

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

I.A. NO. ____ OF 2023

IN

CP (IB) -272/PB/2018

IN THE MATTER OF:

RANJEET RAMAKRISHNA YADAV

..... FINANCIAL CREDITOR

VS

JNC CONSTRUCTION PVT. LTD.

....CORPORATE DEBTOR

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THROUGH

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PLACE: NEW DELHI

DATE: 24.03.2023

Gautam *Ranjit*

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL

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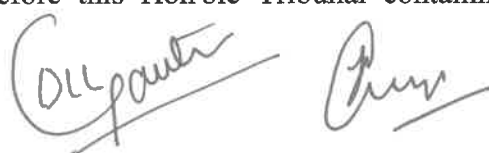
JNC CONSTRUCTION PVT. LTD.

....CORPORATE DEBTOR

THE 5TH PROGRESS REPORT OF JNC CONSTRUCTION PVT. LTD. BY THE SUCCESSFUL RESOLUTION APPLICANT (SRA) GAUTAM BUILDERS IN CONSORTIUM WITH RAPID CONSTRUCTION PVT. LTD. WHO ARE ALSO THE MEMBERS OF THE MONITORING AGENCY ALONG WITH THE AFFIDAVIT.

MOST RESPECTFULLY SHOWETH:-

1. That on 04/08/2020 this Hon'ble Tribunal had approved vide order dated 11/08/2020, the Resolution Plan submitted by M/s Gautam Builders in consortium with Rapid Contracts Pvt. Ltd. ("RA") which was approved with 96.07% votes of the Committee of the Creditors.
2. That in order to monitor the implementation of the Resolution Plan approved by this Hon'ble tribunal on 21/08/2020, the monitoring Agency ("MA") was constituted. Deepak Gautam, Yogesh Gupta and Sumit Shukla were appointed as the member to the Monitoring Agency, wherein Sh. Deepak Gautam and Sh. Yogesh Gupta are representing the Successful Resolution Applicant i.e. Gautam Builders and Rapid Contracts Pvt Ltd. whereas Sh. Sumit Shukla, Advocate and Insolvency Professional is appointed as Lenders Representative to the Monitoring Agency ("LRMA") based upon the recommendations of the Home buyers. It is further submitted that during the 1st meeting of the MA, held on 21/08/2020, another sub-committee ("SCM") was formed consisting total 11 lenders / home buyers / erstwhile COC members of financial creditors in a class consisting five home buyers of JNC Greenwood Project located at Vasundhara Sector 1, Ghaziabad and six home buyers of JNC The Park Project located at Greater Noida West, Gautam Budh Nagar.
3. That it is respectfully submitted that 4th progress report of the monitoring Agency was filed on 16.06.2022 via e-filing before this Hon'ble Tribunal containing the progress of the



implementation of the resolution plan as captured in the 16th, 17th, 18th, 19th, 20th & 21st meetings of the Monitoring Agency which was duly taken on record on 03.08.2022 with IA No. 3681/2022. 2

4. That it is further submitted that in order to monitor the implementation of the resolution plan five meetings has been conducted since the filing of the previous progress report which are listed as under:-

- a) The 22nd Meeting of the monitoring agency of JNC Construction Pvt. Ltd. was held on 5th June, 2022 at 12.00 PM at JNC Constructions Pvt. Ltd. at B-7, Sector-63 Noida.
- b) The 23rd Meeting of the monitoring agency was held on 24th July, 2022 at 12.00 PM at JNC Constructions Pvt. Ltd. at B-7, Sector-63 Noida
- c) The 24th Meeting of the monitoring agency was scheduled to be held on 11.09.2022 at 02.00 PM at JNC Constructions Pvt Ltd. B7, Sector 65, Noida
- d) The 25th Meeting of the monitoring agency was held on 22nd December, 2022 at 05.00 PM at JNC Greenwoods, Vasundhra, Ghaziabad.
- e) The 26th Meeting of the monitoring agency was held on 12th February, 2023 at 11.00 AM at JNC, The Park, Greater Noida West, Noida

The copies of the minutes of the 22nd to 26th meeting of the Monitoring Agency are annexed as **Annexure-1 colly**.

5. That the SRA who are also members of the Monitoring Agency respectfully makes following additional submissions by way of present 5th Progress Report before this Hon'ble Tribunal with respect to the proceedings of the Monitoring Agency held subsequent to the filing of the fourth progress report, in order to keep this Hon'ble Tribunal apprised.

22nd Meeting of the monitoring agency of JNC Construction Pvt. Ltd.

- a) The members took note of the Minutes of the 21st Meeting of Monitoring agency held on 3rd May 2022 which was taken on record.
- b) Referring to the several emails of the homebuyers, LR informed the SRA that their team has consistently failed to resolve the queries of the home buyers in a timely and effective manner. He added that the SRA has also not been able to provide any data that reflects regarding the resolution to the queries of the home buyers. He further added that

the MOM's and detailed updates have not been uploaded on the website despite repeated requests by the LR who further reiterated that the issues arising out of the unresolved queries of home buyers specifically on the demand letters /computations should not be attributed to the home buyers. Here SCMs informed that collectively they are distributing the MOMs to nearly 450 home buyers through their home buyers welfare associations. 3

- c) Sh. Yogesh Gupta, SRA presented a detailed template reflecting the construction completion. He further provided the hardcopies of the construction update of The Park and Green Projects. LR mentioned that the construction update does not provide the specificities regarding the installation and commissioning of various fixtures (such as fire fighting, electricity, power back up, ETP/STP etc.) as well as deviations from the NCLT approved plan. He added that considering that almost two years has been elapsed therefore, the construction update must provide speaking data and in its present form it is providing the information in a mechanical manner that too is not provided before the MA meetings.
- d) That the attendees further discussed to visit the GNIDA and UP AvasVikas Parishad to expedite the issuance of Occupancy and Completion certificates. After a short discussion it was agreed that the SRA, LR and SCMs shall visit the GNIDA on 8th June 2022 for the same purposes.
- e) That the meeting discussed the Technical Expert's report for the Park Project which was supplied by the SRA during the 21st MA meeting.
- f) That with regard to The Park Project, Sh. Yogesh Gupta informed the meeting that on 12.04.2022, the sanction letter has been issued by the electricity department. Surprised to note the same LR enquired from Sh. Yogesh Gupta for not providing this important piece of information in the previous meeting or earlier in response of which Sh. Yogesh Gupta mentioned that he had shared it with the Park Project SCMs. He further added that the electrical installation and commissioning will be completed by the end of first week of July. LR asked Sh. Yogesh Gupta to provide, formally the copy of the sanction letter as well as the installation and commissioning certificate. Sh. Yogesh Gupta assured to provide the same.
- g) The meeting took note of the appeal (which LR received from Sh. Yogesh Gupta) filed

by the three home buyers welfare associations before the Hon'ble Delhi High Court. LR informed that he has not been involved/ intimated by the SCM who are signatory of the appeal.

- h) The additional agenda item proposed by the SRA were also discussed; i.e. SRA mentioned that LR reiterated his comments that there are several unresolved queries of the home buyers on computation which needs to be resolved. He added that SRA should take steps in terms of the BBA/Allotment letters. LR also mentioned that as per the information from the SCMs, most of the home buyers has paid their dues to the tune of 90% and 95% and largely the outstanding is around few home buyers only and SRA can take steps in terms of the BBA/Allotment letters. LR further added that funds requirement can be met through sale of inventory and interim finance and the SRA should take steps and update the Monitoring Agency. LR added that in the absence of the visibility over the receipts and payments of the CD, LR will not comment anything further on this.
- i) LR stated that the Performance Security has to be maintained in terms of the approval of the COC/adjudicating authority till the full implementation of the Resolution Plan backed with the certificate of completion of implementation duly signed by the Monitoring Agency.

23rd Meeting of the monitoring agency of JNC Construction Pvt. Ltd.

- a) That the LR expressed his concern that the SRA is not providing the details and the information which has been sought by the LR/other homebuyers vide email dated 7th July, 2022 and 17th July, 2022 and the same has been constantly ignored. LR added that the files which SRA is sharing are belated, does not bear signatures, stamps of the SRA and does not provide the specific details which home buyers are seeking regularly. In response, Sh. Yogesh Gupta mentioned that the progress reports filed with the NCLT and shortly construction update and progress reports shall be updated on the website.
- b) The records pertaining to the resolution of queries as raised by the home buyers from time to time most of which are either remain un resolved or pushed to SCMs of LR were raised by the LR to which Sh. Yogesh Gupta replied that they are resolving to the queries of home buyers on case to case basis and he shall continue to do so. In



response LR requested the SRA to provide the data/records of such homebuyers whose issues/complaints has been resolved specifically with regard to the issues related to demands/computations which has been raised by the home buyers on case to case basis since this is one of the key obligations on the part of the SRA.

- c) The SRA provided the status regarding the date of completion of work for the Greenwood and The Park Projects in the tabular form.
- d) It was noted that the installation and commissioning of the power/electricity to the Park Site has not been completed and hence excessively delayed. LR further added that the details sought in the previous meeting in agenda item 6 has not been provided yet.

24th Meeting of the monitoring agency of JNC Construction Pvt. Ltd.

In terms of the Hon'ble Supreme Court regarding the stay, no material discussion took place.

25th Meeting of the monitoring agency of JNC Construction Pvt. Ltd.

- a) The members were informed that it is the duty of the LR to provide the minutes of all MA meetings but he has not issued the minutes of 23rd and 24th MA meetings held on 11.09.2022 and 13.11.2022 to which the LR stated that he has not issued the minutes as he thought during the "Status Quo" minutes should not be issued. After the discussions, the LR stated that he will issue the minutes soon.
- b) Sh. Yogesh Gupta apprised the members of the MA and SCM that the LR in the monitoring agency has not been cooperating and the LR has not issued minutes of the last two meetings of the MA and also not filed 5th Progress report despite taking all the documents from the SRA.
- c) The LR agreed that to support in all legal issues and to oversee the legal matters of the SRA however, it should not be constructed that he was involved in day to day operations of the SRA. The LR further stated that SRA has been funding the legal cases filed by the home buyers, to which all the SCM members and home buyers present meeting objected and mentioned that SRA always support home buyers and this kind of allegation should not be made by the LR against the SRA. After detailed discussions for not filing the progress report after the 4th progress report to which the LR replied that it was due to status quo imposed by the Hon'ble Supreme Court and also no progress in the work took




place. After the detailed discussion, the LR was advised to file the progress report. 6

- d) The SCM members after discussion with the SRA presented the following resolution passed by the SCM duly accepted by the LR

"As regard agenda no A2 deliberations have been made between SRA and LR Mr. Sumit Shukla in cordial atmosphere at length.

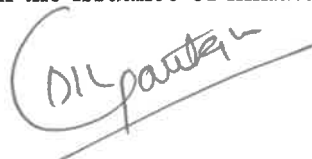

Quantum of remuneration has been revised and SRA has offered an amount of Rs. 20,000/- per meeting towards discharging his Statutory duties in the monitoring agency. The said proposal has been duly accepted by the LR. The same is agreed to be payable by SRA to the LR w.e.f September 2022.

The above terms have been considered by SCM, provided that the LR shall solely act upon in the interest of lenders, besides follow up with the concerned officers in respective Authorities.

The extension of the LR is subject to review of the SCM based on discharge of the duties of LR from time to time."

26th Meeting of the monitoring agency of JNC Construction Pvt. Ltd.

- a) It was informed to all the participants that the SRA had circulated the minutes of the 25th meeting on 24.12.2022 and no observations/ comments/ suggestions were received after circulating the minutes from the members of MA and/or SCM. On this, the LR stated that his submissions in the last meeting was not recorded in true spirit, to which SRA representative replied that minutes was drafted based on the discussions held in the meeting.
- b) The LR submitted that he fails to understand as to how he can be held non - cooperative when LR is not responsible for implementation of resolution plan and it is the duty of SRA to implement the plan, to which it was clarified by the SRA that LR non-cooperation was towards not issuing minutes in time, not submitting progress report in time and not performing his additional duties as discussed and agreed upon between the SRA and LR. On this, the LR stated that his objection / dissent may be recorded as no valid meetings were held post order of Hon'ble Supreme Court imposing status quo and there is no requirement to issue minutes of the meetings. SRA and SCM was not agreeable to the LR point of view on the issuance of minutes of 23'd and 24th meeting.

(All parties)  

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The LR stated that minutes of 25th MA meeting be taken on record with his dissent. Accordingly, after deliberation minutes of 25th meeting was taken on record with the dissent of LR.

- c) The members discussed and took note of the developments / progress subsequent to the conclusion of 25th meeting of monitoring agency of J N C Constructions Private Limited.
- d) The LR stated that he has sent an email dated 11th Feb 2023 to SRA about the pending agendas by way of attaching his earlier emails dated 20th Aug 2022 & 19 Dec 2022. He further enquired from SCM members as to whether these points need to be taken up or not. On this SCM members requested the LR to list down all the pending points. After deliberation it was decided to note down status of all the pending points of the LR at one place so that the same become reference points for review in future meetings. Accordingly, the LR mentioned the following points - 1. Construction update has not been provided 2. Update on installation and commissioning certificate of power. 3. Progress on the meetings with the Authorities viz Awas Vikas and GNIDA as a follow up action plan 4. Steps to expedite the construction of delayed phases of both the projects 5. Interim Finance status 6. Tracker of legal proceedings 7. Supporting documents on the agenda items should be provided beforehand 8. Mechanism of verification of documents provided by the SRA 9. Business activity undertaken by the SRA after the status quo order of Hon'ble Supreme Court 10. Status of PBG (Performance Bank Guarantee) 11. Status of those home buyers whose construction has not been completed in timeline in terms of approved resolution plan. 12. Progress on the payments to other creditors in terms of approved resolution plan.
- e) On this SRA stated that Construction update has been uploaded on the website regularly on monthly basis and also handed over the physical copy of the latest update as on 31 January 2023 to the LR, on this LR stated that these should be signed by the SRA and accordingly Mr. Yogesh Gupta (SRA) signed the documents. After deliberations it was decided to upload the documents on the website after signing by the SRA.
- f) The LR also advised to convene MA meeting once in a month which was agreed by SRA and SCM members. SCM Members and SRA once again reminded the discussion held in the 25th MA meeting with respect to drafting and filing progress report on regular basis





and requested the LR to file progress report without any further delay to which the LR assured that he would file progress report within 3-4 days from the date of receipt of minutes of this instant meeting.

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- g) The SRA also presented the status of the flats handed over to the homebuyers for fitment.
- h) Further, the LR and SCM members were requested by the SRA to assist and advise the home buyers to pay the balance amount of their respective dues which are overdue.
- i) Members of SCM and home buyers discussed the following points with the SRA
- a. JNC THE PARK: 1. Kitchen pipe needs covering B1 -1402 & B1- 404 2. Buyers should make his entry in Register. 3. Electric connection is okay but due to non-availability of meter in UPPCL, individual connections will take time. 4. WIFI - Connection is already installed. 5. Lifts - Both lifts of tower of A1 & B1 are operational. 6. A1- Toilets - 2-bedroom floor 7. Numbering of floors should be done. 8. List of occupants who have taken possession for fitouts is available at gate with phone no. 9. Cleaning is done. 10. On the main entry, project name board should be displayed. 11. Camera installation is to be done. 12. Police verification of tenants is must and to be submitted with the office of JNC" 13. No Bachelor will be allowed on society as tenant. 14. GNIDA has filed a appeal in Supreme Court but it is defective. 15. PNG: - Payment has already been made to IGL & MOU signed with them, installation will start soon
- b. GREENWOODS: - 1. Provision of DG (PNG) as per full capacity or as per mentioned in Resolution Plan. 2. Development of common area- society road, park, tower entrance 3. Delay penalty - after settlement from court 4. Tower Board B & C & floor numbering 5. Speedbreakers on internal roads - to be installed. 6. Intercom connection to be installed.
6. As regards the aspect of the pending proceedings before various forums where the SRA or JNC Construction Pvt Ltd is a party, the following is a summary for reference:

Sl. No.	Court	No.	Particulars	Comments
1.	NCLT	I.A 952/ 2021	Application filed by the MA seeking directions upon the UP Awas Evam Vikas Parishad for cooperation in implementation of Resolution Plan	Next date of hearing: 14.04.2023

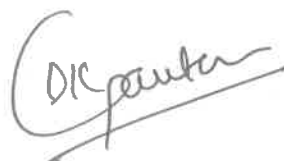
2.	NCLT	IA 1088/ 2021	Application filed by the MA seeking directions upon the Greater NOIDA Authority for cooperation in implementation of Resolution Plan	Next date of hearing: 14.04.2023	9
3.	NCLT	IA 5322/ 2021	Application filed by HDFC Bank seeking payment of their dues and also seeking directors for contravention of the Resolution Plan by the SRA	Without prejudice, the SRA has already made the entire amounts due to HDFC Bank on 10.03.2023 as the Bank has assured the SRA for withdrawing the Application. Next date of hearing 28.03.2023	
4.	NCLT	IA 5755/ 2022 IA 5781/ 2022 IA 5782/ 2022 IA 5783/ 2022	Application filed by some parties, copy of which is not yet served on the SRA	Next date of hearing: 14.04.2023	
5.	Supreme Court	Civil Appeal No. 5767/2022	Appeal filed by UP Awas Evam Vikas Parishad against the Order of NCLAT dated 04.04.2022 wherein, the Resolution Plan was upheld by NCLAT.	The SC has issued notice and has granted status quo in favour of the Appellant on 29.08.2022	
6.	Supreme Court	--	Appeal filed by GNIDA against the Order of NCLAT dated 24.11.2022 wherein, the Resolution Plan was upheld by NCLAT.	Matter is under defect	

7. That the RAs signatories to the present progress report undertakes to submit before this Hon'ble Tribunal to further apprise on the progress with regard to the implementation of the resolution plan approved by this Hon'ble Tribunal on by way of the present Progress Report.

