**SANRACHNA**

**SATYENDRA GUPTA**
**Architect**
**CA / 2001 / 28453**

**architects • interiors • engineers • landscape**
Plot No:- 08, S.B.I. Colony, Old Sneh Nagar, Behind
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Ref : SAN / NAG / LIPL-Ensaara / MahaRERA Architect's Certificate / RP-5B / 02 Date : 30-10-2017

# 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 w**hich is **part of 1st Phase.**

**( RERA No.- P50500009028)**

Sir,

I/we **Sanrachna** 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, 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 **P50500009028** 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 OCTOBER-2017**

| 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. | 10% |
| 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. | 62% |
| 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. | 25% |

## Table B

**INTERNAL & EXTERNAL DEVELOPMENT IN RESPECT PARK HOUSE TRANQUIL CLUSTER**
**PERCENTAGE COMPLETION AS ON OCTOBER-2017**

| Sr.No. | Description | %age of Work Done |
|---|---|---|
| **1** | Internal Road & footpath | 58.76% |
| **2** | Water Supply | 30.15% |
| **3** | Sewerage (Sewer lines and Chanbers) | 66% |

| | | |
|---|---|---|
| **4** | Strom Water Drain | 66% |
| **5** | Land Scape & Tree Planting | 80% |
| **6** | Street Light | 0% |
| **7** | Community Building (Including Interior Work) | 31% |
| **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 **SANRACHNA**

**SATYENDRA GUPTA**
Architect
**CA/2001/28453**