



INDIVALE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/01/07/2025/M3M MLU@94 /The Cullinan Ph-II

Email : RERA@indivalue.org

FORM-Q

ARCHITECT'S CERTIFICATE

Date: 04.09.2025

Certificate of Percentage work done for the Project M3M The Cullinan II Project at Sector 94 Noida Current Development of the Project UPRERA Registration Number..... situated on the Plot no.1 Sector 94 Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°33'07.6"N+77°19'43.4"E to the North 28°32'58.9"N+77°19'39.9"E to the South 28°33'05.1"N+77°19'46.4"E to the East 28°33'01.5"N+77°19'36.5"E to the West of Tehsil Gautam Budh Nagar, Competent / Development authority Noida Development Authority District Gautam Budh Nagar PIN 201301 admeasuring 5830 sq.mts. area being developed by M/s Lavish Buildmart Private Limited.

I Ar. **Ashish Sawe** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the M3M The Cullinan of the Project situated on the **Plot No 1, Sector 94 Noida**, Competent/ Development authority Noida Development Authority District Gautam Budda Nagar PIN 201301 admeasuring 46205 sq.mts. area being developed by **M/s. Lavish Buildmart Private Limited**.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt **Vishal Sharma** as L.S. / Architect ;
- (ii) M/s/Shri/Smt **Pankish Goel** as Structural Consultant
- (iii) M/s/Shri/Smt **Kunal Chaudhari** as MEP Consultant
- (iv) M/s/Shri/Smt **Sunil Mirakhur** as Site Supervisor

2. Based on Site Inspection, with respect to each of the Plots/Buildings /Wings/Towers of the aforesaid Real Estate Project, I certify as follows –

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings /Wings/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B

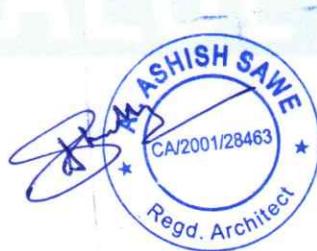


Table A

Building/Wing/Block/Tower Number or Name					
Tower-C2					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	01-Jun-25	30-Jun-25
2	Total Number of Basement(s) and Plinth	3	0%	29-Nov-25	01-May-26
3	Total number of Podiums	5	0%	21-Jun-26	18-Oct-26
4	Stilt Floor	1	0%	02-May-26	20-Jun-26
5	Total Number of Slabs of Super Structure	33	0%	07-Jan-27	27-Oct-28
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	05-Jun-27	04-Mar-29
7	Sanitary Fittings within the Flat/Premises.		0%	07-Feb-30	21-Jul-30
8	Electrical Fittings within the Flat/premises.		0%	07-Feb-30	21-Jul-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	19-Oct-26	21-Jun-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	18-Apr-26	22-Nov-28
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	15-Jun-27	08-Feb-30



12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%	01-Aug-25	21-Jun-30
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Tower- D1 (Trump Tower)					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	NA			
2	Total Number of Basement(s) and Plinth	NA			
3	Total number of Podiums	NA			
4	Stilt Floor	NA			
5	Total Number of Slabs of Super Structure	39	0%	04-Dec-26	10-Feb-29
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	11-Jun-27	13-Feb-30
7	Sanitary Fittings within the Flat/Premises.		0%	15-Mar-30	31-Jul-30
8	Electrical Fittings within the Flat/premises.		0%	15-Mar-30	31-Jul-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	26-Aug-26	13-Jun-30



10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	07-Feb-26	14-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	21-Jun-27	14-Jun-30
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%	07-Feb-26	31-Jul-30

Tower- D2 (Trump Tower)

Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	NA			
2	Total Number of Basement(s) and Plinth	NA			
3	Total number of Podiums	NA			
4	Stilt Floor	NA			
5	Total Number of Slabs of Super Structure	39	0%	04-Dec-26	10-Feb-29
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.		0%	11-Jun-27	13-Feb-30
7	Sanitary Fittings within the Flat/Premises.		0%	15-Mar-30	31-Jul-30



8	Electrical Fittings within the Flat/premises.		0%	15-Mar-30	31-Jul-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	26-Aug-26	13-Jun-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	07-Feb-26	14-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	21-Jun-27	14-Jun-30
12	Compliance to conditions of environment/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	07-Feb-26	30-Jun-30

Emporium					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	01-Jun-25	30-Jun-25
2	Total Number of Basement(s) and Plinth	3	0%	07-Feb-26	26-Jun-26
3	Total number of Podiums	3	0%	17-Jul-26	24-Oct-26
4	Stilt Floor	1	0%	27-Jun-26	16-Jul-26
5	Total Number of Slabs of Super Structure	NA			
6			0%	11-Jun-27	13-Feb-30



	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises.				
7	Sanitary Fittings within the Flat/Premises.		0%	15-Mar-30	31-Jul-30
8	Electrical Fittings within the Flat/premises.		0%	15-Mar-30	31-Jul-30
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,		0%	26-Aug-26	13-Jun-30
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing /Block/Tower, Overhead and Underground Water Tanks.		0%	07-Feb-26	14-Jun-30
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, Electrical and mechanical equipment etc.		0%	21-Jun-27	14-Jun-30
12	Compliance to conditions of environment/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	01-Aug-25	31-Jul-30

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1, A2.....



Table B

Internal and external development works (common facilities) in respect of the entire registered Project

S. No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	29-Sep-29	12-Dec-29
2	Water Supply/ Drinking Water Facilities	0%	08-Jun-28	03-Jan-29
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	09-May-28	04-Dec-28
4	Strom Water Drains	0%	08-Jul-28	02-Feb-29
5	Landscaping & Tree Planting	0%	13-Dec-29	25-Feb-30
6	Street Lighting	0%	10-Aug-29	06-Jan-30
7	Community Buildings	0%	01-Aug-28	23-Apr-30
8	Treatment and disposal of sewage and sullage water/STP	0%	27-Jul-29	24-Mar-30
9	Solid Waste management & Disposal	0%	28-Dec-29	25-Feb-30
10	Water conservation, Rain water harvesting	0%	03-Feb-29	03-May-29
11	Energy management/ Use of Renewable Energy	0%	30-Aug-29	26-Jan-30
12	Fire protection and fire safety requirements	0%	09-May-28	04-Dec-28
13	Electrical Sub Station, Control Panel & meter room	0%	09-May-28	26-Feb-30
14	Receiving Room	0%	09-May-28	27-Jan-30
15	Plan of Development work	0%	04-Mar-29	31-Jul-29
16	Emergency Evacuation Services	0%	29-Nov-29	27-Apr-30
17	Common Facilities in Basements	0%	30-Aug-29	28-Dec-29
18	Others, if any (please specify)			

Date: 04.09.2025

Issued without prejudice,

Name :- Ar. ASHISH SAWE

Stamp :



Place : Noida

Council of Architecture (CoA)
Registration no. : CA/2001/28463

(CoA)
Registration valid till (date) : 31-12-2033

End Report