PRAYER

In view of the above facts and circumstances, the IRP most respectfully prays that this Hon'ble tribunal may be most graciously pleased:-

- a) To take the present progress report filed by the resolution applicants on behalf of the monitoring agency intimating the progress of the implementation of the resolution plan on record.





b) To pass any necessary directions as this Hon'ble Tribunal deems fit.


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On and behalf of the Successful Resolution Applicants


Deepak Kumar Gautam


Yogesh Gupta

THROUGH


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PLACE: NEW DELHI
DATE: __.03.2023

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL PRINCIPAL

BENCH, NEW DELHI

12

I.A. NO. _____ OF 2023

IN

CP (IB) -272/PB/2018

IN THE MATTER OF:

RANJEET RAMAKRISHNA YADAV

..... FINANCIAL CREDITOR

VS

JNC CONSTRUCTION PVT. LTD.

....CORPORATE DEBTOR

AFFIDAVIT

I, Deepak Kumar Gautam, son of Sh. O.P. Gautam, aged about 52 years, R/o 8-26, Sector-51, Noida, Gautam Buddha Nagar, Uttar Pradesh-201 301, India, do hereby solemnly affirm and state as under:- *Presently at New Delhi*

1. That I am a member of the Monitoring Committee of the Corporate Debtor, as well as the Authorized Representative of the successful Resolution Applicant and the Applicant in the present and one of the signatory in the present progress report and as such am well conversant with the facts in the progress report and thus, competent and duly authorized to swear and affirm this affidavit.
2. That I have gone through the contents of the accompanying progress report and the same has been drawn by my counsel under my instructions and explained to me in my vernacular.
3. I say that the contents mentioned therein are true and correct the best of my knowledge.

Deepak Kumar
DEPONENT

Verification

Verified at *New Delhi* on this *21* ⁹⁴² Day of March 2023, that the contents of the above affidavit are true to the best of my knowledge. No part of it is false and nothing material has been concealed therefrom.

Deepak Kumar
DEPONENT



ATTESTED

K Prasad
NOTARY PUBLIC
DELHI (INDIA)

21 MAR 2023



सत्यमेव जयते

INDIA NON JUDICIAL

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Government of National Capital Territory of Delhi

₹10

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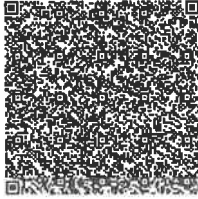
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Certificate No.	: IN-DL78947748572355V
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Unique Doc. Reference	: SUBIN-DLDL-SELF29649567361570V
Purchased by	: AMOD JHA
Description of Document	: Article 4 Affidavit
Property Description	: .
Consideration Price (Rs.)	: 0 (Zero)
First Party	: YOGESH GUPTA
Second Party	: NA
Stamp Duty Paid By	: YOGESH GUPTA
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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SELF PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCILESTAMP.COM

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1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL PRINCIPAL

BENCH, NEW DELHI

14

I.A. NO. _____ OF 2023

IN

CP (IB) -272/PB/2018

IN THE MATTER OF:

RANJEET RAMAKRISHNA YADAV

..... FINANCIAL CREDITOR

VS

JNC CONSTRUCTION PVT. LTD.

....CORPORATE DEBTOR

AFFIDAVIT

I, Yogesh Gupta, son of Sh. Om Prakash Gupta, aged about 52 years, R/o 2A/22, Ground Floor, Sector-2, Vaishali, I.E. Sahibabad, Ghaziabad, Uttar Pradesh-201 010, India, do hereby solemnly affirm and state as under:- *Presently at New Delhi - Varanasi*

1. That I am a member of the Monitoring Committee of the Corporate Debtor, as well as the Authorized Representative of the successful Resolution Applicant and the Applicant in the present and one of the signatory in the present progress report and as such am well conversant with the facts in the progress report and thus, competent and duly authorized to swear and affirm this affidavit.
2. That I have gone through the contents of the accompanying progress report and the same has been drawn by my counsel under my instructions and explained to me in my vernacular.
3. I say that the contents mentioned therein are true and correct the best of my knowledge.

[Signature]

DEPONENT

Verification

Verified at *New Delhi* *21 MAR 2023* Day of March 2023, that the contents of the above affidavit are true to the best of my knowledge. No part of it is false and nothing material has been concealed therefrom.



[Signature]

DEPONENT



ATTESTED
[Signature]
NOTARY PUBLIC
DELHI (INDIA)

21 MAR 2023

Annexure-4 (Copy)

15

MINUTES OF THE 22ND MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY JUNE 5TH, 2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Attendees: Sh. Lalit Gupta, Sh Dharmendra Singh Rawat, RC Jaiswal, Sh. Vikash, Sujoy Ganguly, Shri Sandeep Nagar Shri Dharmendra Kumar Malik (SCMs), Sh. Deepak Gautam, Sh. Yogesh Gupta. Successful Resolution Applicants / SRA's representative to the Monitoring Agency (SRA), and Sumit Shukla, Lender's Representative to monitoring agency(LR) attended the meeting

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Few other home buyers of the Park and Greenwood projects were also present during the meeting and the attendance was recorded by the SRA

Agenda item No 1. To take on record the Minutes of the 21st meeting of the Monitoring Agency held on 3rd May 2022

Following discussions were held

After a brief discussion the Minutes of the 21st meeting were taken on records. SCMs also confirmed that the MOM's has been further circulated to the home buyers. Objections raised by Ms. Neha Panchal on 14th May 2022 are attached herewith as **Annexure 1**

Agenda item No 2. To take note and discuss on the following :

- Delay / inability to resolve the issues / queries of the home buyers specifically on the demand letters
- MOM of the MA meeting are not reaching to the home buyers
- Obtain report of the issues / clarifications of the home buyers and the status thereof

Following discussions were held

Referring to the several emails of the home buyers, LR informed the SRA that their team has consistently failed to resolve the queries of the home buyers in a timely and effective manner. He added that SRA has also not been able to provide any data that reflects regarding the resolution to the queries of the home buyers. He further added that the MOM's and detailed updates has not been uploaded on the websites despite repeated requests by the LR. LR reiterated that the issues arising out of the unresolved queries of home buyers specifically on the demand letters / computations should not be attributed to the home buyers. Here SCMs informed that collective they are distributing the MOMs to nearly 450 home buyers through their home buyers welfare associations.

Agenda item No 3. Deliberate on the construction update of 2nd phase of work of The Green Wood and The Park projects including but not limited to

- Date of possession as per approved resolution plan
- Status of construction as on 31.05.2022 indicating the deviations

Following discussions were held

After a brief discussion Sh Yogesh Gupta informed that he will provide a detailed table reflecting the construction completion in the following template

Sr No	Project & Tower	Date of completion of construction as per the approved resolution plan	Actual date of completion of construction supported	Reasons for the delays
-------	-----------------	--	---	------------------------

Circulation by email only

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MINUTES OF THE 22ND MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY JUNE 5TH, 2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Agenda item No 4. To review the monthly construction update for the month of May 2022 which is awaited from the SRA indicating the deviations.

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Following discussions were held

During the meeting Sh Yogesh Gupta provided the hardcopies of the construction update of The Park and Green Projects. LR mentioned that the construction update does not provide the specificities regarding the installation and commissioning of various fixtures (such as fire fighting, electricity, power backup, ETP/STP etc.) as well as the deviations from the NCLT approved plan. He added that considering that almost two years has been elapsed therefore the construction update must provide speaking data and in its present form it is providing the information in a mechanical manner that too is not provided before the MA meetings. LR also proposed the SRA to file progress reports in a timely manner as proposed in the Resolution Plan.

Copy of the construction (received from the SRA on 5th June 2022) as on 31.05.2022 of The Park and Greenwood Projects are attached herewith as **Annexure 2**

The attendees further discussed to visit the Greater Noida Industrial Development Authority (GNIDA) and UP Avas Vikas Parishad to expedite the issuance of Occupancy and Completion certificates. After a short discussion it was agreed that the SRA,LR and SCMs shall visit the GNIDA on 8th June 2022 for the same purposes.

Agenda item No 5. To deliberate on the Technical Expert's Report for the Park Project which was supplied by the SRA during the 21st MA meeting

Following discussions were held

Referring to the report of technical expert on The park project, LR highlighted that the said report is very generic and it is expected from the SRA to obtain a detailed report that provides detailed insights on the various aspect of the project certifying the quality of the construction as well as deviations if any from the industry / regulator approved standards on the input material, machines / mechanical parts & components, workmen-ship, health, safety and hygiene. He added that the same is applicable for the Greenwood Project.

Agenda item No 6. To seek update (awaited from the SRA) on the following regarding The Park Project:

- f. Date of Application to electricity department
- g. Date of sanction by the electricity department
- h. List of ordering of electrical equipment mentioning list, specifications, make and capacity etc.)
- i. Date of delivery and installation and completion certificate

Following discussions were held

Mr. Yogesh Gupta informed that on 12.04.2022 the sanction letter has been issued by the electricity department. Surprised to note the same LR enquired from Sh Yogesh Gupta for not providing this important piece of information in the previous meeting or earlier. And in response Mr Yogesh Gupta mentioned that he had shared it with the Park project SCMs. He further added that the electrical installation and commissioning will be completed by the end of first week of July. LR asked Sh Yogesh Gupta to provide, formally the copy of the sanction letter as well as the installation and commissioning certificate. Sh Yogesh Gupta assured to provide the same.

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rcjaiswal12@gmail.com, aniilsinha1965@gmail.com, vineetupadhyav3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, jncmonitoring@gmail.com, dharmendrarawat@msn.com, dsmalik23@rediffmail.com, tarun.bhatt@hdfcbank.com, sanjayhingan@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, suiyavanguly.projects@gmail.com, Naqarsk0103@gmail.com, lalit.gupta@gmail.com, jncmonitoring@gmail.com, deenti.bhardwai@hdfcbank.com, jncgreenwoodsa@gmail.com

(Signature) *(Signature)*

17

MINUTES OF THE 22ND MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY JUNE 5TH, 2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Agenda item No 7. To take note of the application filed by the home buyers welfare associations of The Park and The Greenwood projects.

Following discussions were held

Referring to the copy of the appeal (which LR received from Sh Yogesh Gupta) filed by the three home buyers welfare associations before Hon'ble Delhi High Court, LR informed that LR has not been involved / intimated regarding by the SCM who are the signatory of the appeal.

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Additional Agenda proposed by the SRA

1. Delay by the home buyers in the payments: SRA mentioned that LR reiterated his comments that there are several unresolved queries of the home buyers on computation which needs to be resolved. He added that the SRA should take steps in terms of the BBA/allotment letters. LR also mentioned that as per the information from the SCMs, most of the home buyers has paid their dues to the tune of 90% to 95% and largely the outstanding is around few home buyers only and SRA can take steps in terms of the BBA/Allotment letters. LR further added that funds requirement can be met through sale of inventory and interim finance and the SRA should take steps and update the Monitoring Agency. LR added that the in the absence of the visibility over the receipts and payments of the CD, LR will not comment anything further on this.
2. Proposal by the SRA to release the BGs kept as the performance security to arrange for the funds: LR stated that the Performance Security has to be maintained in terms of the approval of the COC / adjudicating authority till the full implementation of the Resolution Plan backed with the certificate of completion of implementation duly signed by the Monitoring Agency.

Prepared by

Sumit Shukla

Representative (Home Buyers) to the Monitoring Agency of JNC Constructions Pvt Ltd.

IBBI Registration No - IBBI/IPA-003/IP-N00064/2017-18/10550

Address: B-4/702, Krishna Apra Gardens,

Plot No 7, Vaibhav Khand, Indirapuram, Ghaziabad

Email: Sumit_shukla@rediffmail.com

Date: June 14, 2022

Place: Kanpur

Attachments : as stated above

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rcjeiswal12@gmail.com, anilsinha1965@gmail.com, vineetupadhyay3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, jncmonitoring@gmail.com, dharmendrarawat@msn.com, dsmalik23@rediffmail.com, tarun.bhatt@hdfcbank.com, sanjivjhinran@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, sujayqanguly.projects@gmail.com, NagarSK0103@gmail.com, lalit.gupta@qail.co.in, jncmonitoring@gmail.com, deepti.bhardwai@hdfcbank.com, jncgreenwoodsa@gmail.com



18

MINUTES OF THE 22ND MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY JUNE 5TH, 2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Annexure 1

From: Neha Panchal <neha.panchal0339@gmail.com>

Sent: Saturday, May 14, 2022 5:57 PM

To: sumit_shukla@rediffmail.com

Page | 4

Cc: <jncetheparkbuyers@gmail.com>; crm@grc-projects.com; rapidconstructions@gmail.com; om prakash <omprakash5884@gmail.com>

Subject: Request for Inclusion of Missed and Critically Imp points in 21st MOM held on 03.05.2022

Dear Sir,

Thanks for issuing minutes of 21st meeting of MA held on 03.05.2021 (Copy attached).

Many points which are critical and imp have been missed in MOM which are

1. Does GRC has intimated to NCLT and/or it has approval for offer of possession for Fitment? To be clarified.
2. Final Demand to be raised by GRC at Physical possession and not along with offer of possession for Fitment, which is not as per BBA.
3. GRC has calculated delay penalty in proportion to % payments made and upto 11.11.2021 whereas it should be at full rate of Rs 5.10 and upto Physical possession to those buyers who have paid all demands in time. To be addressed pl.
4. What is likely date of OC and CC which is very much required for IT rebate and for legal occupation ?
5. Offer of Possession should be given only after completion of facilities essential for habitation like Power Supply, Lifts, Power back up, Plumbing/Sanitary Fittings, Sewage Connection/STP, In ternal Roads, Street Lights, CCTV Camera, Underground Tank, Drawing approval from Authority and Common area development for GRC has mentioned 45 - 60 days for completion.

Above-mentioned points were discussed in said meeting and need to be mentioned in MOM clearly.

Submitted for your perusal please.

Thanks!

NEHA & MR. OM PARAKASH

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19

MINUTES OF THE 22ND MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY JUNE 5TH, 2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA
Annexure 2

From: Gautam Builder <gautam.builders@gmail.com>

Sent: Sunday, June 05, 2022 12:44 PM

To: Sumit Shukla <sumit_shukla@rediffmail.com>; rapid rapid <rapidconstructions@gmail.com>

Subject: SITE PROGRESS STATUS

Page | 5

Dear Sir,

Please find the enclosed Site Progress Status report.

M/S GAUTAM BUILDERS

ACCOUNTS DEPARTMENT

B-7, SECTOR-63, NOIDA-201301, UP

PH.: 01204322733

MOB:- +919811998785

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Gautam Builders

Rum



JNC Constructions Pvt. Ltd.

(Now managed by Gautam Builders in Consortium with Rapid Contracts Pvt. Ltd. vide NCLT, New Delhi Order dated 04/08/2020 in Company Petition No. (IB) - 272 (PB) / 2019)
Corporate Office : B-7, Sector-63, Noida-201301, UP Tel : 0120-3510982
www.grc-projects.com

This offer of possession for fitment is subject to compliance of following Terms and conditions: -

1. The process of handing over possession for fitment can only start after you have paid full and final payment towards the flat along with other charges and interest if applicable. Any refund amount after delay penalty interest settlement will paid on or before handover of your flat for fitment.
2. In case your flat remains unoccupied after formal possession for fitment, you would continue to be liable to pay maintenance charges, water charges, fixed electricity, power back up charges and any other applicable charges on actual basis.
3. In addition, the allottee shall also pay holding charges @5/- sqft as per the agreed terms of booking/allotment in case of delay in taking of possession for fitment.
4. Upon clearance of all dues by you, we will start the process of refurbishing the unit, involving applying a fresh coat of painting, re-checking of sanitary fitments, and services to ensure a seamless handover for fitment. We would need about 45-60 days from the date of clearance of your dues, to complete the process with perfection.
5. You would be liable to pay Electricity connection meter & Installation charges, IGL connection & Installation charges and Intercom/Broadband/Internet Installation charges as per company policy.
6. You would be liable to pay any additional amount, if demanded by any competent authority and/or change in NCLT resolution plan.

