P.S.CONSULTANTS

DATE: 31-12-2018

ARCHITECT'S CERTIFICATE

To,

Luxora Infrastructures Pvt. Ltd.

6th 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 P50500009028

Subject : Certificate of Percentage Completion of construction work of 1 No of building, 'Park House Tranquil Cluster' of the Project Ensaara Metropark which is part of 1st Phase.

(RERA No.- P50500009028)

Sir,

I/we P S Consultants 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 HOUSE TRANQUIL CLUSTER

PERCENTAGE COMPLETION AS ON DECEMBER-2018

Sr.No	Task / Activity	%age of Work Done
1	Excavation	100%
2	RCC Sub Structure	100%
3	Stilt Floor	NIL
4	RCC Superstructure	83%
5	Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.	32%
6	Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.	6%
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.	70%
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.	7%

Table B

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