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

IVAPL10/03/2025/ MIXED LAND USE (RESIDENTIAL (M3M HEIGHTS, M3M SKYCITY) & COMMERCIAL (M3M 65TH AVENUE))

Architect's Certificate*

Report for quarter ending			January to March 2025
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	MIXED LAND USE (RESIDENTIAL (M3M HEIGHTS, M3M SKYCITY) & COMMERCIAL (M3M 65TH AVENUE))
	2.	Location	Sector-65, , Gurugram
	3.	Licensed area in acres	14.4125 Acres
	4.	Area for registration in acres	14.4125 Acres
	5.	HARERA registration no.	01 of 2017 dated 14.06.2017
	6.	Name of licensee	Licence No. 15 of 2017 dated 02.05.2017 granted to Manglam Multiplex Pvt.Ltd.
	7.	Name of collaborator	Not Applicable
	8.	Name of developer	Manglam Multiplex Pvt. Ltd.
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	31.03.2025
	2.	Name of Architect/ Architect's firm	Ar. Ashish Sawe
	3.	Date of site inspection	31.03.2025

AR. ASHISH SAWE CA/2001/28463 Regd. ARCHITECT

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No.	**Consultant**	**Name**
	1.	Site engineer	**Mr. Parveen Sehgal**
	2.	Structural consultant	**Perceptive Ideas Consulting Engineer**
	3.	Proof consultant	**TPC Technical Project Consultant Pvt. Ltd.**
	4.	MEP consultant	**C P Vaidya and associates(Plumbing and firefighting)** **Dew Point consultants Pvt.Ltd.(HVAC)** **Am power Consultancy Services (Electrical)**
	5.	Site supervisor/incharge	**Mr. Parveen Sehgal**
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: **31.03.2025**

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)			**Project Consists of Building/Tower no. 8 Blocks, Nursery School, Club 1 & 2 (Block 1A & 1B,Block 2 & 3, Block 4 & 5, Block 6A & 6B & 7 and Block 8 Comprises of Retail And Residential space) all commenced in single phase.**		
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.)		-	123911	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	216055	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	333076	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	333076	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	333076	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	333076	100%
	4.2	External (plaster, painting, facade, etc.)	-	333076	100%

AR. ASHISH SAWE CA/2001/28463 Regd. ARCHITECT

Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	-		-	
3.	Number of basement(s) (3)					
	(i)	Basement Level 1	Complete		100%	
	(ii)	Basement level 2*	Complete		100%	
	(iii)	Basement Level 3	Complete		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Complete		100%	
	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/ 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		Completed		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed		100%	
	(ii)	Electrical works including wiring	Completed		100%	
	(iii)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(i)	External plaster	Completed		100%	

	(ii)	Internal plaster	Completed	100%
13.	Status of wall tiling			
	(i)	In bathroom	Completed	100%
	(ii)	In kitchen	Completed	100%
14.	Status of flooring			
	(i)	Common areas	Completed	100%
	(ii)	Units/ flats	Completed	100%

Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Completed	100%
	(ii)	External walls	Completed	100%
16.	Status of finishing			
	(i)	Staircase with railing	Completed	100%
	(ii)	Lift wells	Completed	100%
	(iii)	Lift lobbies/ common areas floor wise	Completed	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Completed	100%
	(ii)	Sanitary fixtures	Completed	100%
	(iii)	Modular kitchen	Completed	100%
	(iv)	Electrical fittings/ lighting	Completed	100%
	(v)	Gas piping (if any)	Completed	100%
	(other than flat/units)			
	(vi)	Lifts installation	Completed	100%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Completed	100%

	(x)	Electrical fittings in common areas	Completed	100%
	(xi)	Compliance to conditions of environment/ CRZNOC	N.A.	N.A.
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing		Completed	100%
20.	Status of construction of compound wall		Completed	100%

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	100%	Complete
2.	Parking	Yes	100%	Complete
	Covered no. 2,839	Yes	100%	Complete
	Open no- N/A	N.A.	N.A.	Not started
3.	Water supply	Yes	100%	Complete
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Complete
5.	Storm water drains	Yes	100%	Complete
6.	Landscaping & tree plantation	Yes	100%	Complete
7.	Parks and playgrounds	Yes	100%	Complete
	Fixing of children play equipment's	Yes	100%	Complete
	Benches	Yes	100%	Complete
8.	Shopping area	Yes	100%	Complete
9.	Street lighting/ electrification	Yes	100%	Complete
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Complete
11.	Solid waste management & disposal	Yes	100%	Complete
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Complete
13.	Energy management (solar)	Yes	100%	Complete
14.	Fire protection and fire safety requirements	Yes	100%	Complete

AR. ASHISH SAWE CA/2001/28463 Regd. ARCHITECT

15.	Electrical meter room, sub-station, receiving station	Yes	100%	Complete
16.	Other (option to add more)	Yes	100%	Complete
B-2	**Community building to be transferred to RWA**			
17.	Community center	N.A.	N.A.	N.A.
18.	Others	N.A.	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools check if we have school.	Yes	100%	Complete
20.	Dispensary	N.A.	N.A.	N.A.
21.	Club	Yes	100%	Complete
22.	Others	N.A.	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	N.A.	N.A.	N.A.

----------End Of Report----------