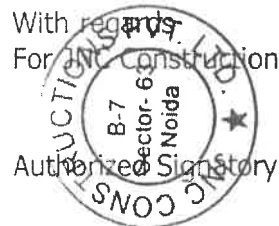
Please submit/email a duly signed copy of this letter as an acceptance of this offer of possession for fitment.

Looking forward for an everlasting relationship with "GRC Family".

In order to assist you in completing formalities you are requested to visit our office at B-7, Sector-63, Noida-201301 (U.P.) on all working days except Sunday between 10:30 am to 6:30 pm only after fixing prior appointment on Mobile No-9311781658, 9311781656 & 9311781650.

Queries related to possession for fitment if any, to be sent to the email id - crm@grc-projects.com and are to be confirmed by a duly signed hard copy sent by registered post separately.

With regards,
For JNC Construction Pvt. Ltd.



(Allottee/s)

21



JNC Constructions Pvt. Ltd.

(Now managed by Gautam Builders in Consortium with Rapid Contracts Pvt. Ltd. vide NCLT, New Delhi Order dated 04/08/2020 in Company Petition No. (IB) - 272 (PB) / 2019)
Corporate Office : B-7, Sector-63, Noida-201301, UP Tel : 0120-3510982
www.grc-projects.com

Date: _26.05.2022

OFFER OF POSSESSION FOR FITMENT & NO DUES LETTER

To,

**Mr. Lalit Kumar Gupta & Mrs. Lajja Gupta
FLAT NO-412 A, TOWER NO-12, 4TH FLOOR,
GULMOHAR GREENS, NEAR HINDON AIR FORCE STATION,
MOHAN NAGAR, GHAZIABAD NOIDA- ,U.P , India
9910085679**

Ref.: Flat No. 602 Block:- A1

Project-The Park, at GH-01, Sector-16 C, Greater Noida West, U.P.

Dear Sir/Madam,

In Compliance of NCLT order dated 04.08.2020 and on the request of home buyers, we are pleased to offer possession for fitment of your flat. We are happy to mention here that the captioned Flat of the project is now ready and we are in position to start handing over possession for fitment of the apartment.

We further wish to apprise you that with sole motive to expedite the pre possession formalities, we are offering the said unit for fit out subject to your acceptance. However, the formal possession will be offered only after obtaining the necessary approval from the Greater Noida Industrial Development Authority also the registry of your flat will be executed after obtaining the Completion and Occupancy Certificates.

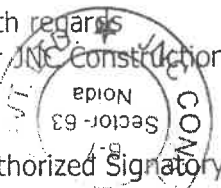
This is to further confirm you that the Company has received all the dues in respect of the above said Flat after adjustments of all the credits/penalty as per the NCLT order dated:04/08/2020.

Please submit/email a duly signed copy of this letter as an acceptance of this offer of possession for fitment to start the process of refurbishing the unit, involving applying a fresh coat of painting, re-checking of sanitary fitments, and services to ensure a seamless handover for fitment.

We would need about 45-60 days from the date of acceptance of this letter to complete the process with perfection.

With regards
For JNC Construction Pvt. Ltd.

Authorized Signatory



(Allottee/s)

Registered Office : Unit No. 342, Plot No. 1, LSC 3rd Floor, Vardhaman Sunrise Plaza, Vasundhara Enclave, Delhi-110096

CIN No. : U74899DL1998PTC093071

Alk Pankaj

Pur

JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 31-May-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,818,699		
Lift Purchase & Maintenance Cost	5,734,184		
Transformer Purchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	119,317,586		
Delay Charges paid to Customers	4,356,398		
Discount to Customers (7% ITC)	5,874,732		
Professional & Consultation Charges	1,059,000		
Salary related to Project	1,002,928		
Security Services	1,879,545		
NOC Charges	3,000	151,611,426	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	82,479	82,479	
Direct Expenses-The Park			
Construction Cost	359,953,773		
Electricity Expenses	3,802,708		
Lift Purchase Cost	5,827,386		
Delay Charges & Prepayment discount paid to Customers	7,580,452		
Discount to Customers (7% ITC)	15,457,658		
Labour Charges	304,405		
Professional & Consultation Charges	3,135,850		
Salary related to Project	643,983		
Transformer Purchase	602,500		
Security Service	2,031,477		
Water Supply (GNIDA)	10,000		
NOC Charges	1,500	399,351,692	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	2,788,958		
Miscellaneous Expenses - Site Expenses	416,616	3,205,574	
Expenses - Head Office			
Legal & Professional Charges	5,692,721		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance Expenses	1,307,680		
Printing & Stationery	132,497		
Salary	6,184,546		
Stamp Duty Fees (Share Allotment)	19,800		
Staff Welfare	216,762		
Software AMC & Renewal Charges	127,600		
GST _ Late Filing Fees	91,470		
Miscellaneous Expenses	345,765		
Interest on GST & TDS	214,216		
Bank Charges	4,357	15,984,499	
Grand Total (The Park, Greenwoods & Head Office)		605,772,395	

(Signature) *(Signature)*

GREENWOOD SITE PROGRESS REPORT AS ON 31.05.2022

23
 AK Pandey
 Puro

Tower FLOORS	B B+S+17			C B+S+17			D B+S+17			A B+S+17			COMMON AREA /NON TOWER		
	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022	STATUS AS ON 11/08/2020	STATUS AS ON 31.05.2022
	Excavation	100%		100%	100%		100%		100%		100%		95%	100%	0%
Casting of foundation	100%		100%	100%		100%		100%		100%		0%	100%	0%	100%
Basement roof slab /Plinth Level	100%		100%	100%		100%		100%		100%		0%	100%	0%	100%
Slab Status	100%		100%	100%		100%		100%		100%		98%	100%	95%	100%
Brick Work	100%		100%	100%		100%		100%		100%		80%	100%	75%	95%
Internal water supply line and soil , waste line plumbing work	70%	100%	60%	100%	100%	0%	100%	90%	5%	0%	0%	0%	75%	0%	75%
Internal wall conduiting , boxes DB	70%	100%	60%	100%	100%	25%	100%	98%	10%	0%	0%	0%	90%	0%	90%
balcony railing , staircase railing	90%	100%	90%	100%	100%	50%	100%	98%	90%	0%	0%	0%	NA	NA	NA
chowkhat fixing	90%	100%	90%	100%	100%	80%	100%	98%	40%	0%	0%	0%	0%	0%	0%
Kitchen counters casting	90%	100%	90%	100%	100%	50%	100%	90%	0%	0%	0%	0%	NA	NA	NA
Internal Plaster	90%	100%	90%	100%	100%	50%	100%	98%	10%	0%	0%	0%	0%	0%	90%
External plaster	90%	100%	85%	100%	100%	40%	100%	98%	80%	0%	0%	0%	90%	0%	90%
toilet , kitchen wall tiles	70%	100%	60%	100%	100%	0%	100%	0%	0%	0%	0%	0%	NA	NA	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	10%	92%	10%	92%	92%	0%	92%	0%	0%	0%	0%	0%	0%	0%	0%
Flooring	80%	98%	75%	98%	98%	0%	98%	0%	0%	0%	0%	0%	50%	0%	50%
Internal door shutters	10%	80%	0%	80%	80%	0%	80%	0%	0%	0%	0%	0%	0%	0%	0%
UPVC windows and doors	10%	99%	0%	99%	99%	0%	99%	0%	0%	0%	0%	0%	NA	NA	NA
Electrical - wiring fixing of swithes , socket , DB dressing etc.	0%	50%	0%	50%	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Internal Painting	0%	80%	0%	80%	80%	0%	80%	0%	0%	0%	0%	0%	0%	0%	0%
External Painting	10%	90%	10%	90%	90%	0%	90%	20%	0%	0%	0%	0%	0%	0%	0%
procurement and fixing of chainaware and CP fitting in toilet and kitchen	0%	50%	0%	50%	50%	0%	50%	0%	0%	0%	0%	0%	NA	NA	0%
COMMON WORKS OF TOWER															
Staircase finishing	70%	99%	60%	99%	99%	0%	99%	0%	0%	0%	0%	0%	0%	0%	0%
Lift well	70%	100%	70%	100%	100%	50%	100%	80%	50%	0%	0%	0%	NA	NA	NA
Lobbies/ corridor finish	50%	95%	40%	95%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%
Terraceing and waterproofing	75%	100%	75%	100%	100%	0%	100%	99%	95%	0%	0%	0%	0%	0%	0%
External Plaster	90%	100%	85%	100%	100%	40%	100%	95%	90%	0%	0%	0%	75%	0%	75%
External Painting	10%	95%	10%	95%	95%	0%	95%	10%	0%	0%	0%	0%	0%	0%	0%
O.H. Tanks	40%	100%	30%	100%	100%	0%	100%	100%	50%	0%	0%	0%	NA	NA	NA
Finishing of Entrance Lobby	0%	90%	0%	90%	90%	0%	90%	0%	0%	0%	0%	0%	NA	NA	NA
External Plumbing	30%	98%	30%	98%	98%	0%	98%	90%	0%	0%	0%	0%	0%	0%	0%
Installation of Lifts	40%	100%	40%	100%	100%	0%	100%	0%	0%	0%	0%	0%	NA	NA	NA
Installation of Firefighting fittings and equipment	50%	100%	50%	100%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
COMMON AREA / NON TOWER															
Underground Tanks														85%	95%
Sewage treatment Plant														45%	60%
Internal Roads & Footpaths														50%	80%
Boundary Wall														50%	90%
Electrical fitting in External Areas														10%	95%
Water Supply														0%	95%
Sewrage(Chamber,lines,septic tank,STP)														0%	90%
Storm water drain														0%	50%
Community Building														0%	90%
Water Conservation & Rain harvesting														0%	50%
Fire Protection and fire safety requirements														0%	0%
HT Meter room , VCB (vacuume cercuit breaker room)														0%	25%
Transformers , LT panels , DG panels , Meter room and boxes , submain up meter room , DG rising main , dual meter etc.														30%	95%
Landscape & Tree Planting														0%	95%
IGL Work														10%	60%
Others														0%	20%
														0%	50%

MOM

25

MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Attendees: Sh. Lalit Gupta, Sh Dharmendra Singh Rawat, Capt. Anil Sinha, Sh. Sunil Mittal, Sh. Vikash, Shri Sandeep Nagar, Shri Dharmendra Kumar Malik (SCMs), Sh. Deepak Gautam, Sh. Yogesh Gupta (Successful Resolution Applicants / SRA's representative to the Monitoring Agency/ SRA), and Sumit Shukla (Lender's Representative to monitoring agency/LR) we present physically

Few other home buyers of The Park and The Greenwood projects were also present during the meeting and the attendance was recorded by the SRA. Page | 1

At the beginning of the meeting, the Minutes of the 22nd meeting of the Monitoring agency were unanimously adopted by the SRA and SCMs.

Subsequently following discussions were held:-

Agenda item

1. When the SRA shall provide the formal inputs as sought by the LR vide email dated 7th July 2022 and 17th July 2022

Following discussions were held

LR expressed his concerns that the SRA is not providing the details and the information which has been sought (Annexure 1) by the LR / other home buyers and the same has been constantly ignored. LR added that the files which SRA is sharing are belated, does not bear signatures, stamps of the SRA and does not provide the specific details which home buyers are seeking regularly. He further added that the limited details which SRA is providing is based upon their own convenience and does not serve for the effective monitoring purposes. LR further mentioned despite repeated assurances by the SRA the constructions updates & progress reports are not neither provided nor uploaded in a timely manner. In response Sh Yogesh Gupta mentioned that the Progress reports filed with NCLT and shortly construction update and progress reports shall be updated on the website. Here LR mentioned that the considering nearly two years has elapsed from the approval of the resolution plan however work on most of the courts are delayed / late specifically the construction / finishing work of the second phase onwards. Whereas the work of First phase is not fully completed for The Park site as well.

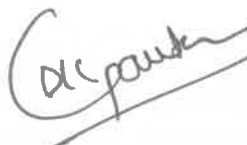
2. Records pertaining to the resolution of queries as raised by the home buyers from time to time most of which are either remain unresolved or pushed to SCMs of LR

Following discussions were held

LR mentioned that for last two months a lot of home buyers are raising complaints most of which are related to compliances, constructions updates and issues related to demand computation. LR added that the SRA's team is unable to resolve to these queries / complaints whereas the responses to home buyers emails does not provide any resolution whatsoever. LR further added that the SRA's team only insist the home buyers to visit the office and ignore the fact that several home buyers are staying in other cities or abroad. LR further mentioned that several emails written by the LR to SRA (Annexure 2) are not even acknowledged. LR further added that few emails the SRA's team is diverting the home buyers towards the LR and SCM's which is alarming and reflects that SRA is unable to fulfil its obligations. In parallel LR also sought cooperation from the SCMs (also the officer bearers of the welfare associations) to keep the home buyers well informed regarding the progress as well as proceedings of the MA meetings. Sh Yogesh Gupta replied that they are resolving to the queries of home buyers on case to case basis and he shall continue to do so. In response LR requested the SRA to provide the data / records of such home buyers whose issues / complaints has been

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rcjaiswal12@gmail.com, anilsinha1965@gmail.com, vineetupadhyay3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, jncmonitoring@gmail.com, dharmendrarawat@msn.com, dsmallk23@rediffmail.com, larun.bhatt@hdfcbank.com, sanjayhinjran@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, sujayoganguly.projects@gmail.com, Nagarsk0103@gmail.com, lalit.gupta@qail.co.in, jncmonitoring@gmail.com, deepti.bhardwai@hdfcbank.com, jncgreenwoodsa@gmail.com





MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

resolved specifically with regard to the issues related to demands / computations which has been raised by the home buyers on case to case basis since this is one of the key obligations on the part of the SRA.

3. To insist the SRA to provide the credible data which can be verified with the supporting documents / records.

Page | 2

Following discussions were held

LR requested the SRA to provide the tracker of various complaints and grievances as raised by the home buyers from time supported with the closure duly confirmed by the concerned home buyers.

4. SRA to provide the credible supporting's to verify the steps taken for the delayed phases of work for the Greenwood and The Park Projects including arrangement of alternate finance.

Following discussions were held

After a brief discussion LR mentioned that the despite the constructions which SRA is claiming to have completed, whereas in reality a lot of work is either in progress or / & far away from completion specifically common facilities / development and therefore the SRA must not insist / compel the home buyers to pay for the 100% of their dues. As regards to shortage of funds LR submitted that those home buyers who have cleared their dues must not face any adversities due to shortage of funds and SRA should make necessary arrangement of funds and resources to complete the constructions in terms of the approved Plan and any deviation in completion of construction would require specific approval of the adjudicating authority. Acknowledging to this Sh Deepak Gutam mentioned that home buyers may pay up to 95% of the demand and obtain the possession for the fit-out. Sh Deepak Gautam further added that due to shortage of funds the construction is suffering. LR requested to provide details of efforts which SRA is making to arrange the funds and also to expedite the construction work. After a detailed discussion Sh Yogesh Gupta informed the following as on date status regarding the date of completion of work:-

Sr No	Project	Tower	Timelines in terms of the Plan from 4/8/2020	Date of handover after construction as per approved resolution	Expected Date of completion of constructions	Remarks of the RA of the deviation
1	Greenwood	B & C	9 months	September 2021	Possession for fit out handed over in Dec 2021	Site was sealed
2	Greenwood	D	15 months	August 2022	Estimated Dec 2022	Will be delayed due to shortage of funds
3	Greenwood	A	24 months	December 2022	Estimated June 2023	Will be delayed due to shortage of funds
4	The Park	A1 & B1	15 months	Nov 2021	September 2022	Power supply will be commissioned in August 2022
5	The Park	C1 &	24	August 2022	Dec 2022	Will be delayed

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Deepak Gutam *Pun*

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

		D	months			due to shortage of funds
6	The Park	A2, B2, C2	36 Months	August 2023	August 2024	Will be delayed due to shortage of funds

Page | 3

Attendees took note of the same

5. SRA to provide the basis to verify the expenses and receipts as has been claimed in the attached files.

Following discussions were held

Regarding the monthly receipts and payments which are being provided the SRA on monthly basis, LR mentioned that such data is being managed and controlled by the SRA and LR / SCM are relying on the data which is furnished by the SRA from time to time, however LR added that responsibility pertaining to the same lies with the SRA only to provide the necessary supporting / information to substantiate the same.

