

NEHA GOYAL (VAISH)
CHARTERED ACCOUNTANTS

B-1 JAGDISH VIHAR
RAJENDRA NAGAR,
BAREILLY. PH: 9582739878
E-mail: NEHA VAISH17@gmail.com

UDIN: 23417566BGWJOL8986

Information as on 31.12.2022

Certification work assigned vide letter no.-J-23 Dated:10.01.2023

Subject: Certificate of amount incurred on JHM (JOY) for development of 31 No. of residential Houses of the 1st phase of the project JHM JOY situated on the Dohra Road, OPP. GRM School, Bareilly. Demarcated by its boundaries (28.386030:79481669) competent/development authority Bareilly development authority district Bareilly pin 243005 admeasuring 4315.49Sq .mtr.area being developed by JHM Infrahomes private limited Registration no. (being applied for), Designated A/C No. 39950930446 Bank Name: STATE BANK OF INDIA, SPECIALISED COMMERCIAL BRANCH, BLY.

S.N O.	PARTICULARS	RS.IN LACS Total cost estimated	RS.IN LACS Amount incurred (actual out- flow) till now 31.12.2022
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 other statutory authority of the State or central government towards stamp duty, transfer charges, registration fees etc. if not included in para (a) above: 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.	112.58	112.58
	SUB TOTAL LAND COST (IN RS.)	112.58	112.58

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) SUB TOTAL FEES PAID (in Rs.)	45.47	46.22 0.60
3A	Cost of development and construction Cost of services (water, electricity to construction site) site overheads:	45.47	46.82

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	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); COMBINED ESTIMATES	191.45	186.91
	Sub total of construction cost (in Rs.) (sum of (a) to (d) of Row 3a)	191.45	186.91
3B	Cost of construction incurred (as certified by project engineer)	N.A.	N.A.
3C	Total construction cost (lower of 3A and 3B)	191.45	186.91
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)	191.45	186.91
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	350.00	346.31
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	90%-100%	--
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)%	90-100	98.94%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	NOT ESTIMATED	Rs.513.58Lakh against sale of plots AND SHOPS
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Not provided	Rs.359.51Lakh
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)	Not provided	346.29Lakh
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	Not provided	Rs.513.43Lakh
11	Balance available in Designated A/c.	Not provided	0.15Lakh
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Not provided	NIL

For : JHM Infrahomes private limited

H. Goyal
Director

UDIN: 23417566BGWJOL8986



CA. Neha Goyal

(M.No.417566)

DT.12.01.2023

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CHARTERED ACCOUNTANTS

B-1 JAGDISH VIHAR
RAJENDRA NAGAR,
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UDIN: 23417566BGWJOK2793

Information as on 31.12.2022

Certification work assigned vide letter no.-JD-23 Dated:10.01.2023

Subject: Certificate of amount incurred on JHM DESIRE For construction of 52 nos. Residential plots, 09 Shops Plots & 02 Commercial Plots of the Project [UPRERA Registration Number] situated on the JHM DESIRE Khasra no. 255, 257P, 258P, 260, 261 & 262 VIII. Itawa Sukhdevpur, Baduan Road, Tehsil- Sadar, Bareilly, U.P. Pin 243006 Demarcated by its boundaries (latitude 28.328143 and longitude 79.382591 of the end points) Drain JHM DESIRE Khasra no. 255, 257P, 258P, 260, 261 & 262 VIII. Itawa Sukhdevpur, Baduan Road, Tehsil- Sadar, Bareilly, U.P. Pin 243006 Competent/ Development authority BDA District Bareilly PIN 243005 admeasuring 10604.43 sq.mts. and 1095.94 Sq mt. for future expansion, area being developed by JHM Infrahomes Pvt. Ltd.having RERA

Registration no. being applied ,Designated A/C No.4001642722-2 Bank Name: STATE BANK OF INDIA, SPECIALISED COMMERCIAL BRANCH, BLY.

S.NO.	PARTICULARS	RS.IN LACS	RS.IN LACS
		Total cost estimated Not Provided to Us	Amount incurred (actual out-flow)till now 31.12.2022
1	2	3	4
1	Land Cost 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 other 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.	447.00	493.52 -46.07 ----- 447.45
	SUB TOTAL LAND COST(IN RS.)	447.00	447.45

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		

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