INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/03/09/2026/ **ELAN EMPIRE**

Architect's Certificate			
Report for quarter ending			'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 EMPIRE**
	2.	Location	Sector 66, Gurugram
	3.	Licensed area in acres	107.919 Acres
	4.	Area for registration in acres	1.4625 Acres
	5.	HARERA registration No.	80 of 2023 Dated: 24.07.2023
	6.	Name of licensee	EMAAR India Ltd.
	7.	Name of collaborator	N/A
	8.	Name of developer	Elan City LLP
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.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Gurvinder Singh
	2.	Structural consultant	Manish Consultant
	3.	Proof consultant	Civtech
	4.	MEP consultant	Environs Building Services and Consultants
	5.	Site supervisor/in charge	Gurvinder Singh

Ar. ASHISH SAWE CA/2001/28463

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 EMPIRE Commercial Colony (Distinct Commercial Component of Residential Plotted Colony) No. of Towers 1 & No. of Units 351		
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**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	6945	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		3739	14803	95%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	1058	11638	55%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	1480	12693	60%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1692	12060	57%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	934	7477	48%
	4.2	External (plaster, painting, facade, etc.)	6230	10903	70%

B1	**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%

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4.	Waterproofing of the above sub-structure (wherever applicable)		Work In Progress		54%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Work In Progress		95%	
6.	Total area on each floor		Work In Progress		95%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Work In Progress		95%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		Work In Progress		95%	
9.	Status of construction					
	(i)	Walls on floors	Work In Progress		95%	
	(ii)	Staircase	Work In Progress		95%	
	(iii)	Lift wells along with water proofing	Work In Progress		95%	
	(iv)	Lift lobbies/ common areas floor wise	Work In Progress		95%	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Work In Progress		55%	
	(ii)	Electrical works including wiring	Work In Progress		60%	
	(iii)	Plumbing works	Work In Progress		57%	
12.	Status of wall plastering					
	(i)	External plaster	Work In Progress		70%	
	(ii)	Internal plaster	Work In Progress		48%	
13.	Status of wall tiling					
	(i)	In bathroom	Work In Progress		85%	
	(ii)	In kitchen	NIL		NIL	
14.	Status of flooring					
	(i)	Common areas	Work In Progress		20%	
	(ii)	Units/ flats	NIL		NIL	
15.	Status of white washing					
	(i)	Internal walls	Work In Progress		53%	
	(ii)	External walls	NIL		NIL	
16.	Status of finishing					
	(i)	Staircase with railing	Work In Progress		40%	

	(ii)	Lift wells	Work In Progress	40%
	(iii)	Lift lobbies/ common areas floor wise	Work In Progress	35%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	NIL	NIL
	(ii)	Sanitary fixtures	NIL	NIL
	(iii)	Modular kitchen	NIL	NIL
	(iv)	Electrical fittings/ lighting	NIL	NIL
	(v)	Gas piping (if any)	NIL	NIL
	(other than flat/units)			
	(vi)	Lifts installation	Work In Progress	40%
	(vii)	Overhead tanks	NIL	NIL
	(viii)	Underground water tank	Work In Progress	85%
	(ix)	Firefighting fitting and equipment"s as per CFO NOC	Work In Progress	35%
	(x)	Electrical fittings in common areas	Work In Progress	12%
	(xi)	Compliance to conditions of environment/ CRZ NOC	NIL	NIL
18.	Waterproofing of terraces		NIL	NIL
19.	Entrance lobby finishing		NIL	NIL
20.	Status of construction of compound wall		NIL	NIL

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	11%	Started
2.	Parking			
	Covered no. .220.	YES	NIL	
	Open no. . . . 02	YES	NIL	
3.	Water supply	YES	NIL	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	88%	Work In Progress
5.	Storm water drains	YES	NIL	

6.	Landscaping & tree plantation	YES	8%	Started
7.	Parks and playgrounds	NA	NIL	
	Fixing of children play equipment"s	NA	NIL	
	Benches	NA	NIL	
8.	Shopping area	YES	NIL	
9.	Street lighting/ electrification	YES	1%	Started
10.	Treatment and disposal of sewage and sullage water/ STP	YES	NIL	
11.	Solid waste management & disposal	YES	100%	Completed
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	NIL	
13.	Energy management (solar)	YES	NIL	
14.	Fire protection and fire safety requirements	YES	20%	Work In Progress
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 ----------

