

ENGINEER'S CERTIFICATE (On Letter Head)

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of amount incurred on Salasar City for plot development situated on Khasra no. 243,244,245,248, 249/4, 240 demarcated by its boundaries 25°26'53"N 78°37'11"E (latitude and longitude of the end-points) Main road to the North, Arajai No. 421 to the South Arajai No. 249 to the East Arajai No. Government Nala & Government road to the West of Karguwanji, Tehsil Jhansi, Jhansi Development authority, District JHANSI PIN 284001 admeasuring 18659 sq.mts. area being developed by M/s Akhilesh Chandra Gupta Vinod Gupta having RERA Registration No. UPRERAPRJ15531, Designated A/C No. 50393655106 Bank Name: Allahbad Bank

I Sanjay Bami have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Salasar City of the Khasra No/ Plot no Khasra No/ Plot no 241, 236, 238, 239, 245/2, 246, 239/2, 421/8, Karguan, Jhansi, Jhansi development authority, District Jhansi PIN 284001 admeasuring 12762 sq.mts. area being developed by M/s Akhilesh Chandra Gupta Vinod Gupta

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Smt Prashant Jatariya as Architect
- (ii) Shri Sanjay Bami as Structural Consultant
- (iii) Shri Rajkumar Niranjana as Site Supervisor

2. The project is completed. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as INR 2400 Lakhs (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.09.2023 is calculated at INR 2597.75 Lakhs (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 Competent Authority is NIL (Total of S.No. 4 in Tables A and B) since the project is completed.

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.09.2023 date is as given in Tables A and B below :

Sanjay Bami
Er. Sanjay Bami

Table A
Buildings called SALASAR CITY AT JHANSI

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

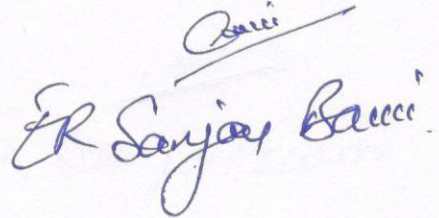
S.No.	Particulars	Amounts (In Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2,100.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,287.75
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (In Lacs)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	300.00
2	Cost incurred as on (based on the actual cost incurred as per records)	310.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	103.33%
(Enclose separate sheet for the cost calculations)		

Further, as per the reports produced before me, the project has been completed and the firm has obtained the Completion Certificate: OCC_JDA_BP_24-25_OCC_0007. The Completion Certificate from Jhansi development Authority is enclosed with the underlying Certificate.

Signature of Engineer
Name
Address
Aadhar No.
PAN No.


ER Sanjay Baccu

APPLICATION FOR COMPLETION CERTIFICATE OF LAYOUT PLAN

PART (A)

1. (A) Name of Applicant M/S Akhilesh chandra gupta Vinod Kumar Gupta
(B) Present Address 91/3, CIVIL LINE,ALLAHABAD BANK
CHOURAHA,JHANSI,Jhansi,Uttar Pradesh,284001
(C) Site Address ARAZI NO-236,238 ETC KARGUWA

2. Plot no. & Name of Scheme Arazi no-236 etc
3. Area of Plot (in sqmt.) 31421.78
4. Permissible land use Residential
(i) Date of approval of layout Plan 17 Mar 2023
(ii) Permit No. MAP20191118134836867
(iii) If unauthorized construction was compounded then copy of compounded plan be enclosed -
Attached copy of Compounding fee

5. Details of Land-use:-

Sl. No.	Type of Land Use	As per Approved Map		Developed		Deviation	
		Area (in Sqmt.)	%	Area (in Sqmt.)	%	Area (in Sqmt.)	%
1	2	3	4	5	6	7	8
i	Residential	15495.18	49.313	15495.18	49.313	0	0
ii	Commercial	345.97	01.101	345.97	01.101	0	0
iii	Others	244.22	0.777	244.22	0.777	0	0
iv	Park & Open Spaces	4736.10	15.072	4736.10	15.072	0	0
v	Roads & Drainage	10602.57	33.742	10602.57	33.742	0	0

