psc
P.S. CONSULTANTS

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C-7, MHADA COMPLEX, SAMRUDDHI SANKUL, OPP BHOLE PETROL PUMP, NAGPUR
8149048784

DATE: 31-03-2019

ENGINEER'S CERTIFICATE

To,

Luxora Infrastructures Pvt. Ltd.
Office No – 1207, 12th Floor,
A-Wing, O2 Commercial Building,
23-24 Minerva Industrial Estate, Off. LBS Road,
Mulund (W).

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 **01 No of building** (s) of the Project **"Park House Tranquil Cluster" by L.I.P.L (Luxora Infrastructures Pvt. Ltd.) "** Which is First & Final **Phase. (RERA No.- P50500009028)**

I/we **P S Consultants** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **01 No building "Park house Tranquil Cluster "** of **Ensaara Metropark** which is part 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,

Bldg. No.	Particulars	Total Estimated cost of Building as on **31st Mar 2019** date of registration is	Cost incurred as on **31st Mar 2019** (based on estimated cost)	Work Done in percentage- (as percentage of estimated cost	Balance Cost to be incurred (based on Estimated cost)	Cost Incurred on Additional/Extra Items as on **31st Mar 2019** not included in the estimated cost (Annexure A)
1	**Park House Tranquil Cluster**	**12,78,28,780.00**	**7,75,36,507.00**	**65.96%**	**5,02,92,273.00**	**NIL**

TABLE B

Bldg. No	Particulars	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2018 date of Registration is	Cost incurred as on 31.12.2018 (based on the Estimated cost)	Work done in Percentage (as Percentage of the estimated cost)	Balance Cost to be Incurred (Based on Estimated Cost)	Cost Incurred on Additional /Extra Items as on 31.12.2018 not included in the Estimated Cost (Annexure A)
1	**Park House Tranquil Cluster**	**1,30,43,272.00**	**67,56,762.00**	**51.80%**	**62,86,510.00**	**NIL**

Thanking You,
Your's Sincerely,
For **P|S Consultants**

Umesh Patankar
Chartered Engineer
M1565375