

SANRACHNA

SATYENDRA GUPTA

Architect

CA / 2001 / 28453

architects • interiors • engineers • landscape

Plot No:- 08, S.B.I. Colony, Old Sneh Nagar, Behind

Nav-Bharat Press Building, Wardha Road, Nagpur-15

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Ref : SAN / NAG / LIPL-Ensaara / MahaRERA Architect's Certificate / RP-5A / 01

Date : 28-07-2017

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

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

(RERA No.-.....)

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 _____ 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 HOLISTIC CLUSTER

PERCENTAGE COMPLETION AS ON APRIL-2017

Sr.No	Task / Activity	%age of Work Done
1	Excavation	100%
2	RCC Sub Structure	100%
3	Stilt Floor	NIL
4	RCC Superstructure	52%
5	Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.	8%
6	Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.	2%
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.	40%
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 PARK HOUSE HOLISTIC CLUSTER

PERCENTAGE COMPLETION AS ON APRIL-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

SATYENDRA GUPTA
ARCHITECT
COA Reg. No.: CA/2001/28453