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/Elan Imperial
Annexure-A

| Architect's Certificate | | | |
|---|---|---|---|
| **Report for quarter ending u** | | | **'July to September' 2026** |
| **Subject** | | | Certificate of progress of construction work |
| **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 | **Elan Imperial** |
| | 2. | Location | Sector-82, Gurugram |
| | 3. | Licensed area in acres | 7.6499 |
| | 4. | Area for registration in acres | 7.6499 |
| | 5. | HARERA registration No. | 15 of 2024 |
| | 6. | Name of licensee | Elan Imperial Private Limited |
| | 7. | Name of collaborator | N/A |
| | 8. | Name of developer | Elan Imperial Private Limited |
| **2.** | **Details related to inspection are as under** | | |
| | 1. | Date of certifying of percentage of construction work/ site inspection | 12.10.2026 |
| | 2. | Name of Architect/Architect's firm | ASHISH SAWE C/o INDIVALUE ADVISORS PRIVATE LIMITED |
| | 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 | Shikhar Bhargava |
| | 2. | Structural consultant | KPM Engineering Solution Pvt Ltd |
| | 3. | Proof consultant | Optimal Consultancy Services (P) LTD |
| | 4. | MEP consultant | Sanelac Consultants |
| | 5. | Site supervisor/ in charge | Manav Goyal |

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. |

Issued without prejudice
Yours faithfully,

Name- **AR. ASHISH SAWE**
Stamp




Date- 12.10.2026

Place - Gurugram

Council of architects
registration no.(COA) : CA/2001/28463
Council of architects (CoA) : 31-12-2033
registration valid till (date)

| Table – A | | | | |
|---|---|---|---|---|
| **Building/ Tower no. 1** (to be prepared separately for each building/ tower in the project/ phase of the project) | | ELAN IMPERIAL Commercial 1305 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 (Percentage)** |
| **1.** | **Sub structure** (inclusive of Diaphragm Wall, excavation, foundation, basements, water proofing, etc.) | 8083 | 48500 | 78% |
| **2.** | **Super structure** (slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.) | 1429 | 1429 | 1% |
| **3.** | **MEP** | | | |
| | 3.1 Mechanical (lifts, ventilation, etc.) | Not Started | Not Started | 0% |
| | 3.2 Electrical (conduiting, wiring, fixtures, etc.) | Not Started | Not Started | 0% |
| | 3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) | Not Started | Not Started | 0% |
| **4.** | **Finishing** | | | |
| | 4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas) | Not Started | Not Started | 0% |
| | 4.2 External (plaster, painting, facade, etc.) | Not Started | Not Started | 0% |

| Sr. No. | Tasks/ Activity | | Description of work done | Percentage of total proposed work |
|---|---|---|---|---|
| | **Sub-Structure Status** | | | |
| 1. | Excavation | | In progress | 90% |
| 2. | Laying of foundation | | | |
| | (i) | Raft | In progress | 85% |
| | (ii) | Pile | NA | NA |
| 3. | Number of basement(s) | | | |
| | (i) | Basement Level 1 | In progress | 78% |
| | (ii) | Basement level 2 | In progress | 78% |
| | (iii) | Basement level 3 | In progress | 78% |

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

| | | | | | | |
|---|---|---|---|---|---|---|
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | Not Started | | 0% | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | Not Started | | 0% | |
| 6. | Total area on each floor | | Not Started | | 0% | |
| 7. | Stilt floor/ ground floor | | In Progress | | 62% | |
| 8. | Status of laying of slabs floor wise | | Not Started | | 0% | |
| | Cumulative number of slabs in the building/ tower laid by end of quarter | | Not Started | | 0% | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | Not Started | | 0% | |
| | (ii) | Staircase | Not Started | | 0% | |
| | (iii) | Lift wells along with water proofing | Not Started | | 0% | |
| | (iv) | Lift lobbies/ common areas floor wise | Not Started | | 0% | |
| 10. | Fixingofdoorandwindowframesinflats/ units | | Not Started | | 0% | |
| 11. | Status of MEP | | Internal (within flat) | External works | Internal (within flat) | External works |
| | (i) | Mechanical works | Not Started | | 0% | |
| | (ii) | Electrical works including wiring | Not Started | | 0% | |
| | (iii) | Plumbing works | Not Started | | 0% | |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster | Not Started | | 0% | |
| | (ii) | Internal plaster | Not Started | | 0% | |
| 13. | Status of wall tiling | | | | | |
| | (i) | In bathroom | Not Started | | 0% | |
| | (ii) | In kitchen | Not Started | | 0% | |
| 14. | Status of flooring | | | | | |
| | (i) | Common areas | Not Started | | 0% | |
| | (ii) | Units/ flats | Not Started | | 0% | |
| 15. | Status of white washing | | | | | |
| | (i) | Internal walls | Not Started | | 0% | |
| | (ii) | External walls | Not Started | | 0% | |
| 16. | Status of finishing | | | | | |
| | (i) | Staircase with railing | Not Started | | 0% | |

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

| | | | | |
|---|---|---|---|---|
| | (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 | Not Started | 0% |
| | (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/ CRZ NOC | Not Started | 0% |
| 18. | Waterproofing of terraces | | Not Started | 0% |
| 19. | Entrance lobby finishing | | Not Started | 0% |
| 20. | Status of construction of compound wall | | Not Started | 0% |

## Table-B

| Sr. No. | Common areas and facilities amenities | Proposed (Yes/ No) | Percentage of work done | Remarks |
|---|---|---|---|---|
| **B-1** | **Services** | | | |
| 1. | Internal roads & pavements | YES | 3% | Started |
| 2. | Parking | | | |
| | Covered no. .1610 | YES | Not Started | |
| | Open no. . . . | NA | NA | |
| 3. | Water supply | YES | Not Started | |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | YES | Not Started | |
| 5. | Storm water drains | YES | Not Started | |
| 6. | Landscaping & tree plantation | YES | 3% | Started |
| 7. | Parks and playgrounds | NA | NA | |
| | Fixing of children play equipment"s | NA | NA | |
| | Benches | NA | NA | |

ASHISH SAWE CA/2001/28463 Regd. Architect

| | | | | |
|---|---|---|---|---|
| 8. | Shopping area | YES | Not Started | |
| 9. | Street lighting/ electrification | YES | Not Started | |
| 10. | Treatment and disposal of sewage and sullage water/ STP | YES | Not Started | |
| 11. | Solid waste management & disposal | YES | Not Started | |
| 12. | Water conservation, rain water, harvesting, percolating well/ pit | YES | Not Started | |
| 13. | Energy management (solar) | YES | Not Started | |
| 14. | Fire protection and fire safety requirements | YES | Not Started | |
| 15. | Electrical meter room, sub-station, receiving station | YES | Not Started | |
| 16. | Other (option to add more) | | | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community centre | NA | NA | |
| 18. | Others | -- | -- | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | NA | NA | |
| 20. | Dispensary | NA | NA | |
| 21. | Club | NA | NA | |
| 22. | Others | -- | -- | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | -- | -- | - |

----------End Report----------

ASHISH SANE
CA/2001/28463
Regd. Architect