

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 31.01.2026

Subject: 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 Prashant Jatariya have undertaken assignment as Architect of certifying Percentage of Completion Work of the **Salasar City** of the Project, situated on the Khasra No/ Plot no Khasra No/ Plot no 243,244,245,248, 249/4, 240, Karguan, Jhansi, Jhansi development authority, District Jhansi PIN 284001 admeasuring 18659 sq.mts. area being developed by M/s Akhilesh Chandra Gupta Vinod Gupta

1. Following technical professionals are appointed by owner / Promotor :-

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

Based on Site Inspection, with respect to each of the Buildings 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 of the Real Estate Project as registered vide number NA under UPRERA 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 the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Number of Basement(s) and Plinth	NIL
3	Number of Podiums	NIL
4	Stilt Floor	NIL
5	Number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	100%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	100%

AR. PRASHANT JATARIYA
ARCHITECT
COA Lic. No.-CA/2020/121520

Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
2	Water Supply	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
4	Storm Water Drains	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
5	Landscaping & Tree Planting	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
6	Street Lighting	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
7	Community Buildings	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
8	Treatment and disposal of sewage and sullage water	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
9	Solid Waste management & Disposal	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
10	Water conservation, Rain water harvesting	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
11	Energy management	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
12	Fire protection and fire safety requirements	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
13	Electrical meter room, sub-station, receiving station	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	100%
14	Other (Option to Add more)	Yes	As per the Approved Service Layout plan being attached for the RERA Registration.	NA

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.

Yours Faithfully


AR. PRASHANT JATARIYA
ARCHITECT
COA Lic. No.-CA/2020/121520

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

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