

NEHA GOYAL
CHARTERED ACCOUNTANTS

**B-1 JAGDISH VIHAR
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UDIN: 25417566BMJLRT4776

Information as on 31.12.2024

Certification work assigned vide letter no.-J-25 Dated:03.01.2025

Subject: Certificate of amount incurred on JHM (Aura) for development of 106 nos. Residential plots & 12 Commercial Plots of the Project [UPRERAPRJ580180, situated on the JHM AURA Khasra no. 499 & 502P Vill. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006

Demarcated by its boundaries (latitude 28.384509 and longitude 79.483393 of the end points) Bareilly Development authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts. area being developed by JHM Infracomes Pvt. Ltd under consortium agreement Dated 13/12/2022, Designated A/C No. 41532880620
Bank Name: STATE BANK OF INDIA. SPECIALISED COMMERCIAL BRANCH, BLY.

S.N O.	PARTICULARS	RS.IN LACS Total cost estimated by promoter	RS.IN LACS Amount incurred (actual out-flow) till now 31.12.24
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; Amount payable to obtain development rights,additional FAR and any other incentive under local authority or state government or any statutory authority;if any; Acquisition cost of TDR(TRANSFER OF DEVELOPMENT RIGHTS),IF ANY; Amounts payable to state government or competent authority or any o77ther statutory authority of the State or central government towards stamp duty,transfercharges,registration fees etc.If not included in para (a)above); Interest (other than penal interest,penaltiesetc)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.	1203.15 33.00	1226.89 55.72
	SUB TOTAL LAND COST(IN RS.)	1236.15	1282.61

S.NO.	Particulars	Total cost estimated	Amount incurred (actual out flow)till now
1	2	3	4
2	Project Clearance Fees Fees paid to RERA Fees paid to local authority Consultant/architect fees(directly attributable to project) Any other(specify)	320.00	315.65
	SUB TOTAL FEES PAID(in Rs.)	320.00	315.65
3A	Cost of development and construction Cost of services(water,electricity to construction site)site overheads;		

	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); Cost of material actually purchased; Cost of salary and wages (excluding cost of salaries of employees of the company not directly attached to project);	650.00	358.84
	COMBINED ESTIMATES		
	Sub total of construction cost (in Rs.) (sum of (a) to (d) of Row 3a)	700.00	377.62
3B	Cost of construction incurred (as certified by project engineer)	-	-
3C	Total construction cost (lower of 3A and 3B)	700.00	377.62
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	700.00	377.62
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	2256.15	1975.88
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		87.58%
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) %		87.58%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		Rs.327.70 Other Account + Rs.2816.36 Escrow Account = Total Rs.3144.06 Lakh
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)		2200.84
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)		1927.50
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)		1886.13 (balance)
11	Balance available in Designated A/c.		314.71
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		41.37

(Rs.397.00 Lakh has been received in non escrow accounts and repaid 69.3 Lakh).

For : JIM Infrahomes private limited



C.A. NEHA GOYAL

M.NO : 417566

Director

UDIN: 25417566BMJLRT4776

DI.04.01.2025