JG REALCON PVT. LTD

CIN : U45201BR2008PTC041749
GST : 10AACCJ1079M1ZO
PAN : AACCJ1079M

#410, 4th Floor, Ozone Plaza, Service Road, RPS More, Bailey Road, Danapur, Patna, Bihar – 801503.

To,
The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

SUB: Submission of Quarterly Report of **Second Quarter (2024-2025) ie. 01.07.2024 to 30.09.2024** of "**JG's PRISTINE**", Behind Radiant School, Khagaul Road, Patna.
Project Registration Number. **BRERAP41205-2/52/R-1568/2023**

Dear Sir,

With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly Report for the **Second Quarter (2024-2025)** for the project named "**JG's PRISTINE**" Situated at Mauza-Mustafapur (Danapur M.V.R. Serial No.157, Zone-2, Year-2017), Danapur, Survey Thana-Danpaur, Town and District-Patna, in the state of Bihar, Bearing Survey Part Plot Nos.-937, 938, 940 and 941, Khata Nos.-49, 69, 79 and 15, Thana No.-36 (Thirty-Six), Tauzi No.-5241 (Five Thousand Two Hundred Forty-One), within the limit of Nagar Parisad Danapur Nizamat/Patna Municipal Corporation/Patna Metropolitan Area Authority or Competent Authorities.

A detailed quarterly report of the project is attached along with this letter as Annexure - A.

Kindly acknowledge the receipt of the same.

Thanking You,
J G Realcon Pvt. Ltd.

J G REALCON PVT. LTD.
Director

DIRECTOR.

V N & CO

CHARTERED ACCOUNTANTS

B21, 2ND FLOOR, LUV KUSH TOWER, EXHIBITION ROAD, PATNA -800001

Mobile -7992282793, 9852112706

Form No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - JG's Pristine

Bihar RERA Registration Number BRERAP41205-2/52/R-1568/2023

For the Quarter Ended on September 30, 2024

S. No	Particulars		Amount (In Rs.)	
			Estimated	Incurred & Paid
			Column -A	Column -B
1				
	i	**Land Cost:**		
	a	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, Interest cost incurred or payable on Land Cost and Legal Cost.	34,42,380	34,42,380
	b	Amount of premium payable to obtain development rights, FSI, additional FSI,fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	-	-
	c	Additional Cost of TDR (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.	-	-
	e	Land Premium Payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	-	-
	f	**Under Rehabilitation Scheme:**	-	-
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column-A)**	-	-
	(ii)	Actual Cost of Construction of Rehab building incurred as per books of accounts as Verified by the CA **(in Column- B)** **Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)**	-	-
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.	-	-
	(iv)	Cost of ASR linked premium fees, Charges and Security Deposits or Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total of Land Cost	34,42,380	34,42,380

V N & CO. CHARTERED ACCOUNTANTS FRN-030297C PATNA

ii	**Development Cost/ Cost of Construction:**			
a(i)	Estimated cost of construction at the start of the project (Refer Note A)		24,65,57,620	-
a(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA **(Column-B)**		-	3,38,63,132
a(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. Salaries, Consultant Fees, Site Overheads, Development Works, Cost of Services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		-	35,66,515
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		-	-
c	Principal Sum and Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.		-	-
	Sub-Total of Development Cost		24,65,57,620	3,74,29,647
2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A		25,00,00,000
3		Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B		4,08,72,027
4		Percentage of completion of Construction Work (as per project architect's certificate on completion of project)		16.80%
5		Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%		16.35%
6		Amount which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of Cost Incurred and Paid (Sr. Number 2 * Sr. Number 5)**		4,08,72,027
7	**Less:**	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		60,87,680
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,47,84,347

Note A: The Estimated Cost is taken as per the management representation & last QPR filed with RERA and is after reducing the actual cost incurred on land.

