Started
	(iv)	Electrical fittings/ lighting	Not Started	Not Started
	(v)	Gas piping (if any)	Not Started	Not Started
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	Not Started
	(vii)	Overhead tanks	Not Started	Not Started
	(viii)	Underground water tank	Not Started	Not Started
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	Not Started
	(x)	Electrical fittings in common areas	Not Started	Not Started
	(xi)	Compliance to conditions of environment/ CRZNOC	Not Started	Not Started

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18.	Waterproofing of terraces	Not Started	Not Started
19.	Entrance lobby finishing	Not Started	Not Started
20.	Status of construction of compound wall	Not Started	Not Started

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

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B-2	**Community building to be transferred to RWA**			
17.	Community Centre	Yes	0%	Not Started
18.	Others	No	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	N.A.	N.A.
20.	Dispensary	No	N.A.	N.A.
21.	Club	No	N.A.	N.A.
22.	Others	Yes	0%	Not Started
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	N.A.	N.A.

---End of Report---