6. To review the minutes of the previous meeting

As mentioned in the beginning of the present MOM

7. Any other topic with respect to the above.

Following additional discussions were also held

- i. Referring to the visit dated 08.06.2022 to GNIDA LR mentioned that during the visit (along with Sh Lalit Gupta, Sh Vikash, Sh RC Jaiswal and Sh DS Rawat) it was observed (while meeting with various officials such as Legal, planning and IT department that the Authority officials are completely unaware about various requests made by the SRA. In response Sh Yogesh Gupta mentioned that the matters are pending before adjudicating & appellate authority(s). Mr. Yogesh Gupta also informed the attendees regarding their meeting for The Park project with Additional Chief Secretary and CEO at Noida on 20.07.2022 seeking cooperation from the Authority. LR mentioned that similar steps are required for the Greenwood Project as well.
- ii. It was noted that the installation and commissioning of the power / electricity to the Park Site has not been completed and hence excessively delayed. LR further added that the details sought in the previous meeting in agenda item 6 has not been provided yet.
- iii. Referring to the email dated 23.07.2022 (Annexure 3), LR requested Sh Yogesh Gupta to formally clarify his position on the specific queries of the Sh Brijesh Singh most of which are related to the construction and computation / demand letters. LR added SRA should issue detailed letter with respect to the such queries in a timely manner.
- iv. Sh Yogesh Gupta informed that the 4th progress report has been filed with adjudicating authority and shortly the same shall be uploaded on the website. Here Sh Dharmendra Rawat enquired from the LR that why the progress reports are not being signed by the LR. The LR informed that the management and

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(Signature)

(Signature)

MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

control of the Company is with SRA and all decisions are being taken by the SRA only without any prior intimation to the LR and SCM then and accordingly asked Mr. Rawat is proposing the LR to sign on the Progress Report? LR further added that the responsibility to fulfil the obligations of the approved resolution plan is upon the SRA and therefore it is inappropriate on the part of Sh Rawat to ask the LR to certify the Progress Reports and raising issues at a stage where the construction work is delayed may create unnecessary confusion amongst the home buyers as well as other stakeholders. LR further added that at present he is more concerned about the completion of delayed construction and resolution to the queries & complaints of the home buyers and hence pursuing the same with the SRA.

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No further discussions were held and accordingly the meeting was concluded

Prepared by

Sumit Shukla

Representative (Home Buyers) to the Monitoring Agency of JNC Constructions Pvt Ltd.

IBBI Registration No - IBBI/PA-003/IP-N00064/2017-18/10550

Address: B-4/702, Krishna Apra Gardens,

Plot No 7, Vaibhav Khand, Indirapuram, Ghaziabad

Email: Sumit_shukla@rediffmail.com

Attachments :

1. Construction update as on 30.06.2022 received on 26.07.2022
2. Summary of expenses which SRA has claimed to have incurred till 30.06.2022
3. Summary of dues as on 30.06.2022 which SRA is awaiting from the home buyers

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Annexure 1

From: "sumit shukla"<sumit_shukla@rediffmail.com>

Sent: Thu, 07 Jul 2022 10:45:49

To:

"rcjaiswal12@gmail.com"<rcjaiswal12@gmail.com>,"anilsinha1965@gmail.com"<anilsinha1965@gmail.com>,"vineet upadhyav3@gmail.com"<vineetupadhyav3@gmail.com>,"AB.TEJSINGH@gmail.com"<AB.TEJSINGH@gmail.com>,"PRATIBHA.UPADHYAY@surakshaarc.com"<PRATIBHA.UPADHYAY@surakshaarc.com>,"jncmonitoring@gmail.com"<jncmonitoring@gmail.com>,"dsmalik23@rediffmail.com"<dsmalik23@rediffmail.com>,"sanjayhingran@gmail.com"<sanjayhingran@gmail.com>,"rapidconstructions@gmail.com"<rapidconstructions@gmail.com>,"gautam.builders@gmail.com"<gautam.builders@gmail.com>,"vikashceo@gmail.com"<vikashceo@gmail.com>,"ravikan196@gmail.com"<ravikan196@gmail.com>,"sujayganguly.projects@gmail.com"<sujayganguly.projects@gmail.com>,"Nagarsk0103@gmail.com"<Nagarsk0103@gmail.com>,"lalit.gupta@qail.co.in"<lalit.gupta@qail.co.in>,"Jncmonitoring@gmail.com"<Jncmonitoring@gmail.com>,"dharmendrarawat@msn.com"<dharmendrarawat@msn.com>,"deepti.bhardwai@hdfc bank.com"<deepti.bhardwai@hdfc bank.com>,"sumit_shukla"<sumit_shukla@rediffmail.com>,"jncgreenwoodsa@gmail.com"<jncgreenwoodsa@gmail.com>

Page | 5

Subject: Re: Notice and Agenda to the of the 22nd Meeting of the Monitoring Agency of JNC Constructions Pvt Ltd. held on Sunday 5th June 2022 at 12.00 PM at JNC Constructions Pvt Ltd.

Kind attention Sh Yogesh Gupta & Sh Deepak Gautam
Successful Resolution Applicant for JNC Constructions Pvt Ltd.

Request please provide the

1. Monthly construction update
2. Update of meeting / formal communications with the GNIDA subsequent to our visit to GNIDA on 8th June 2022
3. Update of monthly collection and spent
4. Details of resolution to the issues / queries of the Home buyers
5. Update on the meeting with the Awas Vikas including representations thereto
6. Certificate of commissioning of Power for the The Park project
7. Steps to complete the construction of the delayed phases of The Park and The Greenwood Projects
8. Arrangement of Interim finance to meet the funds required to complete the construction of delayed phases
9. Any other important update / development / initiative from your side with respect to the implementation of the Plan

Please do refer to the MOM of the previous COC meeting with respect to the data needed for the monthly meeting of the Monitoring Agency including posting the same on the website. Based upon the receipt of aforesaid requested, the same shall be circulated with the Notice/agenda of the July 2022 meeting of the Monitoring Agency so that attendees can review in advance for a meaningful discussion.

Aside to the other Lenders and SCMs who are also the members / office bearers of the Home buyers associations regarding the specific agenda items in case you wish to propose for the respective projects.

Regards,

Sumit Shukla

Representative (Home Buyers) to the Monitoring Agency of JNC Constructions Pvt Ltd.

IBBI Registration No - IBBI/PA-003/IP-N00064/2017-18/10550

Address: B-4/702, Krishna Apra Gardens,

Plot No 7, Vaibhav Khand, Indirapuram, Ghaziabad

Email: Sumit_shukla@rediffmail.com

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(Signature)

(Signature)

30

MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Annexure 2

From: sumit_shukla@rediffmail.com <sumit_shukla@rediffmail.com>
Sent: Saturday, July 23, 2022 9:42 PM
To: 'Siddharth' <zzaptin@gmail.com>; 'sumitshukla1972@gmail.com' <sumitshukla1972@gmail.com>; 'rapidconstructions@gmail.com' <rapidconstructions@gmail.com>
Cc: 'jnctheparkbuyers@gmail.com' <jnctheparkbuyers@gmail.com>; 'Ram Kumar' <rkumar6288@gmail.com>
Subject: RE: Demand of Extra Electricity Charges | A1 Tower - 801 | JNC The Park

Page | 6

Yogesh Ji

Clearly looking at the emails which I am receiving regularly from the home buyers reflects that your team is unable to manage it.

Regards,

Sumit Shukla

Lender's representative to the Monitoring Agency of JNC Constructions Pvt Ltd.

IBBI Registration No - IBBI/PA-003/IP-N00064/2017-18/10550

Address: B-4/702, Krishna Apra Gardens,

Plot No 7, Vaibhav Khanda, Indirapuram, Ghaziabad

Mobile 9958795463

Email: Sumit_shukla@rediffmail.com

Alternate email: sumitshukla1972@gmail.com

From: Siddharth <zzaptin@gmail.com>

Sent: Saturday, July 23, 2022 4:36 PM

To: sumitshukla1972@gmail.com; sumit_shukla@rediffmail.com

Cc: jnctheparkbuyers@gmail.com; Ram Kumar <rkumar6288@gmail.com>

Subject: Demand of Extra Electricity Charges | A1 Tower - 801 | JNC The Park

Hi Sir,

I am Siddharth the owner of A1-801 flat in JNC the park, We accepted the fitment possession of the flat after clearing all the dues with the demand of Rs 85600/- as Electricity connection but now the builder is demanding Rs 7000/- pm for the Electricity use during interior work in flat A1/801. Also, there is no current update on the final possession of the flat. Is it logical demand by the builder, please clarify in the sub-committee management meeting to be held tomorrow.

--

Thanks, And Regards,

SIDDHARTH

Ph No. - 7503297059

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(Oil paint)

Pun

MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

From: sumit_shukla@rediffmail.com <sumit_shukla@rediffmail.com>
Sent: Monday, July 11, 2022 6:04 PM
To: 'gautam.builder@gmail.com' <gautam.builder@gmail.com>; 'gautam.builders@gmail.com' <gautam.builders@gmail.com>; 'rapidconstructions@gmail.com' <rapidconstructions@gmail.com>
Cc: 'Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू)' <gyanendra.sahu@gail.co.in>
Subject: RE: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Page | 7

Kind attention Shri Deepak Gautam and Sh. Yogesh Gupta,
 Successful Resolution Applicant of JNC Constructions-Pvt. Limited

Dear Sir,

Could you please contact the following claimant and look in to his grievance.

Please, once closed in agreement with the concerned home buyer/ claimant, kindly let the undersigned know.

Aside to Shri Gyanendra Kumar Sahu, I am asking to the Successful Resolution Application to resolve your queries.

Regards,
 Sumit Shukla
 Lender's representative to the Monitoring Agency of JNC Constructions Pvt Ltd.
 IBBI Registration No - IBBI/IPA-003/IP-N00064/2017-18/10550
 Address: B-4/702, Krishna Apra Gardens,
 Plot No 7, Vaibhav Khand, Indirapuram, Ghaziabad
 Mobile 9958795463
 Email: Sumit_shukla@rediffmail.com

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू) <gyanendra.sahu@gail.co.in>
Sent: Monday, July 11, 2022 12:22 PM
To: 'sumit_shukla@rediffmail.com' <sumit_shukla@rediffmail.com>
Cc: 'jnctheparkbuyers@gmail.com' <jnctheparkbuyers@gmail.com>
Subject: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Dear sir

Following points observed related JNC The Park site at GH-1C, Sector-16C Greater Noida West. However, as an existing homebuyer, I seek few mandatory clarifications from your side (resolution applicant) which must be complied before considering any such fitment offer:

1. Fitment letter Delay penalty adjusted November-2021 while it should be adjusted till possession which is also pending till date. but possession Till date pending ?
2. If any Plot amount is pending to Noida authority, as Cancelled of other builder as per attached file ?
3. Water Supply : What is the arrangement for water supply?
4. Electric supply : What is arrangement of Electric supply upto individual flat?
5. STP : Whether the work for STP in the project is complete?
6. Vehicle Parking arrangement ?

Regards

Gyanendra Kumar Sahu
 Flat No. 105 Tower- A-1
 JNC The park

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rojaiswal12@gmail.com, anilsinha1965@gmail.com, vineetupadhyay3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, jncmonitoring@gmail.com, dharmendrarawat@msn.com, dsmalik23@rediffmail.com, tarun.bhatt@hdfcbank.com, sanjayhingan@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, sujayganguuly.projects@gmail.com, Nagarsk0103@gmail.com, ail.com.lalit.gupta@gail.co.in, jncmonitoring@gmail.com, deepti.bhardwal@hdfcbank.com, jncgreenwoods@gmail.com

(Signature)

(Signature)

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू)
Sent: 19 May 2022 14:15
To: 'sumit_shukla@rediffmail.com' <sumit_shukla@rediffmail.com>; 'RAPIDCONSTRUCTIONS@GMAIL.COM' <RAPIDCONSTRUCTIONS@GMAIL.COM>; 'GAUTAM.BUILDERS@GMAIL.COM' <GAUTAM.BUILDERS@GMAIL.COM>; 'GRC Projects' <crm@grc-projects.com>
Cc: 'jnctheparkbuyers@gmail.com' <jnctheparkbuyers@gmail.com>
Subject: RE: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Page | 8

Dear sir

I have visited 14.05.2022 JNC The Park site at GH-1C, Sector-16C Greater Noida West UP & Head office Noida. Some basic amenity \ infrastructure like Water, Sewage Treatment plant, Electricity connection are still pending, Once all the basic amenity \ infrastructure are provided by you I am ready for fitment possession.

Regards

Gyanendra Kumar Sa
Flat No. 105 Tower- A-1
JNC The park

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू)
Sent: 13 May 2022 14:11
To: 'sumit_shukla@rediffmail.com' <sumit_shukla@rediffmail.com>
Cc: GAUTAM.BUILDERS@GMAIL.COM; RAPIDCONSTRUCTIONS@GMAIL.COM; 'jnctheparkbuyers@gmail.com' <jnctheparkbuyers@gmail.com>
Subject: RE: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Dear sir

As per below trailing mail pl. share MOM held dated 03/05/2022. for further course of action.

Regards

Gyanendra Kumar Sa
Flat No. 105 Tower- A-1
JNC The park

From: GRC Projects <crm@grc-projects.com>
Sent: 10 May 2022 13:48
To: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू) <gyanendra.sahu@gail.co.in>
Cc: GAUTAM.BUILDERS@GMAIL.COM; RAPIDCONSTRUCTIONS@GMAIL.COM; 'sumit_shukla@rediffmail.com' <sumit_shukla@rediffmail.com>; 'jnctheparkbuyers@gmail.com' <jnctheparkbuyers@gmail.com>
Subject: RE: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

CAUTION: External Email. Do not click links or open attachment unless you trust the Sender and know the Content is safe. Report suspicious mails to "cybersec@gail.co.in".

Dear Sir/Madam,

Greetings from "GRC"

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rcjaiswal12@gmail.com, anllsinha1965@gmail.com, vineetupadhyay3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, incmonitoring@gmail.com, dharmendrarawat@msn.com, dsmalik23@rediffmail.com, tarun.bhatt@hdfcbank.com, sanjayhingran@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, sujaygunguly.projects@gmail.com, Nagarsk0103@gmail.com, lalit.gupta@gail.co.in, Jncmonitoring@gmail.com, deepti.bhardwai@hdfcbank.com, jncgreenwoods@gmail.com





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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

We are in receipt of your e-mail, contents of which have been noted.

This is to further inform you that all the points related to offer of possession for fitment and operational of other basic amenities have been discussed in detail in MA meeting dated 03/05/2022.

You are requested to co-ordinate with other SCM members and RA for further detail and Minutes of meeting.

Page | 9

For any further assistance and requirement, please get in touch with us.

**Thanks & Regards
CRM Team**



**B-7, Sector-63, Noida, UP., India
Email: crm@grc-projects.com
Mobile: 9311781656, 9311781658, 9311781650
Whatsapp: 9311781650
Landline: 0120-3510982**

---- On Mon, 09 May 2022 10:34:03 +0530 **Gyanendra Kumar Sahu** (ज्ञानेन्द्र कुमार साहू)
<gyanendra.sahu@gmail.co.in> wrote ----

महोदय / महोदया

आप के द्वारा फिटमेंट पत्र दिनांक 03.05.2022 को निर्गत कर दिया गया है जब की प्रार्थी ने फिटमेंट पत्र के लिए आप के द्वारा भेजा गया पत्र को भर करके दिया भी नहीं है मूलभूत सुविधाओं के बिना वहाँ पर कैसे रहा जा सकता है मूलभूत सुविधाओं के विषय में आप से मेल के द्वारा जानकारी मांगी गई थी लेकिन अभी तक मूलभूत सुविधाओं के विषय में आप ने मेल का कोई जवाब नहीं दिया है आप के जल्दी से जल्दी जवाब के इंतजार में आगे की पत्र के लिए

धन्यवाद

ज्ञानेन्द्र कुमार साहू

फ्लैट न. 105 टावर न. एन

मोबाइल न. 9756203338

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साहू)
Sent: 30 April 2022 11:33
To: 'GRC Projects' <crm@grc-projects.com>; 'GAUTAM.BUILDERS@GMAIL.COM' <GAUTAM.BUILDERS@GMAIL.COM>; 'RAPIDCONSTRUCTIONS@GMAIL.COM' <RAPIDCONSTRUCTIONS@GMAIL.COM>; 'sumit_shukla@rediffmail.com' <sumit_shukla@rediffmail.com>
Cc: 'Intheparkbuyers@gmail.com' <Intheparkbuyers@gmail.com>
Subject: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Circulation by email only to:-

rcjaiswal12@gmail.com, anilsinha1965@gmail.com, vineetupadhyay3@gmail.com, AB.TEJSINGH@gmail.com, PR.ATIBHA.UPADHYAY@surakshaarc.com, Incmonitoring@gmail.com, dharmendrarawat@msn.com, dsmalik23@rediffmail.com, tarun.bhatt@hdfcbank.com, sanjayhingan@gmail.com, rapidconstructions@gmail.com, gautam.builders@gmail.com, vikashceo@gmail.com, ravikant96@gmail.com, suiyaganguly.projects@gmail.com, Nagarsk0103@gmail.com, lalit.gupta@gmail.co.in, Jncmonitoring@gmail.com, deepii.bhardwai@hdfcbank.com, jncgreenwoods@gmail.com

(Signature)

(Signature)

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

This has reference to your email dated 25 Apr 2022 regarding offer for fitment letter received from you. First of all thanks for offering the fitment awaited since long. It seems to be a great relief for an existing home buyer getting harassment of constant follow ups and financial stress for the booked unit at jnc the park project, though only the fitment is offered instead of possession deadline of which is already missed i.e. 03-Nov-2021 as per honourable court verdict.

