Date : DATE: 31-12-2021

ARCHITECT'S CERTIFICATE

To,

Luxora Infrastructures Pvt. Ltd.
Unit No 150, Avior Corporate Park,
Nirmal Galaxy, L.B.S. Road,
Mulund (West), Mumbai – 400080

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 P50500005854**
Subject	:	**Certificate of Percentage Completion** of construction work of **1 No of building, 'Park Mansion 48'** of the Project **Ensaara Metropark** which is **part of 1st Phase. (RERA No.- P50500005854)**

Sir,

I/we **STUDIO ELEVEN** have undertaken assignment as an Architect/Licensed surveyor of certifying percentage of completion of construction work of the **01 No building** 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: PARK MANSION 48
PERCENTAGE COMPLETION AS ON DEC-2021

Sr.No	Task / Activity	%age of Work Done
1	Excavation	100%
2	RCC Sub Structure	100%
3	Stilt Floor	NIL
4	RCC Superstructure	43%
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 DEC-2021

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	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%

Thanking You,
Your's Sincerely,
For **STUDIO ELEVEN**

Ar. Sachin K. Kukade
Regd. Architect
CA/2007/39365
NIT-2307
NMC/R-483

Architect SACHIN KUKADE