# 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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# IN THE MATTER OF:

RANJEET RAMAKRISHNA YADAV

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VS

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....CORPORATE DEBTOR

THE 5<sup>TH</sup> 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:-**

- 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 approvedby 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 subcommittee ("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 4<sup>th</sup> 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

- 4. That it is further submitted that in order to monitor the implementation of theresolution plan five meetings has been conducted since the filing of the previous progress report which are listed as under:
  - a) The 22<sup>nd</sup> Meeting of the monitoring agency of JNC Construction Pvt. Ltd. was held on 5<sup>th</sup> June, 2022 at 12.00 PM at JNC ConstructionsPvt. Ltd. at B-7, Sector-63 Noida.
  - b) The 23<sup>rd</sup> Meeting of the monitoring agency was held on 24<sup>th</sup> 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 22<sup>nd</sup> to 26<sup>th</sup> 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, norder to keep this Hon'ble Tribunal apprised.

# 22<sup>nd</sup> 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 3<sup>rd</sup> 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 thewebsite 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.

- 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 (suchas 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 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 8<sup>th</sup> 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 fromSh. Yogesh Gupta for not providing this important piece ofinformation 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

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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 isaround 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 7<sup>th</sup> July, 2022 and 17<sup>th</sup> 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 shallbe 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. YogeshGupta replied that they are resolving to the queries of home buyers on case to case basis and he shall continue to do so. In

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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 thepart 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 23<sup>rd</sup> and 24<sup>th</sup> 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 hasnot issued minutes of the last two meetings of the MA and also not filed 5<sup>th</sup> 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 hewas 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 presentmeeting 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 4<sup>th</sup> 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

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

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 24.122022 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.

The LR stated that minutes of 25th MA meeting be taken on record with his dissent. Accordingly, after deliberation minutes of 25ft 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 JN 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 withrespect to drafting and filing progress report on regular basis

Disposition Plus

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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 Al & B1 are operational. 6. Al- 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. Speed breakers 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	

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2.	NCLT	I.A 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
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	Application filed by some parties, copy of which is not yet served on the SRA	Next date of hearing: 14.04.2023
		IA 5781/ 2022		
		IA 5782/ 2022 IA		-
		5783/2022		
5.	Supreme Court	Civil Appea 1 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.

On and behalf of the Successful Resolution Applicants

Deepak Kumar Gautam

Yogesh Gupta

# **THROUGH**

VARSHA BANERJEE ADVOCATE FOR THE APPLICANT DHIR & DHIR ASSOCIATES D-55, DEFENCE COLONY NEW DELHI-110 024

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PLACE: NEW DELHI DATE: \_\_.03.2023



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# **Government of National Capital Territory of Delhi**

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# BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNALPRINCIPAL

# **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:-
- 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 progressreport 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.

DEPONENT

# Verification

Verified at which will be to the best of my knowledge. No part of it is false and nothing material has been concealed therefrom.

DEPONENT

Keshav Prasad Delhi Regn. No. 4506

ATTESTED

NOTARY PUBLIC DELHI (INDIA)

2 1 MAR 2023



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..... 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, Uttara Pradesh-201 010, India, do hereby solemnly affirm and state as under:
- 1. That I am a member of the Monitoring Committee of the Composate 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 progressreport 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.

**DEPONENT** 

Verification

Verified at prason this 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.

**DEPONENT** 

Keshav Prasad Delhy Regn. No. 4506

ATTESTED
NOVARY PUBLIC
DELHI (INDIA)

2 1 MAR 2023

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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

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

Page | 1

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:

- a. Delay / inability to resolve the issues / queries of the home buyers specifically on the demand letters
- b. MOM of the MA meeting are not reaching to the home buyers
- c. 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 infirmed 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 2<sup>nd</sup> phase of work of The Green Wood and The Park projects including but not limited to

- d. Date of possession as per approved resolution plan
- e. 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 &	Date of completion of	Actual date of	Reasons for the
	Tower	construction as per the	completion of	delays
		approved resolution	construction supported	
		plan		

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nccreenwoodsa@gmail.com

MINUTES OF	THE 22ND MEETIN	G OF THE MONITORI	ING AGENCY ("MA") OF JNC
CONSTRUCTI	ONS PVT LTD HELD	ON SUNDAY JUNE	5TH, 2022 FROM 12.00 PM
AT JNC CONS	STRUCTIONS PVT L	TD, 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.