However, as an existing homebuyer, I seek few mandatory clarifications from your side (resolution applicant) which must be complied before considering any such fitment offer:

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1. **Electricity Connection** : Whether the electricity connection is commissioned? Whether due diligence has been done along with proper installation and testing of electrical equipment's at site?
2. **Lifts** : Only one lift is installed in A1 and B1 block. What is the status of second lift in A1 and B1 block? Whether safety clearance certificate has been obtained from competent authority for the lifts installed in the towers.
3. **DGs/Power Backup** : It seems PNG driven generator will be provided after completion of the RA plan. For stop gap arrangement diesel power generator is to be provided for. What is the status of DG Power Backup which is must ?
4. **Water Supply** : What is the arrangement for water supply?
5. **Fire Fighting** : Whether firefighting system is completely installed in A and B1 block?
6. **Fire Fighting Clearance** : If firefighting system is completely installed, whether the clearance certificate has been received from the competent authority?
7. **Plumbing work** : Whether the plumbing work of unit is complete?
8. **Sewage** : Whether the sewage work in the project is complete.
9. **CCTV** : Whether CCTV system is installed covering critical areas for overall safety and security of the habitants? How many CCTV cameras installed and their locations? Safety measures must be on topmost priority before offering any fitment to avoid theft and eve teasing incidents at site which is still on construction mode.
10. **Internal Road** : Whether internal road is complete.
11. **Parking facility** : Whether the cover parking facility is complete now?
12. **STP** : Whether the work for STP in the project is complete?
13. **Street Light** : Whether the street lights are installed covering entire common area for the safety and security of habitants?
14. **Underground Water Tank** : Whether the facility for underground water supply is completely done?
15. **Technical Expert Report / surveyor report**: Whether the project structure is reviewed by the competent authority and the site is habitual now ? If yes plz share the report as well.
16. Whether the pending sanction Drawings has been approved by Greater Noida Authority and is there any kind of variance in any of the revised drawing submittals from your side to authorities ?
17. **Status of common areas facility**. As you are demanding 100%payment on super built up area from buyers. It is to note that you are demanding the payment pertaining to common

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

areas including children's park and galleries which seems pending during my recent visit at site. Is the common area is facilitated completely per resolution plan?

18. Your point in the offer letter mentioning holding charges and Maintenance charges are not acceptable as of now due to lack of transparency in your demand .

19. If facilities for common areas are pending then , pl provide the details of amount you are offering to buyer with your fitment offer seems to be a temporary arrangement before any actual possession can be referred?

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20. Court case status of Greater Noida authority.

21. Offer of possession for fitment letter sl. No. 1,2,,3 not a part of builder buyer agreement. If yes Pl. clarify

What is the status and road map to obtain OC n CC to enable us the registry later on if we accept fitment letter. We are supposed to get an undertaking from resolution applicant to enable us to register our unit within a stipulated time period which may trouble us with authority at some later stage. So pls provide us a commitment on the subject .

Awaiting your point wise response at the earliest to help us to consider the acceptance of the offer send by you.

Thanks and Regards,

Gyanendra Kumar Sahu

Flat no. - 105 Tower- A-1

JNC The park

Mobile no. 9756203338

Har Ek Kaam Desh Ke Naam

Disclaimer: This communication is confidential and privileged and is directed to and for the use of the addressee only. The recipient, if not the addressee, should not use this message if erroneously received as access and use of this e-mail in any manner by anyone other than the addressee is unauthorized. The recipient acknowledges that GAIL (India) Limited may be unable to exercise control or ensure or guarantee the integrity of the text of this email message and the text is not warranted as to completeness and accuracy. Though GAIL (India) Limited has taken reasonable precautions to ensure no viruses are present in this e-mail, however, it cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

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(Signature)

(Signature)

MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

From: sumit_shukla@rediffmail.com <sumit_shukla@rediffmail.com>
Sent: Wednesday, June 29, 2022 5:52 PM
To: 'rapidconstructions@gmail.com' <rapidconstructions@gmail.com>; 'gautam.builder@gmail.com' <gautam.builder@gmail.com>; 'gautam.builders@gmail.com' <gautam.builders@gmail.com>; 'rapidconstructions@gmail.com' <rapidconstructions@gmail.com>
Cc: 'anil097@rediffmail.com' <anil097@rediffmail.com>; 'crm' <crm@grc-projects.com>
Subject: RE: Request for inclusion of missed/critically important points in next meeting- JNC CONSTRUCTIONS

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Kind attention Sh Deepak Gautam and Sh Yogesh Gupta

Dear Sir,

Please look in this issue and do the needful and accordingly inform the closure of the issue in agreement with the concerned stakeholder.

Pl ask your team to update the stakeholders regarding progress

Regards,
Sumit Shukla

Lender's representative to the Monitoring Agency of JNC Constructions Pvt Ltd.
 IBBI Registration No - IBBI/IPA-003/IP-N00064/2017-18/10550
 Address: B-4/702, Krishna Apra Gardens,
 Plot No 7, Vaibhav Khand, Indirapuram, Ghaziabad
 Mobile 9958795463
 Email: Sumit_shukla@rediffmail.com

From: anil097@rediffmail.com <anil097@rediffmail.com>
Sent: Wednesday, June 29, 2022 4:52 PM
To: sumit_shukla <sumit_shukla@rediffmail.com>; crm <crm@grc-projects.com>; rapidconstructions@gmail.com
Subject: Request for inclusion of missed/critically important points in next meeting- JNC CONSTRUCTIONS

Dear sir

1. Does GRC has intimated to NCLT and /or it has approval for offer of possession for fitment ? To be clarified.
2. Final demand to be raised by GRC at physical possession and not along with offer of possession for fitment which is not as per BBA.
3. GRC has calculated delay penalty in proportion to % payments made up to 11/11/2021 whereas it should be at full rate of Rs 5.10 and up to physical possession to those buyers who have paid all demands in time. To be addressed pl.
4. Offer of possession should be given only after completion of facilities essential for habitation like power supply, lifts, Power back up plumbing sanitary fittings, CCTV camera, sewage connection /STP, internal roads, street lights, under ground tank. Drawing approval from authority and common area development for GRC has mentioned 45-60 DAYS for completion of unit.

Above mentioned points to be discussed in said meeting and needs to be mentioned in MOM clearly.

Submitted for perusal please.

ANIL KUMAR MAHESHWARI
 UNIT B1/1005
 JNC THE PARK
 JNC CONSTRUCTIONS

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(Signature) *(Signature)*

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MINUTES OF THE 23RD MEETING OF THE MONITORING AGENCY ("MA") OF JNC CONSTRUCTIONS PVT LTD HELD ON SUNDAY 24.07.2022 FROM 12.00 PM AT JNC CONSTRUCTIONS PVT LTD, B-7, SECTOR -63, NOIDA

Annexure 3

From: BRIJESH SINGH <brijesh.singh.it@gmail.com>
Sent: Saturday, July 23, 2022 8:06 PM
To: GRC Projects <crm@grc-projects.com>
Cc: JNC The Park Buyers <jnctheparkbuyers@gmail.com>; Adv Sumit Shukla <sumit_shukla@rediffmail.com>
Subject: Regarding Unit No A1-1401

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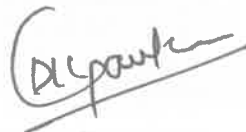
Following queries may be clarified by promoter

1. Penalty payable by builder towards delay in handover of flat is only calculated till Nov'2021 which is supposed to be actual possession date as per plan approved Hon'ble NCLT Court. Actual date of possession is still not known and electricity not commissioned at site till date. The amount payable should be calculated till the date of actual possession[as per BBA].
2. My date of agreement signing is 14 Sep 2021(upgraded allotment). Any penalty, for default on part of allottee, must be calculated taking agreement signing date as reference date. Also as per agreement terms, the interest rate for delay in demand letter payment is MCLR on home loan of SBI plus One percent(Clause no 9.3(i) of agreement). Therefore the actual penalty can be calculated considering these two factors.
3. As per para 2 of Clause 9.2(ii), builder is liable to pay same interest rate as mentioned in sl no (2) here, in case there is default on part of builder.
4. Email regarding other facilities required minimally(including fire safety clearance, lift certificate etc...) at the time of possession is sent on dated 30-Apr-2022, but no reply is received in writing yet.

Brijesh Singh
Unit No 1401,
Tower A1

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JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 30-June-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,818,699		
Lift Purchase & Maintenance Cost	5,734,184		
Transformer Purchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	119,108,726		
Delay Charges & Other discount paid to Customers	5,518,163		
Discount to Customers (7% ITC)	6,382,052		
Professional & Consultation Charges	1,059,000		
Salary related to Project	1,028,105		
Security Services	1,879,545		
NOC Charges	3,000	153,096,828	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	122,501	122,501	
Direct Expenses-The Park			
Construction Cost	372,800,378		
Electricity Expenses	3,923,090		
Lift Purchase Cost	5,827,386		
Delay Charges & Prepayment discount paid to Customers	8,274,021		
Discount to Customers (7% ITC)	16,829,332		
Labour Charges	304,405		
Professional & Consultation Charges	3,253,850		
Salary related to Project	665,703		
Transformer Purchase	2,348,500		
Security Service	2,108,435		
Water Supply (GNIDA)	10,000		
NOC Charges	3,000	416,348,100	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	2,788,958		
Miscellaneous Expenses - Site Expenses	418,176	3,207,134	
Expenses - Head Office			
Legal & Professional Charges	5,783,751		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance Expenses	1,307,680		
Printing & Stationery	134,064		
Salary	6,240,846		
Stamp Duty Fees (Share Allotment)	19,800		
Staff Welfare	216,762		
Software AMC & Renewal Charges	127,600		
GST _ Late Filing Fees	91,470		
Miscellaneous Expenses	248,376		
Interest on GST & TDS	214,216		
Bank Charges	4,947	16,036,597	
Grand Total (The Park, Greenwoods & Head Office)		624,347,885	

Alpauk

Pum

GREENWOOD SITE PROGRESS REPORT AS ON 30.06.2022

Tower FLOORS	B		C		D		A		COMMON AREA /NON TOWER	
	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022
Excavation	100%		100%		100%		100%		95%	100%
Casting of foundation	100%		100%		100%		100%		0%	100%
Basement roof slab /Plinth Level	100%		100%		100%		100%		0%	100%
Slab Status	100%		100%		98%	100%	98%	98%	95%	100%
Brick Work	100%		100%		80%	100%	80%	85%	75%	95%
Internal water supply line and soil , waste line plumbing work	70%	100%	60%	100%	0%	95%	0%	5%	0%	75%
Internal wall conduiting , boxes DB	70%	100%	60%	100%	25%	98%	0%	10%	0%	90%
balcony railing , staircase railing	90%	100%	90%	100%	50%	98%	0%	90%	NA	NA
chowkhat fixing	90%	100%	90%	100%	80%	100%	100%	40%	0%	0%
Kitchen counters casting	90%	100%	90%	100%	50%	90%	0%	0%	NA	NA
Internal Plaster	90%	100%	90%	100%	75%	98%	0%	10%	0%	90%
External plaster	90%	100%	85%	100%	40%	98%	50%	80%	0%	90%
toilet , kitchen wall tiles	70%	100%	60%	100%	0%	0%	0%	0%	NA	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	10%	95%	10%	95%	0%	0%	0%	0%	0%	0%
Flooring	80%	99%	75%	99%	0%	10%	0%	0%	0%	50%
Internal door shutters	10%	90%	0%	90%	0%	0%	0%	0%	0%	0%
UPVC windows and doors	10%	99%	0%	99%	0%	0%	0%	0%	NA	NA
Electrical - wiring fixing of swithes , socket , DB dressing etc.	0%	80%	0%	80%	0%	0%	0%	0%	25%	0%
Internal Painting	0%	80%	0%	80%	0%	10%	0%	0%	0%	0%
External Painting	10%	95%	10%	95%	0%	20%	0%	0%	0%	0%
procurement and fixing of chainware and CP fitting in toilet and kitchen	0%	75%	0%	75%	0%	0%	0%	0%	NA	0%
COMMON WORKS OF TOWER										
Staircase finishing	70%	99%	60%	99%	0%	0%	0%	0%	0%	0%
Lift well	70%	100%	70%	100%	50%	100%	50%	50%	NA	NA
Lobbies/ corridor finish	50%	95%	40%	95%	0%	0%	0%	0%	0%	0%
Terracing and waterproofing	75%	100%	75%	100%	0%	99%	0%	95%	0%	0%
External Plaster	90%	100%	85%	100%	40%	95%	0%	90%	0%	75%
External Painting	10%	95%	10%	95%	0%	20%	0%	0%	0%	0%
O.H. Tanks	40%	100%	30%	100%	0%	100%	0%	50%	NA	NA
Finishing of Entrance Lobby	0%	90%	0%	90%	0%	20%	0%	0%	NA	NA
External Plumbing	30%	100%	30%	100%	0%	90%	0%	0%	0%	0%
Installation of Lifts	40%	100%	40%	100%	0%	25%	0%	0%	NA	NA
Installation of Firefighting fittings and equipment	50%	100%	50%	100%	0%	0%	0%	0%	0%	0%
COMMON AREA / NON TOWER										
Underground Tanks									85%	100%
Sewage treatment Plant									45%	60%
Internal Roads & Footpaths									50%	80%
Boundary Wall									50%	90%
Electrical fitting in External Areas									10%	95%
Water Supply									0%	95%
Sewrage(Chamber,lines,septic tank,STP)									0%	90%
Storm water drain									0%	50%
Community Building									0%	0%
Water Conservation & Rain harvesting									0%	50%
Fire Protection and fire safety requirements									0%	0%
HT Meter room ,VCB (vacuume circuit breaker room)									0%	95%
Transformers , LT panels , DG panels , Meter room and boxes , submain up meter room , DG rising main , duel meter etc.									10%	60%
Landscape & Tree Planting									0%	35%
IGL Work									0%	0%
Others									0%	50%

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Signature
Signature

41

Greenwoods Received & Balance (Old Buyers) till 30.06.2022					
Tower	Unit Cost with Tax	Recd with Tax till 04.08.2020	Recd with Tax after 04.08.2020	Delay Penalty Provided to Customer	Balance Receivable
Tower - A	49,559,432	30,763,842	-	-	18,795,590
Tower - B	446,389,305	343,520,870	15,840,543	3,252,331	83,775,561
Tower - C	355,910,501	271,038,441	21,700,916	5,638,123	57,533,021
Tower - D	246,806,059	166,238,276	1,811,715	-	78,756,068
Total	1,098,665,297	811,561,429	39,353,174	8,890,454	238,860,240



Alk parker *Phu*

The Park - Received & Balance (Old Buyers) till 30.06.2022						
Tower	Unit Cost with Tax	Recd with Tax till 04.08.2020	Recd with Tax after 04.08.2020	Delay Penalty/Credit facility Provided to Customer	Balance Receivable	
Tower - A1	294,240,184	212,080,854	24,343,863	4,460,889	53,354,578	
Tower - B1	291,340,439	186,822,954	33,432,221	2,688,821	68,396,443	
Tower - C1	299,821,384	217,029,177	2,063,232	-	80,728,975	
Tower - D	256,292,521	204,317,956	1,139,871	-	50,834,694	
Tower - A2	10,787,101	5,188,522	512	-	5,598,067	
Tower - B2	97,876,399	19,933,039	1,030,113	-	76,913,247	
Tower - C2	158,946,182	77,051,672	455,670	-	81,438,840	
Total	1,409,304,210	922,424,174	62,465,482	7,149,710	417,264,844	

