Accompanying Statement

					Form-REG-3
	CHARTERED ACCOUNTANT'S CERTIFICATE				
	(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)				
No. : 5		**Date:- 15.07.2026**			
Information as on 30.06.2026					

Subject: Certificate of amount incurred on **Jaypee Green Wishpoint , RERA Registration No. -UPRERAPRJ3913** for Acquisition and Development of land and/or Construction of commercial shops and offices Tower/Block/Building(s) _____ situate on Khasra no./Plot No.__________, demarcated by its boundaries (latitude and longitude of the end-points) 28^ 30' 42" to the North, 28^ 30' 03" to the South,: : 77^ 23' 02" to the East : 77^ 22' 40" to the West of ,situated at Pocket C1-F Sector -134, Noida Gautam Buddha Nagar, District - Gautam Buddha Nagar Pin 201304, Competent Authority/Development Authority NOIDA AUTHORITY, District GAUTAM BUDH NAGAR , PIN 201301, admeasuring 6,560 sq. meter area, being developed by Jaypee Infratech Limited and [Promoter Id : UPRERAPRM6253]**, having Separate A/c No. 0127103000018762 Bank Name: IDBI Bank Limited**

PART-A

		Rs.in lacs	**Rs. In lacs**	**Rs. In lacs**	**Rs. In lacs**
S.No.	**Particulars**	**Total Estimated Cost**	**Amount incurred till last quarter**	**Amount incurred during the quarter**	**Amount incurred till now**
1	2	3	4	5	6
1	**Land Cost**				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	-			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	82.95	82.95	-	82.95
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	82.95	82.95	-	82.95
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	-	-	-	-
	TOTAL OF LAND COST				
1A	**- For Project Estimation Purpose i.e. a.1+ b+c+d**	-			
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	82.95	82.95	-	82.95
2	**Project Clearance Fees**				
	(a) Fees paid to RERA	0.76	0.76	-	0.76
	(b) Fees paid to Local Authority			-	-
	(c) Consultant/Architect Fees (directly attributable to project)		-	-	-
	(d) Any other (specify)			-	-
	TOTAL OF FEES PAID	0.76	0.76	-	0.76
3A	**Cost of Construction and Development**				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	7,933.16	725.85		725.85
	(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 materials actually purchased;	-	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	**7,933.16**	**725.85**	**-**	**725.85**

3B	***Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)***		**725.00**	**0.85**	**725.85**
3C	***Total Construction and Development Cost (Lower of 3A and 3B.)***		**725.00**	**-**	**725.85**
3D	***Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project:*** *a) paid to Financial Institution , Scheduled Banks , NBFC and* *b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"*	**104.06**	**104.06**	**-**	**104.06**
3E	***TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)***	**8,037.22**	**829.06**	**-**	**829.91**
4	**TOTAL COST OF PROJECT**				
4A	**- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)**	**8,037.98**			
4B	**- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)**	**8,120.93**	**912.77**	**-**	**913.62**
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100	**9%**			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	**11%**			
7	Total amount received from allottees till date since Inception of the Project				4,765.19
8	70% Amount to be deposited in Separate Account **(70%*S No. 7)**				3,335.63
9	Loan sanctioned for the project till date (secured and unsecured both)				-
10	Loan disbursed for the project till date (secured and unsecured both)				-
11	Interest on deposits (flexi facility) credited to the Separate account				-
12	**Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)**				**3,335.63**
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. **(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)**				**913.62**
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)				-
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				495.04
16	Computed Balance in Separate A/c as on date: **(S No. 12 - S No. 15)**				2,840.59
17	Actual Balance available in Separate A/c as on date				0.07
18	Difference between the computed balance and actual balance in Separate A/c (**S No. 16 - S No. 17**) **Should be Nil**				2,840.52
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c **(Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))**				**0.07**
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per **Part B** of this certificate				**-**
21	Amount that can be finally transferred to the Transaction account (**S No. 19 - S No. 20**)				**0.07**

This statement is initialed for identification purpose only and should be read along with the certificate no. PGC/2026-27/51/JIL issued by us dated July 15, 2026.This figure has been derived from the respective RERA Bank account statement i.e the payments made from the bank account during the quarter ended June 30, 2026. The Construction Cost incurred From April 2026 to June 2026 is based on Payments made from respective RERA Bank Account. However the final figures will be collated from after finalisation of books of accounts.

For identification purpose only.
For Pankaj Gupta & Co.
Chartered Accountants
Firm's Registration Number: 019302N

PANKAJ GUPTA Digitally signed by PANKAJ GUPTA

CA. Pankaj Gupta
(Partner)
Membership No. 501398
Delhi
July 15, 2026

Accompanying Statement

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. 5 **Date:- 15.07.2026**

Information as on 30.06.2026

Subject: Certificate of amount incurred on **Jaypee Green Wishpoint , RERA Registration No. -UPRERAPRJ3913** for Acquisition and Development of land and/or Construction of commercial shops and offices Tower/Block/Building(s) _____ situate on Khasra no./Plot No.__________, demarcated by its boundaries (latitude and longitude of the end-points) 28^ 30' 42" to the North, 28^ 30' 03" to the South,: : 77^ 23' 02" to the East : 77^ 22' 40" to the West of ,situated at Pocket C1-F Sector -134, Noida Gautam Buddha Nagar, District - Gautam Buddha Nagar Pin 201304, Competent Authority/Development Authority NOIDA AUTHORITY, District GAUTAM BUDH NAGAR , PIN 201301, admeasuring 6,560 sq. meter area, being developed by Jaypee Infratech Limited and [Promoter Id : UPRERAPRM6253]**, having Separate A/c No. 0127103000018762**
Bank Name: IDBI Bank Limited

PART-B

I/ We also certify that:
Out of the amount reported in **Column 6 of S No. 4B** above:

(a) Rs. 913.62 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.

(b) Rs. N.A. Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.

(c) Rs. N.A. Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	Amount admissible for withdrawal from the Separate Account till 31.03.2026 (As per Last Ca Certificate)	9,12,77,000.00				
2	**Amount less Certified by Engineer Certificate as per Column 6 of Row 3B in Part A**	**85,000.00**				
3						
4						
5						
	Total	**9,13,62,000.00**				

This statement is initialled solely for identification purposes and should be read in conjunction with Certificate No. PGC/2026-27/52/JIL dated July 15, 2026, issued by us. The figures stated herein have been derived from the respective RERA bank account statements, representing payments made from the said account during the quarter ended June 2026. The practitioner's responsibility with respect to Part B is detailed in the aforementioned certificate.

For identification purpose only.
For Pankaj Gupta & Co.
Chartered Accountants
Firm's Registration Number: 019302N

PANKAJ GUPTA Digitally signed by PANKAJ GUPTA

CA. Pankaj Gupta
(Partner)
Membership No. 501398
Delhi
July 15, 2026