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/ The Billionaire Residences

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	The Billionaire Residences
	2.	Location	Sector-02, Gwal Pahari Distt. Gurugram
	3.	Licensed area in acres	4.5875 Acres
	4.	Area for registration in acres	4.5875 Acres
	5.	HARERA registration no.	20 of 2024 dated 11.03.2024
	6.	Name of licensee	Kvell Infrastructure LLP
	7.	Name of collaborator	NA
	8.	Name of developer	Kvell Infrastructure LLP
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	09.10.2026
	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. Sant Ram Malik
	2.	Structural consultant	Mr. Ravi Shankar
	3.	Proof consultant	Mr. Pankaj Nanda



	4.	MEP consultant	Mr. Mohammad Nafees Qureshi
	5.	Site supervisor/incharge	Mr. Sant Ram Malik
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: 09.10.2026

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. / SCO Plots Nos. (to be prepared separately for each building/ tower in the project/ phase of the project)			**The Billionaire Residences**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter Sqm.**	**Cumulative work done value till date Sqm.**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		1305	7975	55%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		581	3196	11%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	Not Started	Not Started	Not Started
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	Not Started	Not Started	Not Started
	3.3	Plumbing &Firefighting (piping, pumps and pump room, fixtures, etc.)	Not Started	Not Started	Not Started
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Not Started	Not Started	Not Started
	4.2	External (plaster, painting, facade, etc.)	Not Started	Not Started	Not Started

Sr. No.	**Tasks/ Activity**	**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status		

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

1.	Excavation		Completed		100%
2.	Laying of foundation				
	(i)	Raft	Not Started		Not Started
	(ii)	Pile	Completed		100%
3.	Number of basement(s)				
	(i)	Basement Level 1	Work In Progress		12%
	(ii)	Basement level 2	Work In Progress		29%
	(iii)	Basement level 3	Work In Progress		47%
	(iv)	Basement level 4	Work In Progress		68%
4.	Waterproofing of the above sub-structure (wherever applicable)		Not Started		0%
	Super-Structure Status				
5.	Total floors in the tower/ building		Started		11%
6.	Total area on each floor		Started		11%
7.	Stilt floor/ ground floor		Started		7%
8.	Status of laying of slabs floor wise		Started		11%
	Cumulative number of slabs in the building/ tower .... laid by end of quarter				
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.	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)

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

	(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%
	(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%

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

	(other than flat/units)		Not Started	0%
	(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	28%	Work in Progress
2.	Parking	Yes	17%	Work in Progress
	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	16%	Work in Progress
7.	Parks and playgrounds	Yes	0%	Not Started
	Fixing of children play equipment's	Yes	0%	Not Started

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