(Signature)

43

JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 30-September-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,818,699		
Lift Purchase & Maintenance Cost	6,560,851		
Transformer Purchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	125,660,640		
Delay Charges & Other discount paid to Customers	6,436,285		
Discount to Customers (7% ITC)	7,799,382		
Professional & Consultation Charges	1,059,000		
Salary related to Project	1,107,266		
Security Services	2,040,004		
NOC Charges	3,000	163,050,482	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	189,334	189,334	
Direct Expenses-The Park			
Construction Cost	401,851,702		
Electricity Expenses	4,312,067		
Panel Purchase Cost & HT/LT Work	7,952,301		
Lift Purchase Cost	6,680,700		
Delay Charges & Prepayment discount paid to Customers	18,006,058		
Discount to Customers (7% ITC)	20,984,191		
Labour Charges	304,405		
Professional & Consultation Charges	3,472,150		
Salary related to Project	734,903		
Transformer Purchase	2,843,800		
Security Service	2,389,821		
Water Supply (GNIDA)	10,000		
NOC Charges	3,000	469,545,098	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	3,340,755		
Miscellaneous Expenses - Site Expenses	445,265	3,786,020	
Expenses - Head Office			
Legal & Professional Charges	6,866,751		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance & Internet Expenses	1,356,720		
Printing & Stationery	161,716		
Salary	6,776,362		
Staff Welfare	216,762		
Software AMC & Renewal Charges	194,410		
Miscellaneous Expenses	376,316		
Interest on GST & TDS	242,225	17,838,347	
Grand Total (The Park, Greenwoods & Head Office)		689,946,005	

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JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 31-October-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,874,817		
Lift Purchase & Maintenance Cost	6,560,851		
TransformerPurchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	125,660,640		
Delay Charges & Other discount paid to Customers	6,603,152		
Discount to Customers (7% ITC)	8,340,001		
Professional & Consulation Charges	1,957,000		
Salary related to Project	1,134,766		
Security Services	2,130,432		
NOC Charges	3,000	164,830,014	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	275,280	275,280	
Direct Expenses-The Park			
Construction Cost	401,851,702		
Electricity Expenses	4,476,616		
Panel Purchase Cost & HT/LT Work	7,952,301		
Lift Purchase Cost	6,852,000		
Delay Charges & Prepayment discount paid to Customers	18,410,547		
Discount to Customers (7% ITC)	21,681,941		
Labour Charges	304,405		
Professional & Consultation Charges	3,472,150		
Salary related to Project	762,903		
Transformer Purchase	2,843,800		
Security Service	2,496,532		
Water Supply (GNIDA)	10,000		
NOC Charges	3,000	471,117,898	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	3,340,755		
Miscellaneous Expenses - Site Expenses	429,666	3,770,421	
Expenses - Head Office			
Legal & Professional Charges	7,156,751		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance & Internet Expenses	1,408,420		
Printing & Stationery	168,495		
Salary	6,955,362		
Staff Welfare	216,762		
Software AMC & Renewal Charges	198,539		
Miscellaneous Expenses	397,075		
Interest on GST & TDS & Sales Tax Demand	1,063,989	19,212,478	
Grand Total (The Park, Greenwoods & Head Office)		694,742,815	

All points
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JNC Constructions Pvt. Ltd - Greenwoods Old Buyers Detail 30.09.2022						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 30.09.22
Tower B	42,83,44,436	44,61,91,744	34,50,80,142	10,11,63,324	2,70,69,355	7,40,93,969
Tower C	32,94,83,613	34,53,61,328	26,79,08,978	7,74,65,999	2,67,60,848	5,07,05,151
Tower D	23,17,54,948	24,12,37,639	16,35,81,197	2,45,58,795	11,61,872	2,33,96,923
Tower A	4,76,63,571	4,95,59,432	3,07,63,842	1,08,44,966	-	1,08,44,966
Total (B+C+D+A)	1,03,72,46,568	1,08,23,50,143	80,73,34,159	21,40,33,084	5,49,92,075	15,90,41,009

(Signature) *(Signature)*

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JNC Constructions Pvt. Ltd - Greenwoods Old Buyers Detail 31.10.2022

Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.10.22
Tower B	42,83,44,436	44,61,91,744	34,50,80,142	10,11,47,472	2,70,53,503	7,40,93,969
Tower C	32,94,83,613	34,50,75,949	26,79,08,978	7,72,75,568	2,67,60,848	5,05,14,720
Tower D	23,17,54,948	24,14,57,833	16,35,81,197	2,62,74,016	11,61,872	2,51,12,144
Tower A	4,76,63,571	4,96,33,914	3,07,63,842	1,09,19,448	-	1,09,19,448
Total (B+C+D+A)	1,03,72,46,568	1,08,23,59,440	80,73,34,159	21,56,16,504	5,49,76,223	16,06,40,281

(Signature)
(Signature)

THE PARK STATUS FLOOR WISE AS ON 30.09.2022

Tower	A1		B1		C1		D		C2		B2		A2		COMMERCIAL AREA / NON	
	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022
FLOORS																
EXCAVATION	100%		100%		100%		100%		100%		100%		100%		0%	80%
Casting of foundation	100%		100%		100%		100%		100%		100%		100%		0%	60%
Basement roof slab /Plinth Level	100%		100%		100%		100%		100%		100%		100%		0%	40%
Slab Status	60%	100%	60%	100%	100%	100%	80%	95%	20%	25%	0%	0%	0%	0%	NA	NA
Brick Work	60%	100%	60%	100%	50%	95%	35%	70%	0%	15%	0%	0%	0%	0%	0%	40%
Internal water supply line and soil , waste line plumbing work	0%	98%	0%	95%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%
Internal wall conducting , boxes DB	0%	98%	0%	95%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
balcony railing , staircase railing	0%	100%	0%	100%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
chowkhat fixing	5%	100%	2%	100%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Kitchen counters casting	0%	100%	0%	100%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Internal Plaster	5%	98%	5%	98%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
External plaster	0%	98%	0%	98%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
toilet , kitchen wall tiles	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Flooring	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	30%
Internal door shutters	0%	75%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
UPVC windows and doors	0%	80%	0%	80%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Electrical - wiring fixing of swithes , socket , DB dressing , etc.	0%	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Internal Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
External Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
procurement and fixing of chainware and CP fitting in toilet and kitchen	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
COMMON WORKS OF TOWER																
Staircase finishing	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lift well	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lobbies/ corridor finish	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Terracing and waterproofing	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
O.H. Tanks	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Installation of Lifts	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Installation of Firefighting fittings and equipment	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
COMMON AREA / NON TOWER																
Underground Tanks																
Sewage treatment Plant																100%
Internal Roads & Footpaths																75%
Boundary Wall																40%
Electrical fitting in External Areas																50%
Water Supply																40%
Sewrage(Chamber,lines,septic tank,STP)																40%
Storm water drain																50%
Community Building																50%
Water Conservation & Rain harvesting																50%
Fire Protection and fire safety requirements																50%
HT Meter room , VCB (vacuum circuit breaker room) Transformers , LT panels, DG panels , Meter room and boxes , submain up meter room , DG rising main , duel meter etc.																50%
Others																75%
																50%

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JNC Constructions Pvt. Ltd - The Park Old Buyers Detail 30.09.2022						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 30.09.22
Tower A1	28,71,93,249	29,85,61,271	21,24,85,472	8,60,13,819	4,42,57,902	4,17,55,917
Tower B1	27,89,99,282	29,11,70,724	18,68,22,954	10,44,34,496	5,43,25,114	5,01,09,382
Tower C1	28,99,66,644	29,98,95,647	21,70,29,177	3,36,93,231	26,86,341	3,10,06,890
Tower D	24,86,74,189	25,62,92,521	20,43,17,956	76,52,596	11,39,871	65,12,725
Tower C2	14,75,94,240	15,42,11,143	7,62,41,672	99,21,334	4,55,670	94,65,664
Tower B2	9,31,20,794	9,78,76,338	1,99,33,039	56,77,445	10,30,113	46,47,332
Tower A2	86,65,748	91,15,200	45,37,367	512	512	-
Total (A1+B1+C1+D+C2+B2+A2)	1,35,42,14,146	1,40,71,22,844	92,13,67,637	24,73,93,433	10,38,95,523	14,34,97,910

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JNC Constructions Pvt. Ltd - The Park Old Buyers Detail 31.10.2022						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.10.22
Tower A1	28,71,93,249	29,85,61,360	21,24,85,472	8,60,13,909	4,63,95,124	3,96,18,785
Tower B1	27,89,99,282	29,11,24,664	18,68,22,954	10,44,03,688	5,54,14,628	4,89,89,060
Tower C1	28,99,66,644	29,98,95,647	21,70,29,177	3,36,93,231	26,86,341	3,10,06,890
Tower D	24,86,74,189	25,62,92,521	20,43,17,956	76,52,596	11,39,871	65,12,725
Tower C2	14,75,94,240	15,42,11,143	7,62,41,672	99,21,334	4,55,670	94,65,664
Tower B2	9,31,20,794	9,78,76,338	1,99,33,039	56,77,445	10,30,113	46,47,332
Tower A2	86,65,748	91,31,611	45,37,367	5,00,512	5,00,512	-
Total (A1+B1+C1+D+C2+B2+A2)	1,35,42,14,146	1,40,70,93,284	92,13,67,637	24,78,62,715	10,76,22,259	14,02,40,456

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**MINUTES OF THE
25th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

**MINUTES OF THE PROCEEDINGS OF 25th MEETING OF MONITORING AGENCY
("MA") OF JNC CONSTRUCTION PRIVATE LIMITED HELD ON THURSDAY, 22ND
DECEMBER, 2022 AT 05:00 PM AT JNC GREENWOODS, VASUNDHARA,
GHAZIABAD**

PARTICIPANTS

A. THE MEMBERS OF THE MONITORING AGENCY ("MA")

S. No.	Name of Member	Capacity
1.	Mr. Yogesh Gupta	SRA Representative
2.	Mr. Deepak Gautam	SRA Representative
3.	Mr. Sumit Shukla	Lenders Representative ("LR")

B. MEMBERS OF SUB-COMMITTEE ("SCM") MEMBERS / HOME BUYERS

S. No.	Name of Member	Capacity
1.	Mr. D.S. Rawat	SCM Member
2.	Mr. Lalit Kumar Gupta	SCM Member
3.	Mr. Sujay Ganguli	SCM Member
4.	Mr. Rajiv Chandra Jaiswal	SCM Member
5.	Mr. Vikash Kumar	SCM Member
6.	Mr. Anil Kumar Sinha	SCM Member
7.	Mr. Vineet Upadhyay	SCM Member
8.	Mr. Sandeep Kumar Nagar	SCM Member
9.	Mr. Ravikant Singh	SCM Member
10.	Dr. Sanjay Jhingran	SCM Member
11.	Mr. Dharmender Singh Malik	SCM Member
12.	Mr. Anurag Sharma	Home Buyer
13.	Mr. Balwant Singh Gusain	Home Buyer
14.	Mr. Ajay Kumar Tayal	Home Buyer
15.	Mr. J.s.g.l Sudha	Home Buyer
16.	Mr. Uma Shankar Singh	Home Buyer
17.	Mrs. Aparna Agarwal	Home Buyer
18.	Mr. Vineet Upadhyay	Home Buyer
19.	Mr. Sunil Mittal	Home Buyer
20.	Mr. Satendra Dehlan	Home Buyer
21.	Mr. Manoj Rastogi	Home Buyer

The proceedings of the twenty fifth ('the meeting') of Monitoring Agency ("MA") of JNC Construction Private Limited ("the Company") was commenced at 05:00 P.M.

Thereafter, the representatives of the Successful Resolution Applicant ("SRA") welcomed the participants of the meeting and requested the participants to mark their presence formally. It was further mentioned that Notice of the meeting was issued on 19 December 2022.

Thereafter, the SCM members and other home buyers requested Lenders Representative ("LR") to update them about the ongoing legal cases including 'status quo' imposed by the Hon'ble



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**MINUTES OF THE
25th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

Supreme Court, to which the LR replied that he is not aware about the status of legal cases of the Company and he further stated that the counsels who are handling these cases can only inform the actual status of the cases.

After general deliberations, the participants took up the agenda items for discussions.

ITEM NO. A1

TO TAKE NOTE OF THE MINUTES OF 23rd AND 24th MEETING OF MONITORING AGENCY HELD ON 11.09.2022 & 13.11.2022

It was informed to all the participants that it is the duty of the LR to issue the minutes of all MA meetings but he has not issued minutes of the MA meetings held on 11 September 2022 and 13 November 2022 for the reasons best known to him despite many requests from the other members of SCM the MA to which the LR stated that he has not issued minutes as he thought during the 'Status Quo' minutes should not be issued. Explanation of the LR for not issuing minutes was not gone well with the other participants and Mr Rawat pointed out to the LR that when LR can issue notice for MA meetings and conducted such meetings, minutes should have been issued by the LR. To which LR replied that if other members of MA and SCM are saying so he will issue minutes soon. All the participants requested the LR to issue the minutes as soon as possible.

ITEM NO. A2

TO DISCUSS ON NON- COOPERATION OF LENDER'S REPRESENTATIVE IN THE MONITORING AGENCY OF J N C CONSTRUCTIONS PRIVATE LIMITED

Mr Yogesh Gupta, SRA representative apprised the members of MA and SCM that the LR in the Monitoring Agency has not been co-operating and has not been completing his work on time as assigned during his appointment. The LR has not issued minutes of the last two meetings of the MA and also not filed 5th progress report despite taking all the documents from SRA.

Mr Yogesh Gupta further elaborated that initially in the first MA meeting a fee of Rs. 10,000/- per month was decided to be paid to LR for the statutory duties to be performed by the LR in the monitoring agency but it was further agreed between SRA and LR that LR would also look into legal points with respect to resolution plan and interacting/ liasoning with the authorities and therefore a fee of Rs. 60,000/- per month was agreed upon between SRA and LR. However, the LR provided additional services during the initial phase only and then stopped doing other agreed work except attending MA meetings. On the query raised by Mr Rawat, SCM member Mr Gupta clarified that the agreed fee of Rs. 60,000/- per month was being paid regularly to LR. It was further accepted by the LR and SRA that there was no written agreement to this effect but it was an oral understanding between them. On this discussion the LR Mr Shukla responded that he is observing the issues raised by Mr Gupta and he would respond to it formally in writing later on. The LR also raised his concern that as to why SRA is pointing out this issue after lapse of two years, to which SRA pointed out that since plan term was for three years only, they made a budget of three years for the LR fee but now when there is no clarity as to how much time it will take in view of the ongoing litigations by the authorities, and also in view of the fact that the LR has not been providing services which were agreed upon between them, SRA can only pay Rs. 10,000/- per month as agreed initially for the MA duties.

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**MINUTES OF THE
25th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

On this the LR stated that SRA should not think that the LR would work on the directions of the SRA. He further stated that LR has to deliver his mandatory duties under the law and he has

never undertaken any role in the management or day to day operations of the SRA and it should be legally examined as to what is the role of the LR.

The LR agreed that though there was no formal agreement between the SRA and the LR, it was agreed by the LR to support in legal issues and to oversee the legal matters of the SRA however it should not be constructed that he was involved in the day- to- day operations of the SRA. The LR further stated that SRA has been funding the legal cases filed by the home buyers, to which all the SCM members and home buyers present in the meeting objected and mentioned that SRA always support home buyers and this kind of allegation should not be made by the LR against the SRA.

SCM members asked the LR to narrate the reasons for not filing progress report after forth progress report filed in the month of June 2022 to which the LR replied since there was no progress in the work, he has not filed any progress report and also due to 'Status Quo' imposed by the Supreme court, to which SCM and SRA took strong objection and stated that when work on the other project- the Park is going on and SRA is providing all the information to the LR on monthly basis, progress report should be prepared and filed. After detailed deliberation the LR was advised to prepare progress reports and file the same on regular basis without fail.

SRA representatives requested the members of SCM to decide further course to be taken in this regard to which SCM members requested the SRA representatives to defer the MA meeting for some time so that they can hold internal discussions among the SCM and with the LR.

After detailed deliberations between the SCM and the LR for more than an hour, the SCM members discussed with the SRA and presented the following resolution passed by the SCM duly accepted by the LR

"As regard agenda no A2 deliberations have been made between SRA and LR Mr Sumit Shukla in cordial atmosphere at length.

