INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ Elan Paradise

Architect's Certificate*			
Report for quarter ending			**'July to September' 2026**
Subject			Certificate of progress of construction work
1.	**I/We have undertaken an 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 PARADISE
	2.	Location	Sector 50, Gurugram
	3.	Licensed area in acres	3.35 Acres
	4.	Area for registration in acres	3.35 Acres
	5.	HARERA registration No.	RC/REP/HARERA/GGM/584/316/2022/59 Dated: 04.07.2022
	6.	Name of licensee	Pyramid City Projects LLP and Others
	7.	Name of collaborator	Elan Limited
	8.	Name of developer	Elan Limited
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	10.10.2026
	2.	Name of Architect/ Architect"s firm	Ar. Ashish Sawe
	3.	Date of site inspection	30.09.2026
3.	**The following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Chasamvir Dhaiya
	2.	Structural consultant	Manish Consultant
	3.	Proof consultant	RK Bhola
	4.	MEP consultant	Environs.
	5.	Site supervisor/incharge	Sanjeev Pandey

Ar. ASHISH SAWE CA/2001/[illegible]463 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: 10.10.2026

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)			ELAN PARADISE (Commercial Colony) Tower A and Tower B, No. of Units 609		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date (SQ.MT)**	**Percentage of work done to the total proposed work (SQ.MT)**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	13536	100%
2.	**Super structure** (slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)		531	25296	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	758	23522	93%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	1264	22763	90%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1011	23268	92%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	758	23269	92%
	4.2	External (plaster, painting, facade, etc.)	506	24281	96%

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

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4.	Waterproofing of the above sub-structure (wherever applicable)		NIL		NIL	
	Super-Structure Status					
5.	Total floors in the tower/ building		Completed		100%	
6.	Total area on each floor		Completed		100%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Completed		100%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	Completed		100%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Completed		100%	
10.	Fixing of door and window frames in flats/ units		Work In progress		75%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Work In progress		93%	
	(ii)	Electrical work including wiring	Work In progress		90%	
	(iii)	Plumbing works	Work In progress		92%	
12.	Status of wall plastering					
	(i)	External plaster	Work In progress		96%	
	(ii)	Internal plaster	Work In progress		92%	
13.	Status of wall tiling					
	(i)	In bathroom	Work In progress		57%	
	(ii)	In kitchen	NA		NA	
14.	Status of flooring					
	(i)	Common areas	Work In progress		59%	
	(ii)	Units/ flats	NA		NA	
15.	Status of whitewashing					
	(i)	Internal walls	Work In progress		66%	
	(ii)	External walls	NA		NA	
16.	Status of finishing					
	(i)	Staircase with railing	Work In progress		55%	

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	(ii)	Lift wells	Work In progress	89%
	(iii)	Lift lobbies/ common areas floor wise	Work In progress	90%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	NA	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NA	NA
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	Work In progress	70%
	(vii)	Overhead tanks	Work In progress	75%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Work In progress	79%
	(x)	Electrical fittings in common areas	Work In progress	39%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Work In progress	42%
18.	Waterproofing of terraces		Work In progress	35%
19.	Entrance lobby finishing		NA	NA
20.	Status of construction of compound wall		Work In progress	50%

Note: (*) extend rows as per requirement.

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	0%	
2.	Parking			
	Covered no. .507.	YES	99%	Work In progress
	Open no. . . . Nil	YES	NA	NA
3.	Water supply	YES		
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	96%	Work In progress
5.	Storm water drains	YES	45%	Work In progress

6.	Landscaping & tree plantation	YES	NIL	
7.	Parks and playgrounds	NA	NA	NA
	Fixing of children play equipment"s	NA	NA	NA
	Benches	NA	NA	NA
8.	Shopping area	YES	NIL	
9.	Street lighting/ electrification	YES	NIL	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	90%	Work In progress
11.	Solid waste management & disposal	YES	NIL	
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	91%	Work In progress
13.	Energy management (solar)	YES	NIL	
14.	Fire protection and fire safety requirements	YES	NIL	
15.	Electrical meter room, sub-station, receiving station	YES	NIL	
16.	Other (option to add more)	--	NIL	

B-2	**Community building to be transferred to RWA**			
17.	Community centre	NO	NO	
18.	Others	--	--	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NO	NO	
20.	Dispensary	NO	NO	
21.	Club	NO	NO	
22.	Others	--	--	
B-4	**Services/ facilities to be transferred to competent authority**	--	--	
23.	*	--	--	

Note: (*) extend as per requirement

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

