



# J P ASSOCIATES

CHARTERED ACCOUNTANTS

http://www.jpaca.com

email@jpaca.com

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

91-70808-00572

The Mangement  
Mr Harjeet Singh Chalwa  
Jhansi (UP)

## Independent Practitioner's Report on Certificate under UP RERA Compliances for the Pitambara Town Project as on 30.09.2022

1. This report is issued in accordance with the terms of our engagement letter.
2. The accompanying statement in relation to Mr Harjeet Singh Chalwa, contains the Certificate under UP RERA Compliances for the Pitambara Town Project as on 30.09.2022 as reflected in the books/ audited financial statements of the concern and certificate of Architect/Engineer which we have initialled for identification purposes only.

### Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the concern's management and the contents therein is verified including the preparation and maintenance of all accounting and other relevant supporting records and documents by the management. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and that they are true and correct to their knowledge and belief.
4. The Management is also responsible for ensuring that the concern complies with the requirements of UP RERA and provides all relevant information to Relevant Authority.

### Practitioner's Responsibility

5. Pursuant to the requirements, it is our responsibility to provide a reasonable assurance whether:  
The accompanying said statement containing Certificate under UP RERA Compliances for the Pitambara Town Project as on 30.09.2022 is as per relevant book/ relevant audited financial statements of the concern and as per certificates issued by Architect/Engineer as on date mentioned therein.
6. We conducted our examination of the Letter in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

### Opinion

8. Based on our examination, as above, we are of the opinion that:  
The accompanying said statement containing Certificate under UP RERA Compliances for the Pitambara Town Project as on 30.09.2022 is as per relevant book/ relevant audited financial statements of the concern and as per certificates issued by Architect/Engineer as on date mentioned therein.

### Restriction on Use

9. The certificate is addressed to and provided to Mr Harjeet Singh Chalwa solely for the purpose to enable to file / submit the same to Authority under UP RERA and should not be used by any other person or for any other purpose.

Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

UDIN:22406538AZHNHH7049  
Jhansi



For M/s J P Associates  
Chartered Accountants  
FRN-004743C

Vishal  
Agarwal  
Digitally signed  
by Vishal Agarwal  
Date: 2022.10.11  
17:06:45 +05'30'

CA Vishal Agarwal  
Partner  
MRN 406538



| Form-REG-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                      |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                        |                      |                                            |
| Information as on 30.09.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        | Dated 10/10/2022     |                                            |
| 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 |                                                                                                                                                                                                                                                                        |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        | (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;                                                                                                                                                      | 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                 | 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                 | 3.67                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) Any other (specify)                                                                                                                                                                                                                                                | 0.00                 | 0.00                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SUB TOTAL FEES PAID                                                                                                                                                                                                                                                    | 65.85                | 64.52                                      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of Development And construction                                                                                                                                                                                                                                   |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) Cost of services (water, electricity to construction site), Site Overheads;                                                                                                                                                                                        | 80.00                | 25.69                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (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;                                                                                                                                                                                                                               |                      | 46.15                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) Cost of <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                         |                      | 3.12                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sub Total of Construction Cost (sum of (a) to (d) of Row 3a )                                                                                                                                                                                                          | 80.00                | 74.96                                      |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                       |                      | 74.96                                      |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Construction Cost (Lower of 3A and 3B)                                                                                                                                                                                                                           | 80.00                | 74.96                                      |



|    |                                                                                                                                                                                          |        |             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------|
| 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  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                              | 80.00  | 74.96       |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                       | 216.40 | 210.03      |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                  |        | 93.70%      |
| 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 )%                                      |        | 97.06%      |
| 7  | Total amount received from allottees till date since Inception of the Project (in ₹)                                                                                                     |        | 59,16,000   |
| 8  | 70% Amount deposited in Designated Account (0.7*Row 7) (in ₹)                                                                                                                            |        | 41,41,200   |
| 9  | <b>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 ₹)</b>         |        | 2,10,03,000 |
| 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 ₹) |        | 55,66,934   |
| 11 | Balance available in Designated A/c (in ₹)                                                                                                                                               |        | 1,59,408    |
| 12 | <b>Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row 10) (in ₹)</b>                                                                          |        | 1,54,36,066 |

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

Chartered Accountants

FRN-004743C

**Vishal**  
Agarwal

Digitally signed  
by Vishal  
Agarwal  
Date: 2022.10.11  
17:06:16 +05'30'



CA Vishal Agarwal

Partner

Membership No. 406538

For- Harjeet Singh Chawla

**HARJEET SINGH**  
CHAWLA

Digitally signed by HARJEET  
SINGH CHAWLA  
Date: 2022.10.10 17:55:04  
+05'30'