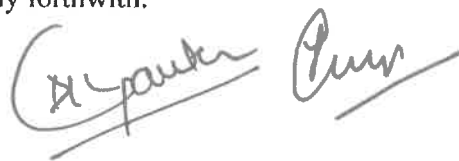
Quantum of remuneration has been revised and SRA has offered an amount of Rs. 20,000/- per meeting towards discharging his Statutory duties in the monitoring agency. The said proposal has been duly accepted by the LR. The same is agreed to be payable by SRA to the LR w.e.f. September 2022.

The above terms have been considered by SCM, provided that the LR shall solely act upon in the interest of lenders, besides follow up with the concerned officers in respective Authorities.

The extension of the LR is subject to review of the SCM based on discharge of the duties of LR from time to time."

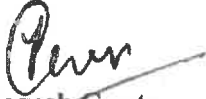
Mr Yogesh Gupta, SRA also put his initials on the said resolution passed by the SCM as a token of SRA acceptance. (copy attached as Annexure)

All participants including SRA, LR and SCM thanked each other for arriving at amicable solution and wished each other for working more closely forthwith.



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**MINUTES OF THE
25th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**



**Yogesh Gupta
Representative of SRA**

**Date: 24 December .2022
Place: NOIDA**



JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 30-November-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,988,445		
Lift Purchase & Maintenance Cost	6,619,261		
Transformer Purchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	125,660,640		
Delay Charges & Other discount paid to Customers	6,603,152		
Discount to Customers (7% ITC)	8,619,210		
Professional & Consultation Charges	1,957,000		
Salary related to Project	1,162,266		
Security Services	2,217,523		
NOC Charges	3,000	165,395,852	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	284,087	284,087	
Direct Expenses-The Park			
Construction Cost	415,940,954		
Electricity Expenses	4,811,498		
Panel Purchase Cost & HT/LT Work	7,952,301		
Lift Purchase Cost	6,852,000		
Delay Charges & Prepayment discount paid to Customers	18,807,184		
Discount to Customers (7% ITC)	22,357,360		
Labour Charges	304,405		
Professional & Consultation Charges	3,472,150		
Salary related to Project	790,336		
Transformer Purchase	2,843,800		
Security Service	2,607,241		
Water Supply (GNIDA)	10,000		
NOC Charges	3,000	486,752,229	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	3,340,755		
Miscellaneous Expenses - Site Expenses	430,866	3,771,621	
Expenses - Head Office			
Legal & Professional Charges	7,476,751		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance & Internet Expenses	1,460,010		
Printing & Stationery	263,952		
Salary	7,173,878		
Staff Welfare	216,762		
Software AMC & Renewal Charges	198,539		
Miscellaneous Expenses	402,870		
Interest on GST & TDS & Sales Tax Demand	1,063,989	19,903,836	
Grand Total (The Park, Greenwoods & Head Office)		711,644,349	

(Signature) *(Signature)*

GREENWOOD SITE PROGRESS REPORT AS ON 30.11.2022

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(Signature)
(Signature)

Tower FLOORS	B B+S+17		C B+S+17		D B+S+17		A B+S+17		COMMON AREA /NON TOWER		
	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	
Excavation	100%		100%		100%		100%		95%	100%	
Casting of foundation	100%		100%		100%		100%		0%	100%	
Basement roof slab /Plinth Level	100%		100%		100%		100%		0%	100%	
Slab Status	100%		100%		98%	100%	98%	100%	95%	100%	
Brick Work	100%		100%		80%	100%	100%	85%	75%	95%	
Internal water supply line and soil , waste line plumbing work	70%	100%	60%	100%	0%	100%	0%	5%	0%	NA	
Internal wall conduiting , boxes DB	70%	100%	60%	100%	25%	100%	0%	10%	0%	NA	
balcony railing , staircase railing	90%	100%	90%	100%	50%	100%	0%	90%	NA	NA	
chowkhat fixing	90%	100%	90%	100%	80%	100%	100%	40%	0%	NA	
Kitchen counters casting	90%	100%	90%	100%	50%	100%	0%	0%	NA	NA	
Internal Plaster	90%	100%	90%	100%	75%	100%	98%	10%	0%	NA	
External plaster	90%	100%	85%	100%	40%	100%	98%	80%	0%	90%	
toilet , kitchen wall tiles	70%	100%	60%	100%	0%	100%	10%	0%	NA	NA	
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	10%	98%	10%	98%	0%	100%	25%	0%	0%	NA	
Flooring	80%	99%	75%	99%	0%	100%	10%	0%	0%	75%	
Internal door shutters	10%	100%	0%	100%	0%	100%	0%	0%	0%	NA	
UPVC windows and doors	10%	100%	0%	100%	0%	100%	0%	0%	NA	NA	
Electrical - wiring fixing of switches , socket , DB dressing etc.	0%	100%	0%	100%	0%	100%	0%	0%	25%	NA	
Internal Painting	0%	99%	0%	99%	0%	100%	0%	0%	0%	NA	
External Painting	10%	98%	10%	98%	0%	100%	20%	0%	0%	NA	
procurement and fixing of chainware and CP fitting in toilet and kitchen	0%	90%	0%	90%	0%	100%	0%	0%	NA	NA	
COMMON WORKS OF TOWER											
Staircase finishing	70%	99%	60%	99%	0%	100%	90%	0%	0%	NA	
Lift well	70%	100%	70%	100%	50%	100%	100%	50%	NA	NA	
Lobbies/corridor finish	50%	98%	40%	98%	0%	100%	25%	0%	0%	NA	
Terracing and waterproofing	75%	100%	75%	100%	0%	100%	99%	95%	0%	90%	
External Plaster	90%	100%	85%	100%	40%	100%	95%	0%	0%	75%	
External Painting	10%	98%	10%	98%	0%	100%	20%	0%	0%	90%	
O.H. Tanks	40%	100%	30%	100%	0%	100%	100%	50%	NA	NA	
Finishing of Entrance Lobby	0%	95%	0%	95%	0%	100%	50%	0%	NA	NA	
External Plumbing	30%	100%	30%	100%	0%	100%	90%	0%	0%	NA	
Installation of Lifts	40%	100%	40%	100%	0%	100%	50%	0%	NA	NA	
Installation of Firefighting fittings and equipment	50%	100%	50%	100%	0%	100%	25%	0%	0%	100%	
COMMON AREA / NON TOWER											
Underground Tanks										85%	100%
Sewage treatment Plant										45%	60%
Internal Roads & Footpaths										50%	80%
Boundary Wall										50%	90%
Electrical fitting in External Areas										10%	95%
Water Supply										0%	95%
Sewrage(Chamber,lines,septic tank,STP)										0%	90%
Storm water drain										0%	75%
Community Building										0%	0%
Water Conservation & Rain harvesting										0%	50%
Fire Protection and fire safety requirements										30%	95%
HT Meter room , VCB (vacuum circuit breaker room)										0%	100%
Transformers ,LT panels , Meter room and boxes , submain up meter room , DG rising main , duel meter etc.										10%	60%
Landscape & Tree Planting										0%	50%
IGL Work										0%	50%
Others										0%	50%

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JNC Constructions Pvt. Ltd - Greenwoods Old Buyers Detail 30.11.2022						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 30.11.22
Tower B	42,83,44,436	44,61,92,793	34,50,90,482	10,11,38,181	2,79,03,503	7,32,34,678
Tower C	32,95,07,315	34,50,03,976	26,79,08,978	7,72,03,595	2,67,60,848	5,04,42,747
Tower D	23,17,54,948	24,14,57,833	16,35,81,197	2,62,74,016	11,61,872	2,51,12,144
Tower A	4,76,63,571	4,96,33,914	3,07,63,842	1,09,19,448	-	1,09,19,448
Total (B+C+D+A)	1,03,72,70,270	1,08,22,88,516	80,73,44,499	21,55,35,240	5,58,26,223	15,97,09,017

Accountant *Prasad*

JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 30-November-2022			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	14,231,269		
CIRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,988,445		
Lift Purchase & Maintenance Cost	6,619,261		
Transformer Purchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fighting	476,720		
Construction Cost	125,660,640		
Delay Charges & Other discount paid to Customers	6,603,152		
Discount to Customers (7% ITC)	8,619,210		
Professional & Consultation Charges	1,957,000		
Salary related to Project	1,162,266		
Security Services	2,217,523		
NOC Charges	3,000	165,395,852	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	284,087	284,087	
Direct Expenses-The Park			
Construction Cost	415,940,954		
Electricity Expenses	4,811,498		
Panel Purchase Cost & HT/LT Work	7,952,301		
Lift Purchase Cost	6,852,000		
Delay Charges & Prepayment discount paid to Customers	18,807,184		
Discount to Customers (7% ITC)	22,357,360		
Labour Charges	304,405		
Professional & Consultation Charges	3,472,150		
Salary related to Project	790,336		
Transformer Purchase	2,843,800		
Security Service	2,607,241		
Water Supply (GNIDA)	10,000		
NOC Charges	3,000	486,752,229	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	3,340,755		
Miscellaneous Expenses - Site Expenses	430,866	3,771,621	
Expenses - Head Office			
Legal & Professional Charges	7,476,751		
Interest on Unsecured Loan	1,063,185		
Audit Fee	436,000		
Filing Fees	147,900		
Office Rent, Electricity & Maintenance & Internet Expenses	1,460,010		
Printing & Stationery	263,952		
Salary	7,173,878		
Staff Welfare	216,762		
Software AMC & Renewal Charges	198,539		
Miscellaneous Expenses	402,870		
Interest on GST & TDS & Sales Tax Demand	1,063,989	19,903,836	
Grand Total (The Park, Greenwoods & Head Office)		711,644,349	

AK Pankh *Pankh*

THE PARK STATUS FLOOR WISE AS ON 30.11.2022

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Tower	A1		B1		C1		D		C2		B2		A2		COMMERCIAL AREA / NON	
	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022
FLOORS																221955.128
EXCAVATION	100%		100%		100%		100%		100%		100%		100%		0%	80%
Casting of foundation	100%		100%		100%		100%		100%		100%		100%		0%	60%
Basement roof slab /Plinth Level	100%		100%		100%		100%		100%		100%		100%		0%	40%
Slab Status	60%	100%	60%	100%	100%	100%	80%	95%	20%	25%	0%	0%	0%	0%	NA	NA
Brick Work	60%	100%	60%	100%	50%	95%	35%	70%	0%	15%	0%	0%	0%	0%	0%	40%
Internal water supply line and soil , waste line plumbing work	0%	98%	0%	95%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%
Internal wall conduiting , boxes DB	0%	95%	0%	95%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
balcony railing , staircase railing	0%	100%	0%	100%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
chowkhat fixing	5%	100%	2%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Kitchen counters casting	0%	100%	0%	100%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Internal Plaster	5%	98%	5%	98%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
External plaster	0%	98%	0%	98%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
toilet , kitchen wall tiles	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Flooring	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	30%
Internal door shutters	0%	75%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
UPVC windows and doors	0%	80%	0%	80%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Electrical - wiring fixing of switches , socket , DB dressing etc.	0%	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Internal Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
External Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
procurement and fixing of chainware and CP fitting in toilet and kitchen	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
COMMON WORKS OF TOWER																
Staircase finishing	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lift well	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lobbies/ corridor finish	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Terracing and waterproofing	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
O.H. Tanks	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA	NA
Installation of Lifts	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Installation of Firefighting fittings and equipment	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
COMMON AREA / NON TOWER																
Underground Tanks																100%
Sewage treatment Plant																75%
Internal Roads & Footpaths																40%
Boundary Wall																50%
Electrical fitting in External Areas																40%
Water Supply																50%
Sewerage(Chamber,lines,septic tank,STP)																50%
Storm water drain																50%
Community Building																50%
Water Conservation & Rain harvesting																50%
Fire Protection and fire safety requirements																50%
HT Meter room , VCB (vacuume circuit breaker room) Transformers , LT panels , DG panels , Meter room and boxes , submain up meter room , DG rising main , dual meter etc.															0%	75%
Others															0%	50%

Signature

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JNC Constructions Pvt. Ltd - The Park Old Buyers Detail 30.11.2022						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 30.11.22
Tower A1	28,71,93,249	29,85,61,457	21,24,85,472	8,60,14,002	4,88,14,479	3,71,99,523
Tower B1	27,89,99,282	29,11,24,669	18,68,22,954	10,44,03,691	5,64,43,054	4,79,60,637
Tower C1	28,99,66,644	29,98,95,647	21,70,29,177	3,36,93,233	31,43,767	3,05,49,466
Tower D	24,86,74,189	25,62,92,523	20,43,17,956	76,52,598	12,21,874	64,30,724
Tower C2	14,75,94,240	15,42,11,143	7,62,41,672	99,21,334	4,55,670	94,65,664
Tower B2	9,31,20,794	9,78,76,338	1,99,33,039	56,77,445	10,30,113	46,47,332
Tower A2	86,65,748	91,31,611	45,37,367	5,00,512	5,00,512	-
Total (A1+B1+C1+D+C2+B2+A2)	1,35,42,14,146	1,40,70,93,388	92,13,67,637	24,78,62,815	11,16,09,469	13,62,53,346

Calculation Done

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**MINUTES OF THE
26th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

**MINUTES OF THE PROCEEDINGS OF 26th MEETING OF MONITORING AGENCY
(“MA”) OF JNC CONSTRUCTION PRIVATE LIMITED HELD ON SUNDAY, 12TH
FEBRUARY 2023 AT 11:00 AM AT JNC THE PARK, GREATER NOIDA WEST, NOIDA**

PARTICIPANTS

A. THE MEMBERS OF THE MONITORING AGENCY (“MA”)

S. No.	Name of Member	Capacity
1.	Mr. Yogesh Gupta	SRA Representative
2.	Mr. Deepak Gautam	SRA Representative
3.	Mr. Sumit Shukla	Lenders Representative (“LR”)

B. MEMBERS OF SUB-COMMITTEE (“SCM”) MEMBERS / HOME BUYERS

S. No.	Name of Member	Capacity
1.	Mr. Sujay Ganguli	SCM Member
2.	Mr. Rajiv Chandra Jaiswal	SCM Member
3.	Mr. Vikash Kumar	SCM Member
4.	Mr. Sandeep Kumar Nagar	SCM Member
5.	Mr. Dharmender Singh Malik	SCM Member
6.	Mr. Anil Kumar Sinha	SCM Member
7.	Mr. Mukesh Gupta	Home Buyer
8.	Mr. Satendra Dehlar	Home Buyer
9.	Mr. Ajay Rana	Home Buyer
10.	Mr. Sunil Kr. Singh	Home Buyer
11.	Mr. Narul Ansari	Home Buyer
12.	Mr. Bismil	Home Buyer
13.	Mr. Yogendra Sharma	Home Buyer
14.	Mr. Anurag Sharma	Home Buyer
15.	Mr. Lalit Kumar Gupta	Home Buyer
16.	Ms. Lata Shukla	Home Buyer
17.	Mr. Digvijay Gupta	Home Buyer

The proceedings of the twenty sixth (‘the meeting’) of Monitoring Agency (“MA”) of JNC Construction Private Limited (“the Company”) was commenced at 11:00 A.M.

Thereafter, the representatives of the Successful Resolution Applicant (“SRA”) welcomed the participants of the meeting and requested the participants to mark their presence formally. It was further mentioned that Notice of the meeting was issued on 9th February 2023.

Thereafter, it was decided to take up the points / issues of home buyers on the day to day issues and the same are recorded in the instant minutes under the item “Any Other matters”.

After general deliberations, the participants took up the agenda items for discussions.



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**MINUTES OF THE
26th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

ITEM NO. A1

TO TAKE NOTE OF THE MINUTES OF 25th MEETING OF MONITORING AGENCY HELD ON 22.12.2022.

It was informed to all the participants that the SRA had circulated the minutes of the 25th meeting on 24.12.2022 and no observations/ comments/ suggestions were received after circulating the minutes from the members of MA and/or SCM.

On this, the LR stated that his submissions in the last meeting was not recorded in true spirit, to which SRA representative replied that minutes was drafted based on the discussions held in the meeting. The LR submitted that he fails to understand as to how he can be held non – cooperative when LR is not responsible for implementation of resolution plan and it is the duty of SRA to implement the plan, to which it was clarified by the SRA that LR non-cooperation was towards not issuing minutes in time, not submitting progress report in time and not performing his additional duties as discussed and agreed upon between the SRA and LR.

On this, the LR stated that his objection / dissent may be recorded as no valid meetings were held post order of hon'ble Supreme Court imposing status quo and there is no requirement to issue minutes of the meetings. SRA and SCM was not aggregable to the LR point of view on the issuance of minutes of 23rd and 24th meeting.

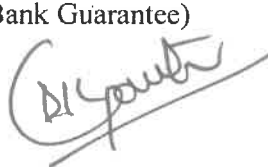

The LR stated that minutes of 25th MA meeting be taken on record with his dissent. Accordingly, after deliberation minutes of 25th meeting was taken on record with the dissent of LR.

