



J P ASSOCIATES LLP

(Formerly J P Associates – Partnership Firm)

CHARTERED ACCOUNTANTS

LLPIN ACD-5851

ICAI FRN 004743C

★ <http://www.jpaca.com>

✉ email@jpaca.com

725GF, JPACA House, Civil Lines, Jhansi – 284 001 (UP)

☎ 91-70808-00572

Form-REG-3

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) -
PROJECT WISE

Information as on 31.03.2024

Dated 08/06/2024

Subject: Certificate of amount incurred on The Pitambara Town for Construction of Tower/Block/Building(s) situated on Khasra no./Plot No. 608, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Bhojila, Tehsil Competent Authority/Development Authority, District Jhansi, PIN 284002, admeasuring 8638 sq. meter area, being developed by Harjeet Singh Chawla having RERA Registration No. UPRERAPRJ774076, Designated A/C No.921020010152450 Bank Name Axis Bank, Jhansi

S.No.	Particulars	(Rs. In Lacs)	(Rs. In Lacs)
		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;	70.55	70.55
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	0.00	.
	(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.	0.00	0.00
	SUB TOTAL LAND COST	70.55	70.55
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.00	0.00
	(b) Fees paid to Local Authority	60.85	60.85
	(c) Consultant/Architect Fees (directly attributable to project)	5.00	4.16
	(d) Any other (specify)	0.00	0.00
	SUB TOTAL FEES PAID	65.85	65.01
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	125.00	33.60
	(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;		78.91





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	(d) Cost of <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);		12.49
	Sub Total of Construction Cost (sum of (a) to (d) of Row 3a)	125.00	125.00
3B	Cost of construction incurred (As Certified by Project Engineer)		125.00
3C	Total Construction Cost (Lower of 3A and 3B)	125.00	125.00
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	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	125.00	125.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	261.40	260.56
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)%		99.68%
7	Total amount received from allottees till date since Inception of the Project (in ₹)		1,32,00,000
8	70% Amount deposited in Designated Account (0.7*Row 7) (in ₹)		92,40,000
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) (in ₹)		2,60,56,000
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) (in ₹)		1,13,13,910
11	Balance available in Designated A/c (in ₹)		37,433
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row 10) (in ₹)		1,47,42,090

This certificate is being issued on specific request of M/s Jhansi Homes LLP for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

As per our report attached even date

For M/s J P Associates LLP

Chartered Accountants

FRN-004743C/C400357

For- Harjeet Singh Chawla

Shinali Bansal

Digitally signed by Shinali Bansal
Date: 2024.06.08 18:56:13 +05'30'



CA Shinali Bansal
Designated Partner
Membership No. 466322

Shinali Bansal

Harjeet Singh Chawla

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Date: 2024.06.08 15:43:31 +05'30'