6. Amenities Positions: -

Sl. No.	Amenities	According to Approved Map		Provided as per Completion Map			
		No.	Area (in Sqmt.)	Completed		Not Completed	
				No.	Area (in Sqmt.)	No.	Area (in Sqmt.)
1	2	3	4	5	6	7	8
i	Primary School	0	0	0	0	0	0
ii	Higher Secondary School	0	0	0	0	0	0
iii	Degree College	0	0	0	0	0	0
iv	Dispensary	0	0	0	0	0	0

v	Hospital	0	0	0	0	0	0
vi	Post Office	0	0	0	0	0	0
vii	Community Center	0	0	0	0	0	0
viii	Police Station	0	0	0	0	0	0
ix	Fire Station	0	0	0	0	0	0
x	Telephone Exchange	0	0	0	0	0	0
xi	Bus Station	0	0	0	0	0	0
xii	Taxi Stand	0	0	0	0	0	0
xiii	Public Amenities						
xiv	Other Facilities	0	0	0	0	0	0

7. Enclosure Records:-

8. Arrangement/position of connections with City facilities system

- (i) Roads Yes
- (ii) Drainage (arrangement of connection with Trunk Drain)
- (iii) Arrangement of Portable water (Arrangement of connection with Yes
Jal Sansthan/Development Authority/ Local Body/others)
- (iv) Electric Arrangement of connection with 33KVA/11KVA/
Transformer provided Yes
- (v) Sewer / Trunk connection provided Yes

9. Internal changes in layout plan

- (i) Done as per Building bye-laws No
- (ii) Compounding done No

10. Information about standard & Specification of Development works Is there any deviation from the Standard & Specification of sanctioned development works? No

There are deviations from standard & specification of Development Works which have been taken approval from the concerned Department. (Attach approval) No

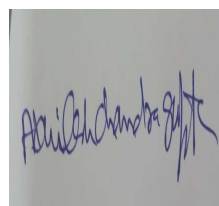
Now there is no deviation which is approved by the competent Authority.

Certificate of Applicant

This is certified that the above information are true as per my knowledge. The land use distribution is as per approved map of Authority. All amenities and Development works are as per Agreement. Hence Completion Certificate of the above described layout plan be released.

Dated : 26 Nov 2025

Signature of Authorized Applicant



PART - D

Remarks of Development Authority and Completion Certificate

Certification regarding the developed layout plan on Plot no./Khasra no. **Arazi no-236 etc** submitted by **M/S Akhilesh chandra gupta Vinod Kumar Gupta,91/3, CIVIL LINE,ALLAHABADBANK CHOURAHA,JHANSI,Jhansi,Uttar Pradesh,284001** has been examined by **Vijay Kumar(Junior engineer)** on dated **26 Nov 2025** of Development Authority and it is found that map is according to the approved layout plan. Hence, Completion Certificate is being issued under section 15 KA (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

Additional remark :

1. As the applicant has completed all internal works and applied for Completion certificate therefore 05 plots namely Plot No. 94,123, 124, 125 & 126 mortgaged in favour of the Authority are being released with this completion certificate As the applicant has completed all internal works and applied for Completion certificate therefore 05 plots namely Plot No. 94,123, 124, 125 & 126 mortgaged in favour of the Authority are being released with this completion certificate.

2. Special Conditions:-1. Compliance with the rules and regulations of RERA and UP Apartment Act must be ensured. 2. All public facilities, such as roads, parks, water pipelines, sewer lines, etc., must be transferred to Nagar Nigam/RWA. 3. The conditions of the No Objection Certificate received from various government departments at the time of map approval, has to be complied. 4. Ensure compliance with the conditions of the No Objection Certificate and Operational Certificate issued by the Fire Department, and periodically contact the Fire Department to adhere to their guidelines. Roads must be kept free of obstructions, and all equipment must be operational, with adequate water reserves.

3. 5. Any liability of the Authority that arises in the future must be deposited into the Authority Fund upon demand. 6. The developer will have to make arrangements for waste disposal and waste segregation, along with bio-waste disposal and sewer disposal, in a scientific manner and with environmental protection in mind. 7. In the case of government arrangements for water and sewerage, the developer will have to ensure a water connection. 8. The applicant will not sell the Park and Open Space Area. 9. The applicant has to clean and maintain the cleanliness of the drains and sewer. 10. The disposal of solid waste will be done as per SSW rules 2016.

Dated : 26 Nov 2025

Signature Not Verified

Digitally signed by Alok Yadav
Date: 28 Nov 2025 11:49:35
Designation :Vice Chairman

Signature :

Designation : Vice Chairman

Date : Nov 2025