ITEM NO. A2

TO DISCUSS AND TAKE NOTE OF THE DEVELOPMENTS / PROGRESS SUBSEQUENT TO THE CONCLUSION OF 25TH MEETING OF MONITORING AGENCY OF J N C CONSTRUCTIONS PRIVATE LIMITED

On this the LR stated that he has sent an email dated 11 Feb 2023 to SRA about the pending agendas by way of attaching his earlier emails dated 20 Aug 2022 & 19 Dec 2022. He further enquired from SCM members as to whether these points need to be taken up or not. On this SCM members requested the LR to list down all the pending points. After deliberation it was decided to note down status of all the pending points of the LR at one place so that the same become reference points for review in future meetings. Accordingly, the LR mentioned the following points -

1. Construction update has not been provided
2. Update on installation and commissioning certificate of power.
3. Progress on the meetings with the Authorities viz Awas Vikas and GNIDA as a follow up action plan
4. Steps to expedite the construction of delayed phases of both the projects
5. Interim Finance status
6. Tracker of legal proceedings
7. Supporting documents on the agenda items should be provided beforehand
8. Mechanism of verification of documents provided by the SRA
9. Business activity undertaken by the SRA after the status quo order of Hon'ble Supreme Court
10. Status of PBG (Performance Bank Guarantee)

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**MINUTES OF THE
26th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

11. Status of those home buyers whose construction has not been completed in timeline in terms of approved resolution plan
12. Progress on the payments to other creditors in terms of approved resolution plan.

On this SRA stated that Construction update has been uploaded on the website regularly on monthly basis and also handed over the physical copy of the latest update as on 31 January 2023 to the LR, on this LR stated that these should be signed by the SRA and accordingly Mr Yogesh Gupta (SRA) signed the documents. After deliberations it was decided to upload the documents on the website after signing by the SRA.

The LR also advised to convene MA meeting once in a month which was agreed by SRA and SCM members.

SCM Members and SRA once again reminded the discussion held in the 25th MA meeting with respect to drafting and filing progress report on regular basis and requested the LR to file progress report without any further delay to which the LR assured that he would file progress report within 3-4 days from the date of receipt of minutes of this instant meeting.

The LR requested to update the MA about the status of flats handed over to the home buyers for fitment, to which SRA presented the following status-

Project Name	Tower No	No of flats	No of flats handed over for fitment
JNC The Park	A1	153	95
	B1	114	70
Total		267	175
Greenwoods	B	102	51
	C	102	54
Total		204	105

Further, the LR and SCM members were requested by the SRA to assist and advise the home buyers to pay the balance amount of their respective dues which are overdue. Following status was presented before the MA-

JNC Constructions Pvt. Ltd - Greenwoods Old Buyers Detail 31.01.2023						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.01.23
Tower B	41,83,15,548	43,58,07,297	33,72,52,394	9,86,57,119	3,02,03,388	6,84,53,731
Tower C	32,95,07,315	34,52,15,210	26,87,91,534	7,64,37,325	2,67,60,851	4,96,76,474
Tower D	22,56,93,809	23,51,93,628	15,79,85,699	2,59,88,186	11,61,872	2,48,26,314
Tower A	4,76,63,571	4,96,33,914	3,07,63,842	1,09,19,448	-	1,09,19,448
Total (B+C+D+A)	1,02,11,80,243	1,06,58,50,049	79,47,93,469	21,20,02,078	5,81,26,111	15,38,75,967

(Signature)

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**MINUTES OF THE
26th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

JNC Constructions Pvt. Ltd - The Park Old Buyers Detail 31.01.2023						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.01.23
Tower A1	28,38,53,332	29,50,18,763	20,97,45,872	8,52,09,457	5,27,80,220	3,24,29,237
Tower B1	27,91,35,858	29,11,95,742	18,71,24,109	10,42,20,595	5,86,85,354	4,55,35,241
Tower C1	29,36,59,160	30,37,42,538	21,86,80,982	3,56,44,044	48,79,137	3,07,64,907
Tower D	25,07,00,904	25,84,05,037	20,49,87,956	89,65,768	28,18,533	61,47,235
Tower C2	14,75,94,240	15,42,11,143	7,62,41,672	99,21,334	4,55,670	94,65,664
Tower B2	9,31,20,794	9,78,76,338	1,99,33,039	56,77,445	10,30,113	46,47,332
Tower A2	70,08,706	74,07,252	38,67,367	-	-	-
Total (A1+B1+C1+D+C2+B2+A2)	1,35,50,72,994	1,40,78,56,813	92,05,80,997	24,96,38,643	12,06,49,027	12,89,89,616

B. ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIR

Members of SCM and home buyers discussed the following points with the SRA.

JNC THE PARK: -

1. Kitchen pipe needs covering B1 -1402 & B1- 404
2. Buyers should make his entry in Register.
3. Electric connection is okay but due to non-availability of meter in UPPCL, individual connections will take time.
4. WIFI – Connection is already installed.
5. Lifts – Both lifts of tower of A1 & B1 are operational.
6. A1- Toilets – 2-bedroom floor
7. Numbering of floors should be done.
8. List of occupants who have taken possession for fitouts is available at gate with phone no.
9. Cleaning is done.
10. On the main entry, project name board should be displayed.
11. Camera installation is to be done.
12. Police verification of tenants is must and to be submitted with the office of JNC.
13. No Bachelor will be allowed on society as tenant.
14. GNIDA has filed a appeal in Supreme Court but it is defective.
15. PNG: - Payment has already been made to IGL & MOU signed with them, installation will start soon

GREENWOODS: -

1. Provision of DG (PNG) as per full capacity or as per mentioned in Resolution Plan

(Signature)

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**MINUTES OF THE
26th MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED**

2. Development of common area – society road, park, tower entrance
3. Delay penalty – after settlement from court
4. Tower Board B & C & floor numbering
5. Speed breakers on internal roads – to be installed.
6. Intercom connection to be installed.

After detailed deliberations on the above points, it was felt by all the participants that for day-to-day points which are kind of a RWA matter should be discussed separately.

The meeting was concluded with a vote of thanks.



Deepak Kumar Gautam and Yogesh Gupta
Representative of Resolution Applicant;

Date: 15 February 2023
Place: NOIDA

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JNC CONSTRUCTIONS PRIVATE LIMITED			
The Park & Greenwoods - 4-August-2020 to 31-January-2023			
Particulars	Amount	Amount	Remarks
CIRP - Expenses			
CIRP - Expenses	1,42,31,269		
CIRP - Construction - Gautam Builders	2,13,05,455	3,55,36,724	
Direct Expenses - Greenwoods			
Electricity Expenses	31,73,475		
Lift Purchase & Maintenance Cost	66,19,261		
TransformerPurchase	21,47,600		
Panel Purchase Cost & HT/LT Work	69,41,035		
Fire Fighting	4,76,720		
Construction Cost	12,56,60,640		
Delay Charges & Other discount paid to Customers	66,13,752		
Discount to Customers (7% ITC)	92,41,705		
Professional & Consulation Charges	44,89,000		
Salary related to Project	12,16,653		
Security Services	23,95,379	16,89,75,219	
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	3,37,048	3,37,048	
Direct Expenses-The Park			
Construction Cost	43,48,62,856		
Electricity Expenses	52,70,882		
Panel Purchase Cost & HT/LT Work	79,52,301		
Lift Purchase Cost	68,52,000		
Delay Charges & Prepayment discount paid to Customers	2,01,79,766		
Discount to Customers (7% ITC)	2,52,11,360		
Labour Charges	3,04,405		
Professional & Consultation Charges	34,72,150		
Salary related to Project	8,45,788		
Transformer Purchase	28,43,800		
Security Service	28,59,313	51,06,54,622	
Indirect Expenses - The Park			
Commission on Sale of Flat - The Park	33,40,755		
Miscellaneous Expenses - Site Expenses	4,49,466	37,90,221	
Expenses - Head Office			
Legal & Professional Charges	80,39,751		
Interest on Unsecured Loan	10,63,185		
Audit Fee	4,36,000		
Filing Fees	1,47,900		
Office Rent, Electricity & Maintenance & Internet Expenses	15,63,209		
Printing & Stationery	2,73,178		
Salary	75,77,492		
Staff Welfare	2,16,762		
Software AMC & Renewal Charges	1,98,539		
Miscellaneous Expenses	4,16,872		
Interest on GST & TDS & Sales Tax Demand	10,63,989	2,09,96,877	
Grand Total (The Park, Greenwoods & Head Office)		74,02,90,712	

(Signature) *Prun*

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JNC Constructions Pvt. Ltd - Greenwoods Old Buyers Detail 31.01.2023						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.01.23
Tower B	41,83,15,548	43,58,07,297	33,72,52,394	9,86,57,119	3,02,03,388	6,84,53,731
Tower C	32,95,07,315	34,52,15,210	26,87,91,534	7,64,37,325	2,67,60,851	4,96,76,474
Tower D	22,56,93,809	23,51,93,628	15,79,85,699	2,59,88,186	11,61,872	2,48,26,314
Tower A	4,76,63,571	4,96,33,914	3,07,63,842	1,09,19,448	-	1,09,19,448
Total (B+C+D+A)	1,02,11,80,243	1,06,58,50,049	79,47,93,469	21,20,02,078	5,81,26,111	15,38,75,967

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	11/08/2020	31.01.2023	11/08/2020	31.01.2023	11/08/2020	31.01.2023	11/08/2020	31.01.2023	11/08/2020	31.01.2023
Excavation	100%		100%		100%		100%		100%	
Casting of foundation	100%		100%		100%		100%		100%	
Basement roof slab /Plinth Level	100%		100%		100%		100%		100%	
Slab Status	100%		100%	100%	98%	100%	98%	100%	95%	100%
Brick Work	100%		100%		80%	100%	80%		75%	95%
Internal water supply line and soil , waste line plumbing work	70%	100%	60%	100%	0%	100%	0%	95%	0%	NA
Internal wall conduiting , boxes DB	70%	100%	60%	100%	25%	100%	25%	98%	0%	NA
balcony railing , staircase railing	90%	100%	90%	100%	50%	100%	50%	98%	NA	NA
chowkhat fixing	90%	100%	90%	100%	80%	100%	80%	100%	0%	NA
Kitchen counters casting	90%	100%	90%	100%	50%	100%	50%	90%	NA	NA
Internal Plaster	90%	100%	90%	100%	75%	100%	75%	98%	0%	NA
External plaster	90%	100%	85%	100%	40%	100%	40%	98%	0%	90%
toilet , kitchen wall tiles	70%	100%	60%	100%	0%	100%	0%	10%	NA	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	10%	98%	10%	98%	0%	98%	0%	25%	0%	NA
Flooring	80%	99%	75%	99%	0%	99%	0%	10%	0%	75%
Internal door shutters	10%	100%	0%	100%	0%	100%	0%	0%	0%	NA
UPVC windows and doors	10%	100%	0%	100%	0%	100%	0%	0%	NA	NA
Electrical - wiring fixing of switches , socket , DB dressing etc.	0%	100%	0%	100%	0%	100%	0%	0%	25%	NA
Internal Painting	0%	99%	0%	99%	0%	99%	0%	10%	0%	NA
External Painting	10%	98%	10%	98%	0%	98%	0%	20%	0%	NA
procurement and fixing of chainaware and CP fitting in toilet and kitchen	0%	90%	0%	90%	0%	90%	0%	0%	NA	NA
COMMON WORKS OF TOWER										
Staircase finishing	70%	99%	60%	99%	0%	99%	0%	90%	0%	NA
Lift well	70%	100%	70%	100%	50%	100%	50%	100%	NA	NA
Lobbies/ corridor finish	50%	98%	40%	98%	0%	98%	0%	25%	0%	NA
Terracing and waterproofing	75%	100%	75%	100%	0%	100%	0%	99%	0%	90%
External Plaster	90%	100%	85%	100%	40%	100%	40%	95%	0%	75%
External Painting	10%	98%	10%	98%	0%	98%	0%	20%	0%	90%
O.H. Tanks	40%	100%	30%	100%	0%	100%	0%	100%	NA	NA
Finishing of Entrance Lobby	0%	95%	0%	95%	0%	95%	0%	50%	NA	NA
External Plumbing	30%	100%	30%	100%	0%	100%	0%	90%	0%	NA
Installation of Lifts	40%	100%	40%	100%	0%	100%	0%	50%	NA	NA
Installation of Firefighting fittings and equipment	50%	100%	50%	100%	0%	100%	0%	25%	0%	100%
COMMON AREA / NON TOWER										
Underground Tanks									85%	100%
Sewage treatment Plant									45%	60%
Internal Roads & Footpaths									50%	80%
Boundary Wall									50%	90%
Electrical fitting in External Areas									10%	95%
Water Supply									0%	95%
Sewrage(Chamber,lines,septic tank,STP)									0%	90%
Storm water drain									0%	75%
Community Building									0%	0%
Water Conservation & Drainage									0%	50%


 21/08/2020

Tower	A1		B1		C1		D		C2		B2		A2		COMMERCIAL AREA /NON
	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	STATUS AS ON 11/08/2020	STATUS AS ON 31.01.2023	
FLOORS															221955.128
EXCAVATION	100%		100%		100%		100%		100%		100%		0%	0%	80%
Casting of foundation	100%		100%		100%		100%		100%		100%		0%	0%	60%
Basement roof slab /Plinth Level	100%		100%		100%		100%		100%		100%		0%	0%	40%
Slab Status	60%	100%	100%	100%	80%	95%	80%	95%	20%	25%	0%	0%	0%	0%	NA
Brick Work	60%	100%	50%	95%	35%	70%	35%	70%	0%	15%	0%	0%	0%	0%	40%
Internal water supply line and soil , waste line plumbing work	0%	98%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%
Internal wall conduiting , boxes DB	0%	98%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Balcony railing , staircase railing	0%	100%	0%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
chowkhat fixing	5%	100%	2%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Kitchen counters casting	0%	100%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Internal Plaster	5%	98%	5%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
External plaster	0%	98%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
toilet , kitchen wall tiles	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Putty, primer and one coat painting on walls , chowkhat , railing , external primer	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Flooring	0%	98%	0%	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	30%
Internal door shutters	0%	75%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
JPVC windows and doors	0%	80%	0%	80%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Electrical - wiring fixing of switches , socket , DB dressing etc.	0%	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Internal Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
External Painting	0%	75%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
procurement and fixing of chainaware and CP fitting in toilet and kitchen	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
COMMON WORKS OF TOWER															
Staircase finishing	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lift well	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lobbies/ corridor finish	0%	95%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Terraceing and waterproofing	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
O.H. Tanks	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	NA
Installation of Lifts	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Installation of Firefighting fittings and equipment	0%	75%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
COMMON AREA / NON TOWER															
Underground Tanks															100%
Sewage treatment Plant															75%
Internal Roads & Footpaths															40%
Boundary Wall															50%
Electrical fitting in External Areas															40%
Water Supply															40%
Sewrage(Chamber,lines,septic tank,STP)															50%
Storm water drain															50%
Community Building															50%
Water Conservation & Rain harvesting															50%
Fire Protection and fire safety requirements															50%
HT Meter room , VCB (vacuume circuit breaker room) Transformers , LT panels, DG panels , Meter room and boxes , submain un meter room , DG rising main , duel meter etc.															75%
Others															50%

Signature

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JNC Constructions Pvt. Ltd - The Park Old Buyers Detail 31.01.2023						
Tower	Total Unit Cost inclusive other charges	Total Unit Cost inclusive other charges + Tax	Received before 04.08.2020	Demand Raised after 04.08.2020	Received after 04.08.2020	Balance Receivable on 31.01.23
Tower A1	28,38,53,332	29,50,18,763	20,97,45,872	8,52,09,457	5,27,80,220	3,24,29,237
Tower B1	27,91,35,858	29,11,95,742	18,71,24,109	10,42,20,595	5,86,85,354	4,55,35,241
Tower C1	29,36,59,160	30,37,42,538	21,86,80,982	3,56,44,044	48,79,137	3,07,64,907
Tower D	25,07,00,904	25,84,05,037	20,49,87,956	89,65,768	28,18,533	61,47,235
Tower C2	14,75,94,240	15,42,11,143	7,62,41,672	99,21,334	4,55,670	94,65,664
Tower B2	9,31,20,794	9,78,76,338	1,99,33,039	56,77,445	10,30,113	46,47,332
Tower A2	70,08,706	74,07,252	38,67,367	-	-	-
Total (A1+B1+C1+D+C2+B2+A2)	1,35,50,72,994	1,40,78,56,813	92,05,80,997	24,96,38,643	12,06,49,027	12,89,89,616

Signature