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.

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 P50500014261

Subject : Certificate of Percentage Completion of development work of plotting Project **"The Willows" by L.I.P.L (Luxora Infrastructures Pvt. Ltd.) "**

(RERA No.- P50500014261)

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 **plotting project 'The Willows-2'** 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, 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, being developed by **Luxora Infrastructures Pvt. Ltd.**

1. Following technical professionals are appointed by **Luxora Infrastructures Pvt. Ltd.**

(i) **M/s. Sanrachna as an Architect;**

(ii) **M/s. GIVPL as infrastructure development contractor**

2. We have estimated the cost of the completion to obtain Completion Certificate, of the Civil, MEP and Allied works, in the plotting project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Umesh Patankar** as a quantity Surveyor* appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the plotting of the aforesaid layout under reference as Rs **2,84,70,756.00.** The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for the purpose of obtaining completion certificate for the plotting layout from the **Joint Director, Town Planning, Nagpur.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **2,36,12,986.00** The amount of Estimated Cost Incurred shall be calculated on the base of amount of Total Estimated Cost. This is apportioned cost towards total infrastructure work in the township.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the development of the subject project to obtain Completion Certificate from the **Joint Director, Town Planning, Nagpur.**is estimated at **Rs. 48,57,770.00**

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table below:

Sr.No	Particulars	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.03.2019 date of Registration is	Cost incurred as on 31.03.2019 (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 31.03.2019 not included in the Estimated Cost (Annexure A)
1	**The Willows**	**2,84,70,756.00**	**2,36,12,986.00**	**82.93%**	**48,57,770.00**	**NIL**

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

Umesh Patankar
Chartered Engineer
M1565375