DATE: 31-03-2025

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 48 of the Project Ensaara Metropark'** Which is First Phase" having **MahaRERA Registration Number P50500004854** 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 48** of the Project Ensaara Metropark' Which is Third Phase" having MahaRERA Registration Number. **P50500004854** 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 48: PERCENTAGE COMPLETION AS ON MAR-2025

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	0%
6	RCC Superstructure	43%
7	Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.	0%
8	Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.	0%
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.	0%
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.	0%

Table B

INTERNAL & EXTERNAL DEVELOPMENT IN RESPECT OF ENTIRE REGISTERED BUILDINGS : PERCENTAGE COMPLETION AS ON MAR-2025

Sr.No.	Description	%age of Work 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
Regd. Architect
CA/2007/39385
NIT-2307
NMC/R-483
NMRDA/CA/2007/39385/327

Architect SACHIN K KUKADE
CA/2007/39385

Agreed and Accepted by :

For Luxora Infrastructure Pvt Ltd
Date : 31 MAR 2025