

SGCO & Co.LLP

Chartered Accountants

FORM-5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19th October, 2022

To,

JP Infra Realty Private Limited

301, Viraj Tower, Western Express Highway, Andheri (East), Mumbai - 400069

Subject : Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by JP Infra Realty Private Limited (Promoter) for the period from 01.04.2021 to 31.03.2022 with respect to "JP North Imperia - Tower 1" MahaRERA Regn Number P51700019613

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of interest and Disclosures on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of promoter for the period ended 31.03.2022 and hereby certify that:

A. Deposits :

Sr. No.	Particulars	For FY 2021-22	Total for this Project till 31.03.2022
1	Total amount collected from allottees	50,34,98,893	1,09,86,72,697
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	35,24,49,225	76,90,70,888
4	Total amount deposited in the Designated Bank Account	43,90,86,009	85,12,30,233
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	87%	77%
6	Shortfall/ (Excess Deposit) (3-4)	(8,66,36,784)	(8,21,59,345)

Note : amount collected/ Deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.

The required proportion of money collected from allottees of the project units, as specified in the act has been deposited in the Designated RERA bank Account.

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2nd Floor, Sahar Road,
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Andheri (East),
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B. Withdrawals

Sr. No.	Particulars	For FY 2021-22	Total for this Project till 31.03.2022
1	Opening balance of Designated Bank account	82,81,224	-
2	Total Deposits	43,90,86,009	85,12,30,233
3	Total Amount withdrawn	44,73,67,233	85,12,30,233
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, Form 3 issued during the reporting period.

C. Utilisation

We certify that, the promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications/ Observations of CA : Nil

Yours faithfully

For SGCO & Co LLP
Chartered Accountants
Firm Registration No. 112081W/W100184


Suresh Murarka
Partner
Membership No. 044739



UDIN: 22044739BAHVP5687

Place: Mumbai
Date: 19th October, 2022

Agreed and accepted by :

For and on behalf of the Board
JP Infra Realty Private Limited
(Promoter)


Jambu Kumar Jain
Authorised Signatory



Place: Mumbai
Date: 19th October, 2022