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/10/122024/ M3M 114

Architect's Certificate*

Report for quarter ending	**October to December'' 2024**
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	**M3M 114 Market (PLOTTED COMMERCIAL COLONY)**
2.	Location	**Sector 114 Gurugram Haryana**
3.	Licensed area in acres	**3.8250 Acres**
4.	Area for registration in acres	**3.8250 Acres**
5.	HARERA registration no.	**60 of 2022 dated 04.07.2022**
6.	Name of licensee	**63 of 2022 dated 24.05.2022 valid upto 23.05.2027 granted to Bajghera Enterprises Partnership Firm in Collaboration with Golden gate Propbuild Pvt. Ltd.**
7.	Name of collaborator	**M/s Golden Gate Propbuild Pvt. Ltd.**
8.	Name of developer	**M/s Golden Gate Propbuild Pvt.Ltd. ,Bajghera Enterprises**

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	**31.12.2024**
2.	Name of Architect/ Architect's firm	**Ar. Ashish Sawe**
3.	Date of site inspection	**31.12.2024**

3. **Following technical professionals are appointed by promoter: - (as applicable)**

Sr. No.	Consultants	Name
1.	Site engineer	**Rajneesh Sachdeva**
2.	Structural consultant	-
3.	Proof consultant	-
4.	MEP consultant	-
5.	Site supervisor/in charge	**Rajneesh Sachdeva**



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: **31.12.2024**

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)			M3M 114 Market (PLOTTED COMMERCIAL COLONY)		
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.)		N.A.	N.A.	N.A.
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		N.A.	N.A.	N.A.
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	N.A.	N.A.	N.A.
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	N.A.	N.A.	N.A.
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	N.A.	N.A.	N.A.
4.	**Finishing**				
	4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	N.A.	N.A.	N.A.
	4.2	External (Plaster, painting, facade, etc.)	N.A.	N.A.	N.A.

Sr. No.	**Tasks/ Activity**		**Description of work done**	**(%) of total proposed work**
	Sub-Structure Status			
1.	Excavation		N.A.	N.A.
2.	Laying of foundation		N.A.	N.A.
	(i)	Raft	N.A.	N.A.
	(ii)	Pile	N.A.	N.A.

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3.	Number of basement(s) (4)				N.A.	
	(i)	Basement Level 1	N.A.		N.A.	
	(ii)	Basement level 2*	N.A.		N.A.	
4.	Waterproofing of the above sub-structure (wherever applicable)		N.A.		N.A.	
	Super-Structure Status					
5.	Total floors in the tower/ building		N.A.		N.A.	
6.	Total area on each floor		N.A.		N.A.	
7.	Stilt floor/ ground floor		N.A.		N.A.	
8.	Status of laying of slabs floor wise		N.A.		N.A.	
	Cumulative number of slabs in the building/ tower (6) laid by end of quarter		N.A.		N.A.	
9.	Status of construction					
	(i)	Walls on floors	N.A.		N.A.	
	(ii)	Staircase	N.A.		N.A.	
	(iii)	Lift wells along with water proofing	N.A.		N.A.	
	(iv)	Lift lobbies/ common areas floor wise	N.A.		N.A.	
10.	Fixing of door and window frames in flats/ units		N.A.		N.A.	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	N.A.		N.A.	
	(ii)	Electrical works including wiring	N.A.		N.A.	
	(iii)	Plumbing works	N.A.		N.A.	
12.	Status of wall plastering					
	(i)	External plaster	N.A.		N.A.	
	(ii)	Internal plaster	N.A.		N.A.	
13.	Status of wall tiling					
	(i)	In bathroom	N.A.		N.A.	
	(ii)	In kitchen	N.A.		N.A.	
14.	Status of flooring					
	(i)	Common areas	N.A.		N.A.	
	(ii)	Units/ flats	N.A.		N.A.	

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Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	(%)of total proposed work
15.	Status of white washing			
	(i)	Internal walls	N.A.	N.A.
	(ii)	External walls	N.A.	N.A.
16.	Status of finishing			
	(i)	Staircase with railing	N.A.	N.A.
	(ii)	Lift wells	N.A.	N.A.
	(iii)	Lift lobbies/ common areas floor wise	N.A.	N.A.
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	N.A.	N.A.
	(ii)	Sanitary fixtures	N.A.	N.A.
	(iii)	Modular kitchen	N.A.	N.A.
	(iv)	Electrical fittings/ lighting	N.A.	N.A.
	(v)	Gas piping (if any)	N.A.	N.A.
	(other than flat/units)			
	(vi)	Lifts installation	N.A.	N.A.
	(vii)	Overhead tanks	N.A.	N.A.
	(viii)	Underground water tank	N.A.	N.A.
	(ix)	Firefighting fitting and equipment's as per CFO NOC	N.A.	N.A.
	(x)	Electrical fittings in common areas	N.A.	N.A.
	(xi)	Compliance to conditions of environment/ CRZNOC	N.A.	N.A.
18.	Waterproofing of terraces		N.A.	N.A.
19.	Entrance lobby finishing		N.A.	N.A.
20.	Status of construction of compound wall		N.A.	N.A.

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	100%	Completed
2.	Parking			
	Covered no.	N.A.	N.A.	N.A.

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	Open no.	Yes	100%	Completed
3.	Water supply	Yes	100%	Completed
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Completed
5.	Storm water drains	Yes	100%	Completed
6.	Landscaping & tree plantation	Yes	100%	Completed
7.	Parks and playgrounds	No	N.A.	N.A.
	Fixing of children play equipment's	No	N.A.	N.A.
	Benches	No	N.A.	N.A.
8.	Shopping area	No	N.A.	N.A.
9.	Street lighting/ electrification	Yes	100%	Completed
10.	Treatment and disposal of sewage and Sullage water/ STP	Yes	100%	Completed
11.	Solid waste management & disposal	Yes	100%	Completed
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	No	N.A.	N.A.
14.	Fire protection and fire safety requirements	No	N.A.	N.A.
15.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
16.	Other (option to add more)	No	N.A.	N.A.
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	No	N.A.	N.A.
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	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	N.A.	N.A.

----------End of Report----------

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