

## ARCHITECT'S CERTIFICATE

To,

**Luxora Infrastructures Pvt. Ltd.**

**Unit No 150, Avior Corporate Park,**

**Nirmal Galaxy, L.B.S. Road,**

**Mulund (West), Mumbai – 400080**

Subject: Certificate of Percentage of Completion of Construction Work of **BIRCH** of the **Project Ensaara Metropark' Which is Third Phase"** having **MahaRERA Registration Number. P50500026118** being developed by **Luxora Infrastructure Pvt Ltd.**

Sir,

I/ We **STUDIO ELEVEN** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **BIRCH** of the Project **Ensaara Metropark' Which is Third Phase"** having **MahaRERA Registration Number. P50500026118** being developed by **Luxora Infrastructure Pvt. Ltd.**

Based on Site Inspection, with respect to Layout / each of the Building /Wing of the aforesaid Real Estate Project. I Certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table

**Table A**
**BUILDING BIRCH: PERCENTAGE COMPLETION AS ON JUN-23**

| Sr.No | Task / Activity                                                                                                                                                                                                                                                                                                                                                                                      | %age of Work Done |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Excavation                                                                                                                                                                                                                                                                                                                                                                                           | 0%                |
| 2     | Basement (if any)                                                                                                                                                                                                                                                                                                                                                                                    | NA                |
| 3     | Podium (if any)                                                                                                                                                                                                                                                                                                                                                                                      | NA                |
| 4     | Plinth                                                                                                                                                                                                                                                                                                                                                                                               | 0%                |
| 5     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                          | 0%                |
| 6     | RCC Superstructure                                                                                                                                                                                                                                                                                                                                                                                   | 0%                |
| 7     | Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                        | 0%                |
| 8     | Sanitary Fitting within the Flats/ premises, Electrical Fitting within the Flats/Premises.                                                                                                                                                                                                                                                                                                           | 0%                |
| 9     | Staircase Lift Well Lobby's at Each Floor Overhead & Under Ground Water Tank.                                                                                                                                                                                                                                                                                                                        | 0%                |
| 10    | External Plumbing & External Plaster Elevation completion of terrace with water proofing of building.                                                                                                                                                                                                                                                                                                | 0%                |
| 11    | 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. | 0%                |

**Table B**
**INTERNAL & EXTERNAL DEVELOPMENT IN RESPECT OF ENTIRE REGISTERED BUILDINGS :  
PERCENTAGE COMPLETION AS ON JUN-23**

| Sr.No. | Description                                          | %age of Work Done |
|--------|------------------------------------------------------|-------------------|
| 1      | Internal Road & footpath                             | 47.63%            |
| 2      | Water Supply                                         | 39.38%            |
| 3      | Sewerage (Sewer lines and Chambers)                  | 49.70%            |
| 4      | Storm Water Drain                                    | 41.41%            |
| 5      | Land Scape & Tree Planting                           | 46.59%            |
| 6      | Street Light                                         | 41.89%            |
| 7      | Community Building (Including Interior Work)         | 0%                |
| 8      | Treatment and disposal of sewage and sullage water   | 0%                |
| 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 | 33.28%            |

Your's Sincerely,

For **STUDIO ELEVEN**



Ar. Sachin K. Kukade  
Regd. Architect  
CA/2007/39385  
NIT-2307  
NMC/R-483  
NMRDA/CA/2007/39385/327

**Architect SACHIN K KUKADE**  
CA/2007/39385

Agreed and Accepted by :



For **Luxora Infrastructure Pvt Ltd**  
Date : 30 JUN 2023