ANNEXURE A

FORM-2A

[See Regulation 3A]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

(Site Supervisors Certificate)

31-03-25

To,

The Luxora Infrastructure Pvt Ltd

Quality Assurance Certificate

(Certificate no 02/25 for the quarter ending **Mar 2025**)

Subject: Certificate for quality of materials used and quality of construction and workmanship for the Work of **Birch** having MahaRERA Registration Number **P50500026118** situated on the plot bearing Kh No 67, Kh No 56 2 part located at Pipla, Nagpur 440034 being developed by Luxora Infrastructure Pvt Ltd.

Sir, I / We Studio Eleven have undertaken the assignment of supervision of this real estate project.

Our Responsibility: -

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work, and to carry out material testing in-situ or in an authorized laboratory as per prevailing and applicable standards, to ensure quality of work and workmanship as per prescribed specifications, and as per NBC and/or other relevant code of practice.

The details of the quality are as follows:

1. Structural Design, Stability and Testing

Sr. No.	Parameters	Yes	No	Remarks
1	Whether soil investigation of the site has been conducted before the structural design and soil parameters have been accounted for in the structural design/drawings?	YES		
2	Whether Structural Engineer has been appointed for the project?	YES		
3	Whether the inspection registers, site order book and quality control test registers are maintained at the site properly and endorsed by the Engineer-in Charge?	YES		
4	Whether testing facilities to check quality of material is available at site?	YES		PARTLY, DETAILED TESTS ARE CARRIED OUT AT LAB
5	Whether the statutory provisions for disaster resistance/earthquake resistant design have been incorporated. Especially in case of multi-storeyed construction?	YES		
6	Has suitable cognizance been taken on demarcated flood lines and appropriate precautions taken for protecting the site from flooding considering local flooding issues?			Site do not fall in high flood zone

2. Input Materials , Fixtures and Fittings

Sr. No	Parameters	Yes	No	Remarks
1	Whether the following building material conform to relevant IS/BS/NBC Code or as per Industry Standards? If yes, provide details:			
	(a)Cement, concrete and coarse aggregate	YES		
	(b) Steel and its alloys	YES		
	(c) Electrical wire, fittings and accessories			Yet to commence
	(d) Plumbing and sanitary fittings			Yet to commence
2	Whether regular tests of materials and construction products are being done from accredited labs also? If yes, details of such labs?	YES		
3	Whether manufacturer test certificate for cement, steel, pipes etc. have been obtained and whether supply records are being maintained?	YES		
4	Whether suitable water is being used for construction? (i) What is the source of the water? (ii) Has water been tested and approved by Engineer-in-charge before construction? (iii) Has water been tested subsequently as per requirement?	YES		

3. Quality of Workmanship: -

Sr. No	Parameters	Yes	No	Remarks
1	Whether works of all the electrical wiring/connections/lift installation / other electrical installatios have been carried out under authorized/registered electrical engineer and whether records of the same has been maintained?			Yet to commence
2	Whether all related works of plumbing & sanitary including installation of water supply systems, drainage systems, sewerage systems, sinks, toilets etc. have been carried out under authorized/ registered plumbers/sanitary contractors and whether records of the same has been maintained?			Yet to commence
3	Whether all the work is being carried out under supervision of experienced and skilled professionals? Further, whether the workmanship and quality is satisfactory and up to the mark and the work is within the acceptable and permissible limits of deviations as per relevant Code of Practice?	YES		
4	Whether remedial measures are undertaken to prevent dampness and leakages? If yes, provide details.			Damp proof course used
5	Whether safety precautions are undertaken during construction activities for all types of workers?	YES		

4. Miscellaneous: -

Sr No	Parameters	Yes	No	Remarks
1	Whether third party quality inspection is being carried out on site during/after completion of the works? If yes provide details.	YES		Third Party testing of concrete is done
2	Whether anti-termite treatments have been undertaken for the soil?	YES		
3	Whether fire-fighting arrangements have been undertaken under supervision of fire consultant?			Yet to commence
4	Whether proper signages have been installed on site/completed building as per requirement?	YES		
5	Whether precautions are undertaken to avoid air pollution during construction? Please specify.	YES		
6	Whether records of all test reports/results have been properly kept in the prescribed formats and whether the same are available at site for viewing by allottees and to be handed over to the association of allottees?	YES		
7	Whether all relevant records including sanctioned building plans, utility drawings, various test reports/results have been properly kept in the prescribed formats to be handed over to the association of allottees?	YES		
8	Any innovative/cost effective/green technology has been used for improving quality/energy efficiency? Please specify.			

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

Yours Faithfully,
Signature of Engineer (Site Supervisor)
Name: - Er. Jeevan Kute
Phone no.- 099220 53099
Place: - Nagpur

LUXORA INFRASTRUCTURE PVT LTD MUMBAI

Agreed and Accepted by

Esther Abraham

Signature of Promoter/Authorised Signatory
Name: For Luxora Infrastructure Pvt Ltd.
Date: 31-03-2025