DATE: 30-06-2025

ENGINEER'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 cost Incurred for Development of **Building BIRCH of the Project Ensaara Metropark'** Which is Third Phase" having **MahaRERA Registration Number. P50500026118** being developed by **Luxora Infrastructure Pvt. Ltd..**

1. I/We **STUDIO ELEVEN** have undertaken assignment of certifying Estimated cost for **Building BIRCH of the Project Ensaara Metropark'** having MahaRERA Registration Number. **P50500026118** being developed by **Luxora Infrastructure Pvt. Ltd**.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculation arc based on the drawing's plans made available to us for the project under reference by the developer / consultants. The Schedule of items and quantity required for the entire work is calculated by **STUDIO ELEVEN** Quantity Surveyor appointed by **Luxora Infrastructure Pvt. Ltd.** the assumptions of the cost of material. labors and other inputs made by developer. and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 13,63,03,178/- (Total of table A and B)** at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale. and for the purpose of obtaining occupation certificate/completion certificate for the Building(s) /

Wing(s) Layout / Plotted Development form the **Nagpur Metropolitan Region Development Authority** being the planning authority under whose jurisdiction the aforesaid project being implemented.

1. The Estimated Cost incurred till date is calculated at **Rs. 1,85,54,476 /- (Total of Table A and B).** The Amount of estimated cost is calculated based on inputs materials/services used and the unit cost of these item.

2. The Balance Cost of completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works. as per specification mentioned in agreement of sale, of the Project is estimated at **Rs. 11,77,48,762/- (Total of Table A & B).**

3. I certify that the Cost of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works. as per specification mentioned in agreement of sale. of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Sr No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the Building /Wing /Layout/Plotted Development as on date of Registration is	11,56,72,300
2	Cost Incurred as on 30 JUN 2025 date of certificate	1,06,67,538
3	Work clone in Percentage (as Percentage of the estimated cost)	9.22 %
4	Balance Cost to be incurred (Based on Estimated Cost)	10,50,04,762
5	Cost incurred on additional / Extra item not included in the Estimated Cost (Table-C)	

TABLE B

Sr No.	Particulars	Amount (In Rs.)
1	Total Estimated cost of the internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	2,06,30,878
2	Cost incurred as on date of certificate	78,86,878
3	Work done in Percentage (as Percentage of the Estimated Cost)	38.22%
4	Balance Cost to be incurred (Based on the Estimated Cost)	1,27,44,000
5	Cost Incurred on Additional Extra Items not included in the Estimated Cost (Table -C)	Nil

Thanking You

Yours Faithfully,

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

For STUDIO ELEVEN
Er. Jeevan Kute

Agreed and Accepted by:

LUXORA INFRASTRUCTURE PVT LTD MUMBAI

Esther Abraham

For Luxora Infrastructure Pvt Ltd
Date : 30 JUN 2025