DATE: 31-12-2023

# 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 **DIAMONDLEAF** of the Project **Ensaara Metropark'** Which is Third Phase" having **MahaRERA Registration Number. P50500027741** 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 **DIAMONDLEAF** of the Project Ensaara Metropark' Which is Third Phase" having MahaRERA Registration Number. **P50500027741** 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 DIAMONDLEAF: PERCENTAGE COMPLETION AS ON DEC-23**

| Sr.No | Task / Activity | %age of Work Done |
|---|---|---|
| 1 | Excavation | 100% |
| 2 | Basement (if any) | NA |
| 3 | Podium (if any) | NA |
| 4 | Plinth | 100% |
| 5 | Stilt Floor | 100% |
| 6 | RCC Superstructure | 90% |
| 7 | Internal Wall, Internal Plaster, Flooring with Flats/premises, door and windows to each of the Flat/Premises. | 10% |
| 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 DEC-23**

| Sr.No. | Description | %age of Work Done |
|---|---|---|
| 1 | Internal Road & footpath | 31.66% |
| 2 | Water Supply | 26.20% |
| 3 | Sewerage (Sewer lines and Chambers) | 33.07% |
| 4 | Strom Water Drain | 27.56% |
| 5 | Land Scape & Tree Planting | 31.00% |
| 6 | Street Light | 27.88% |
| 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 | 22.14% |

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 : 31 DEC 2023