DATE: 30-09-2021

ENGINEER'S CERTIFICATE

To,

Luxora Infrastructures Pvt. Ltd.
Unit No 150, Avior Corporate Park,
Nirmal Galaxy, L.B.S. Road,
Mulund (West), Mumbai – 400080

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** P50500026118

Subject : **Certificate of Percentage Completion** of construction work of **01 No of building** (s) of the Project **"BIRCH" by L.I.P.L (Luxora Infrastructures Pvt. Ltd.) "** Which is First & Final **Phase.** **(RERA No.-** P50500026118**)**

I/we **Studio Eleven** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **01 No building**(s) "**BIRCH**" 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, admeasuring 11,60,000 Sq.Mtr. area. being developed by **Luxora Infrastructures Pvt. Ltd.**

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

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

(ii) **M/s. G.N. Systech** as Structural Consultant,

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the 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 building(s) of the aforesaid project under reference as **Rs 13,63,03,178.00 (Total of Table A and B).** The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) 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. 78,86,878.00 (Total of Table A and B).** The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the **Joint Director, Town Planning, Nagpur.**is estimated at **Rs. 12,84,16,300.00 (Total of Table A and B).**

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 A and B below :

TABLE A

Bldg. No.	Particulars	Total Estimated cost of Building as on **30.09.2021** date of registration is	Cost incurred as on **30.09.2021** (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 **30.09.2021** not included in the estimated cost (Annexure A)
1	BIRCH	**11,56,72,300.00**	**0.00**	**0%**	**11,56,72,300.00**	**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 **30.09.2021** date of Registration is	Cost incurred as on **30.09.2021** (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 **30.09.2021** not included in the Estimated Cost (Annexure A)
1	BIRCH	**2,06,30,878.00**	**78,86,878.00**	**38.23%**	**1,27,44,000.00**	**NIL**

Thanking You,
Your's Sincerely,
For **STUDIO ELEVEN**

Er. Jeevan Kute
B. E. Civil
Engineers & contractor

Er. Jeevan Kute