

DATE: 30-09-2018

## ARCHITECT'S CERTIFICATE

To,

**Luxora Infrastructures Pvt. Ltd.**

6<sup>th</sup> floor, Sun Plaza, Hariom Nagar,

Off Eastern Express highway,

Mulund (East), Mumbai – 400 081.

**Site Address:** On the Plot bearing Khasra Nos- 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new), Demarcated by boundaries- Plot of Pora river on the north, Khasra nos. 46, 47, 52, 55, 57 and others on the south, Pipla – Kharsoli road on the East, Ghogli village boundary on the west, Village Pipla, Tahsil- Nagpur(Rural.), District- Nagpur- 440034, admeasuring 11,60,000 Sq.Mtr. area.

**Developed By :** Luxora Infrastructures Pvt. Ltd.

**Reference :** MahaRERA Registration Number P50500003509

**Subject :** Certificate of Percentage Completion of construction work of 1 No of building, 'Vista-3B' of the Project Ensaara Metropark which is part of 1<sup>st</sup> Phase.

( RERA No.- P50500003509 )

Sir,

I/we **Sanrachna** have undertaken assignment as an Architect/Licensed surveyor of certifying percentage of completion of construction work of the **01 No buildings** of **Ensaara Metropark** which is part of **First Phase** of the project situated on plot bearing Khasra Nos- 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new), Demarcated by boundaries- Stretch of Pora river on the north, Khasra nos. 46, 47, 52, 55, 57 and others on the south, Pipla – Kharsoli road on the East, Ghogli village boundary on the west, Village Pipla, Tahsil- Nagpur(Rural.), District- Nagpur- 440034, admeasuring 11,60,000 Sq.Mtr. area. being developed by **Luxora Infrastructures Pvt. Ltd.**

1. Following technical professionals are appointed by **Luxora Infrastructures Pvt. Ltd.**

- (i) **M/s. Kadri Consultants Pvt. Ltd. as an Architect;**
- (ii) **M/s. G.N. Systech as Structural Consultant,**

2. Based on site inspection, with respect of each of the building of the aforesaid Real estate Project, I/we certify that as on the date of this certificate, the percentage of work done for each of the building/wing of Real Estate Project are registered vide number under MahaRERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of entire phase is detailed in Table B.

Table A

**BUILDING NAME: VISTA 3-B****PERCENTAGE COMPLETION AS ON SEPTEMBER-2018**

| Sr.No | Task / Activity                                                                                                                                                                                                                                                                                                                                                                                      | %age of Work Done |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                           | 100%              |
| 2     | RCC Sub Structure                                                                                                                                                                                                                                                                                                                                                                                    | 57%               |
| 3     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                          | 0%                |
| 4     | RCC Superstructure                                                                                                                                                                                                                                                                                                                                                                                   | 0%                |
| 5     | Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                        | 0%                |
| 6     | Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.                                                                                                                                                                                                                                                                                                           | 0%                |
| 7     | Staircase Lift Well Lobby's at Each Floor Overhead & Under Ground Water Tank.                                                                                                                                                                                                                                                                                                                        | 0%                |
| 8     | External Plumbing & External Plaster Elevation completion of terrace with water proofing of building.                                                                                                                                                                                                                                                                                                | 0%                |
| 9     | Installation of lifts water pumps fire Fighting Fittings Equipment as per CFO NOC. Electrical Fittings, Common Area Electromechanical Equipment's, Compliances to condition of environment / CRZ NOC Finishing to entrance Lobby, Plinth Protection, paving of Areas appurtenant to building/ wing common wall & other requirement as may be required to obtain occupation / Completion Certificate. | 0%                |

Table B

**INTERNAL & EXTERNAL DEVELOPMENT IN RESPECT OF ENTIRE REGISTERED BUILDINGS :  
PERCENTAGE COMPLETION AS ON SEPTEMBER-2018**

| Sr.No. | Description                                          | %age of Work Done |
|--------|------------------------------------------------------|-------------------|
| 1      | Internal Road & footpath                             | 62.08%            |
| 2      | Water Supply                                         | 35.44%            |
| 3      | Sewerage (Sewer lines and Chanbers)                  | 66.73%            |
| 4      | Strom Water Drain                                    | 66.73%            |
| 5      | Land Scape & Tree Planting                           | 80%               |
| 6      | Street Light                                         | 10%               |
| 7      | Community Building (Including Interior Work)         | 50%               |
| 8      | Treatment and disposal of sewage and sullage water   | 9.74%             |
| 9      | Solid waste management and disposal                  | 0%                |
| 10     | Water conservation, rain water harvesting            | 0%                |
| 11     | Energy management                                    | 0%                |
| 12     | Fire protection and fire safety requirements         | 0%                |
| 13     | Electrical meter room, substation, receiving station | 36.89%            |

Thanking You,  
Your's Sincerely,  
For P S CONSULTANTS



RASHMI PINGLE  
Architect  
CA/2005/35678  
(NIT-2509/COA)