INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ URBAN RESORT Phase-6

## 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 Phase-6 |
| 2. | Location | Sector 103 , Gurugram |
| 3. | Licensed area in acres | 19.23126 Acres |
| 4. | Area for registration in acres | 0.8519 Acres |
| 5. | HARERA registration no. | 53 of 2025 Dated 16.05.2025 |
| 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) | | **No.s of Towers 1 EWS, 1 Nursery School, 1 Primary School ( 270 EWS 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.) | Started | Started | 3% Execution work for EWS will start later on. At present, this area is utilized by KPIL temp. infra |
| 2. | **Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | Not Started | - | - |
| 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 | Started | 3% |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 2. | Laying of foundation | | Not Started | | - | |
| | (i) | Raft | Not Started | | - | |
| | (ii) | Pile / Diaphragm Wall | Completed | | 100%<br>D-Wall is encompassing the entire periphery of plot line of all phases except phase 3. | |
| 3. | Number of basement(s) | | | | | |
| | (i) | N.A. | Not Started | | Not Started | |
| | (ii) | N.A. | Not Started | | Not Started | |
| 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 | |

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| | | | | |
|---|---|---|---|---|
| | (ii) | Internal plaster | Not Started | Not Started |
| 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<br>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---

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