M/s B ASHISH & CO.
Chartered Accountants

H NO 103,NEW DELHI,3RD FLOOR,GAGAN VIHAR ENTENSION DELHI 110051

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CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 18.02.2022		
Certification work Assigned vide letter No.-RPC/21-22/001 (estimatedl)	SIGNED BY M/S Rishi puri & co.	Dated :- February 18, 2022
Certification work Assigned vide letter No.-RPC/22-23/001 (Q4 2021-22)		Dated:- April 14, 2022
Certification work Assigned vide letter No.-RPC/22-23/053(Q1 2022-23)		Dated:-july 14,2022
Certification work Assigned vide letter No.-RPC/22-23/0014(Q2 2022-23)	Signed by us	Dated:-October 14,2022
Certification work Assigned vide letter No.-RPC/22-23/0072(Q3 2022-23)	Signed by B ASHISH & CO.	Dated:-

Subject: Certificate of amount incurred on [M/s JHM INFRA HOMES] for Development of Project JHM ACE situated on Khasra No. 505, demarcated by its boundaries (28.3852139 & 79.4819359) to the North, to the South, to the East to the West of Village Chandpur Bichpuri, Dohra Road, Tehsil Bareilly, Competent Authority/Development Authority (BDA), District Bareilly , PIN 243001, admeasuring sq. meter area, being developed by M/s JHM

S.No.	Particulars		Rs.in lacs Total Cost Estimated	Rs. In lacs 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; (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; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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); (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.		202.10	202.04
	SUB TOTAL LAND COST (in Rs.)		202.10	202.04
S.No.	**Particulars**		**Total Cost Estimated**	**Amount incurred (actual out-flow) till now**
1	2		3	4
2	**Project Clearance Fees** (a) Fees paid to RERA (0.30) (b) Fees paid to Local Authority (85.0) (c) Consultant/Architect Fees (directly attributable to project) (3.0) (d) Pollution fees (0.10)		88.40	88.62
	SUB TOTAL FEES PAID (in Rs.)		88.40	88.62
3A	**Cost of Development (basedon ARCHITECTESTIMATE of cost to be incurred and the actual Expenditure incurred taken from Trial Balance (Payment basis) self certified by Partners:-** (a) Cost of services (water, electricity to construction site) , Site Overheads; (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; *AAA.Cost of salary & wages(excluding cost of salary of employees of the company not directly attached to project).*		115.00	129.29
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		115.00	129.29
3B	*Cost of construction incurred (As Certified by Project Engineer)*		115.00	129.29
3C	*Total Construction Cost (Lower of 3A and 3B.)*		115.00	129.29
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
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*		115.00	129.29
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		405.50	419.95

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		48% Approx as per architect's certificate	
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)%			103.56%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00	527.78
8	70% Amount to be deposited in Designated Account (0.7*Row 7) (short Desposited by bank by INR 19000/-		0.00	369.45
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)			419.95
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)		0.00	367.88
11	Balance available in Designated A/c.		0.00	1.57
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0.00	21.72

Note:- 1. Rs.39.40 Lakh is Received against Project Ace for Bookings (being not confirmed) not Considered in Col.-7 and is also Reduced from Col.12. Also added In column no.12 Rs. 905170.00 (1293100*70%) returned back to customer due to cancellation.

2. 13238.50/- received & held in Escrow a/c not yet transferred to 70:30 ratio as on 30-09-2022

This certificate is being issued on specific request of M/s JHM INFRA HOMES (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

ANNEXURES FOR VERIFICATION:

1. Partnership Deed between Land Owner & Developer
2. Registry copy of Land as Ownership Proof
3. BDA Sanction Letter of the Project
4. Approved Project Map
5. Architect Estimate Letter

Place:DELHI
UDIN: 25501248BMIILI6030

FOR B ASHISH & CO.
Chartered Accountant
(Firm Regn No. 033759N)
NEW DELHI
CA ASHISH BANSAL
(Proprietor)
M.No. 501248