

## ARCHITECT'S CERTIFICATE

To,

**Luxora Infrastructures Pvt. Ltd.**

**Unit No 150, Avior Corporate Park,**

**Nirmal Galaxy, L.B.S. Road,**

**Mulund (West), Mumbai – 400080**

Subject: Certificate of Percentage of Completion of Construction Work of **PARK MANSION 54** of the Project Ensaara Metropark' Which is Third Phase" having **MahaRERA Registration Number P50500010626** being developed by **Luxora Infrastructure Pvt Ltd.**

Sir,

I/ We **STUDIO ELEVEN** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **PARK MANSION 54** of the Project Ensaara Metropark' Which is Third Phase" having MahaRERA Registration Number. **P50500010626** being developed by Luxora Infrastructure Pvt. Ltd.

Based on Site Inspection, with respect to Layout / each of the Building /Wing of the aforesaid Real Estate Project. I Certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table

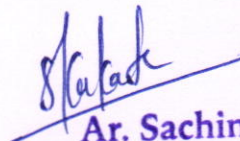
**Table A**
**BUILDING PARK MANSION 54: PERCENTAGE COMPLETION AS ON JUNE-2022**

| Sr.No | Task / Activity                                                                                                                                                                                                                                                                                                                                                                                      | %age of Work Done |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                           | 100%              |
| 2     | Basement (if any)                                                                                                                                                                                                                                                                                                                                                                                    | NA                |
| 3     | Podium (if any)                                                                                                                                                                                                                                                                                                                                                                                      | NA                |
| 4     | Plinth                                                                                                                                                                                                                                                                                                                                                                                               | 100%              |
| 5     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                          | NA                |
| 6     | RCC Superstructure                                                                                                                                                                                                                                                                                                                                                                                   | 100%              |
| 7     | Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                        | 100%              |
| 8     | Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.                                                                                                                                                                                                                                                                                                           | 6.44%             |
| 9     | Staircase Lift Well Lobby's at Each Floor Overhead & Under Ground Water Tank.                                                                                                                                                                                                                                                                                                                        | 0%                |
| 10    | External Plumbing & External Plaster Elevation completion of terrace with water proofing of building.                                                                                                                                                                                                                                                                                                | 62.69%            |
| 11    | 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. | 18.04%            |

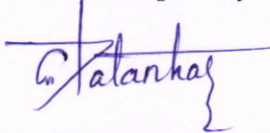
**Table B****INTERNAL & EXTERNAL DEVELOPMENT IN RESPECT OF ENTIRE  
REGISTERED BUILDINGS : PERCENTAGE COMPLETION AS ON JUNE-2022**

| Sr.No. | Description                                          | %age of Work<br>Done |
|--------|------------------------------------------------------|----------------------|
| 1      | Internal Road & footpath                             | 62.08%               |
| 2      | Water Supply                                         | 35.44%               |
| 3      | Sewerage (Sewer lines and Chambers)                  | 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   | 100%                 |
| 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%               |

Your's Sincerely,

For **STUDIO ELEVEN**  
**Ar. Sachin K. Kukade**  
**CA/2007/39385****Architect SACHIN K KUKADE**  
CA/2007/39385

Agreed and Accepted by :

For Luxora Infrastructure Pvt Ltd  
Name : Umesh Patankar  
Date : 30 June 2022