

M/s Sushant Agarwal & Associates

Chartered Accountants

Address: 100, Chaudharyana, Bada Bazaar, Jhansi-284002
Email: casushantagarwal.casa@gmail.com, Mob. No. 9899054662

Information as on 30.09.2023			
Certification work Assigned vide letter No.NA		Dated :- 31.01.2026	
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 end points 78.620559" to the North, 78.621351" to the South, 25.453619 " to the East 25.453347" to the West of Village) 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: Allahabad Bank			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	162.48	186.76
	SUB TOTAL LAND COST (in Rs.)	162.48	186.76

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	3.20	10.02
	SUB TOTAL FEES PAID (in Rs.)	3.20	10.02
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,400.00	2,597.75
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,400.00	2,597.75



3B	Cost of construction incurred (As Certified by Project Engineer)		2,597.75
3C	Total Construction Cost (Lower of 3A and 3B.)		2,597.75
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)		0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		2,597.75
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,565.68	2,794.52
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	100.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	6,879.38	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	4,815.56	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	2,794.52	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	2,794.52	
11	Balance available in Designated A/c.	44.12	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-	

This certificate is being issued on specific request of Akhilesh Chandra Gupta Vinod Kumar Gupta for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

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 developement Authority is enclosed with the underlying Certificate.

For M/s Sushant Agarwal & Associates
(FRN: 032066C)
UDIN: 26455877TRYRKA7710



CA Sushant Agarwal
(Membership Number: 455877)

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

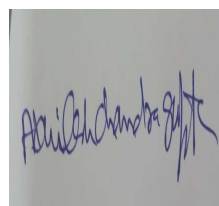
Now there is no deviation which is approved by the competent Authority.

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