This Certificate is being issued for RERA compliance for JG Realcon Private Limited and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For V N & Co
Firm Registration No. 030297C
Chartered Accountants

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: October 16, 2024
UDIN: 24439525BKCSMR4676

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No.		Particulars	Amount (Rs.)
1		Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	20,91,27,973
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of accounts	3,91,87,624
3	(i)	Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sq. ft.)	36,329.00
	(ii)	Estimated amount of sales proceeds in respect of unsold appartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	10,18,99,792
4		Estimated Receivables of ongoing Project sum of 2+ 3(ii)	14,10,87,416
5		Amount to be deposited in Designated Account - 70% or 100%, if 4 is greater than 1, then 70% of the Balance Receivables of ongoing project will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in Designated Account.	14,10,87,416

This Certificate is being issued for RERA compliance for JG Realcon Private Limited and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For V N & Co
Firm Registration No. 030297C
Chartered Accountants

V N & CO. CHARTERED ACCOUNTANTS FRN-030297C PATNA

CA Vaibhaw Kumar
Partner
Membership Number: 439525
Date: October 16, 2024
UDIN: 24439525BKCSMR4676

Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	Main Tower	8,435.00	4,73,00,000	81,12,376	3,91,87,624

(Unsold Inventory Valuation)

Ready Reckoner Rate as on date of certificate of the Residential Premises
Rs. 2805/- Per Sq. Ft of Carpet Area

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Ft.)	Unit Consideration as per Agreement/ Letter of Allotment
1	Main Tower	36,329.00	10,18,99,792

V N & CO. CHARTERED ACCOUNTANTS FRN- 030297C PATNA

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending Sept 2024.

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45201BR2008PTC041749	Name of Firm	J G Realcon Pvt. Ltd.
Firm Address :	#410, Ozone Plaza, Service Road, RPS More, Bailey Road Danapur, Patna – 801503		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP41205-2/52/R-1568/2023	Name of Project/Phase of Registered Project	JG's PRISTINE
Name of Promoter	J G Realcon Pvt. Ltd.	Project Address	Behind Radiant School, Khagaul Road, Patna
Name of Co-promoter			
Project Registration is valid up to	31-05-2028		
Starting date of Project or Phase of the Project	19-05-2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block	Apartment Type		Carpet Area	Total Number of sanctioned apartments - 74	Total Number of Apartments in Promoter's share - 37 1. Booked / Allotted - 7 2. Sold-	Total Number of Apartments in Landowner's share -37 3. Booked/ Allotted- 0 Sold - 0
1	1. 3 BHK - 2. 3 BHK - 3. 3 BHK - 4. 3 BHK - 5. 3 BHK - 6. 4 BHK - 7. Bungalow - 8. Plot etc. -	7 14 36 7 7 3	956 947 1053 983 914 1425		Percentage of booking – 18%	Percentage of booking – 0%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	74
		1. Booked/Allotted -	7
1	74	2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.	State Fire Officer	24/05/2022	26/09/2022	
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT			
1. Plan Case No. 67/20-21 (To beaded for each Building / Wing)			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	50%	31.05.2025
2.	Basements (if any)	25%	31.05.2025
3.	Podiums (if any)		
4.	Plinth	25%	31.05.2025
5.	Stilt Floor	25%	31.05.2025
6.	Slabs of Super Structure	15%	31.05.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31.05.2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.05.2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	31.05.2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31.05.2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	31.05.2028

	Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	31.05.2028
2.	Water Supply	YES	0%	31.05.2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	31.05.2028
4.	Storm Water Drains	YES	0%	31.05.2028
5.	Landscaping & Tree Planting	YES	0%	31.05.2028
6.	Street Lighting	YES	0%	31.05.2028
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting	YES	0%	31.05.2028
11.	Energy Management			

12.	Fire Protection and Fire Safety Requirements	YES	0%	31.05.2028
13.	Closed Parking	YES	0%	31.05.2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	31.05.2028
16.	Others (Option to Add More)			
VIII.	**A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NO		
2.	Water Supply	NO		
3.	Sewerage Chambers Septic Tank	NO		
4	Drains	NO		
5.	Parks, Land Scaping and Tree Planting	NO		
6.	Street Lighting	NO		
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	NO		
9.	Energy Management	NO		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. (Axis Bank-923020010088515)	
2.	Estimated Cost of the Project including land cost at the start of the Project	25,00,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	24,65,57,620
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	58,98,092/-
6.	Actual Cost Incurred during the Quarter	50,96,967/-
7.	Net amount at end of the Quarter	
8.	Total expenditure on Project **till date**	4,08,72,027/-
9.	Cumulative fund collected till the end of Quarter in question	81,12,376/-
10.	Cumulative expenditure done till the end of Quarter in question	4,08,72,027/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

J G REALCON PVT. LTD.

Director

Signature of Promoter

Name: Abhishek Kumar