Page | 2

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 5<sup>th</sup> 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 Avaas 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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ffmail.com\_tarun\_bhatt@hdfcbank.com\_sanjayihingran@gmail.com\_rapidconstructions@gmail.com\_gautam\_builders
@gmail.com\_vikashceo@gmail.com\_ravikan196@gmail.com\_suiayqanguly.projects@gmail.com\_Nagarsk0103@gm
ail.com\_lalit\_gupta@gail.co.in\_Jncmonitoring@gmail.com\_deepti.bhardwaj@hdfcbank.com\_
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# MINUTES OF THE 22<sup>ND</sup> 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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From: Neha Panchal <neha.panchal0339@gmail.com>

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

To: sumit\_shukla@rediffmail.com

Page | 4

Cc: Cc: <jnctheparkbuyers@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

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.
- 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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incgreenwoodsa@gmail.com

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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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# 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. (1B) - 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 - <a href="mailto:crm@grc-projects.com">crm@grc-projects.com</a> and are to be confirmed by a duly signed hard copy sent by registered post separately.

With regards
For Int 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

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# 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. (1B) - 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 sof 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, rechecking 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 INC construction Pvt. Ltd.	
S Spion O	
Sector- 63	
Authorized Signatory	
	(Allottee/s)

Registered Office: Unit No. 342, Plot No. 1, LSC 3rd Floor, Vardhaman Sunrise Plaza, Vasundhara Enclave, Delhi-110096 CIN No.: U74899DL 1998PTC093071

Ollpouter

Pur

The Park & Greenwoods - 4-Augu	st-2020 to 31-May-2	022	
Particulars	Amount	Amount	Remarks
TIRP - Expenses			
CIRP - Expenses	14,231,269		
IRP - Construction - Gautam Builders	21,305,455	35,536,724	
Direct Expenses - Greenwoods			
Electricity Expenses	2,818,699		
ift Purchase & Maintenance Cost	5,734,184		
TransformerPurchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fightting	476,720		
Construction Cost	119,317,586		
Delay Charges paid to Customers	4,356,398		
Discount to Customers (7% ITC )	5,874,732		
Professional & Consulation 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		1
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	15,984,49	9

Grand Total (The Park, Greenwoods & Head Office)

605,772,395

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STATUS AS ON STATUS AS ON STATUS AS ON STATUS AS ON 11/08/2020 31.05.2022 11/08/2020 31.05.2022 COMMON AREA /NON TOWER 100% 100% 100% 95% 95% 0% 0% 95% 75% Ă % %0 %N %0 % % %0 0% 00% 00% 00% 00% 00% 00% 00% 98% 10% 90% 00% 10% 80% 00% % % % % % % % % 2% B+S+17 100% 100% 100% 98% 80% 0% 00% 00% 00% 00% % % % % % % % % % 
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 STATUS AS ON< 100% %86 %86 %86 %86 %86 %86 0% 80% 0% 99% 10% 100% 0% 0% 20% %0 80% %0 888 %0 B+S+17

%

92%

10%

92%

10%

Putty, primer and one coat painting on walls, chowkhat, railing,

toilet, kitchen wall tiles

% % %

80% 80% 80%

75% 0% 0%

98% 80% 99%

80% 10% 10%

% %0 %0

20% %08 30% 20%

%

50% %08 80% 20%

10%

10% %

%

procurement and fixing of chainaware and CP fitting in toilet and

COMMON WORKS OF TOWER

Staircase finishing

Lift well

Electrical - wiring fixing of swithes , socket , DB dressing etc.

**UPVC windows and doors** 

Internal Painting

External Painting

Internal door shutters

external primer

Flooring

%

75%

100% 100% 100% 98% 80%

100% 100% 100% 100%

100% 100% 100% 100%

%0

%09

70%

Internal water supply line and soil , waste line plumbing work

Basement roof slab /Plinth Level

Slab Status **Brick Work** 

Casting of foundation

Excavation

FLOORS

Internal wall conduiting, boxes DB

balcony railing, staircase railing

Kitchen counters casting

Internal Plaster xternal plaster

chowkhat fixing

GREENWOOD SITE PROGRESS REPORT AS ON 31.05.2022

B+S+17

B+5+17 8

25% 80% 80% 50% 75% 40%

100% 100% 100% 100% 100% 100%

60% 90% 90% 85% 85%

100% 100% 100% 100% 100%

70% 90% 90% 90% 90% 70%

50% NA

%0

% % %

%0

0% 0% 0% 0% NA NA NA

0% 00% 00% 00% 00% 00% 00% 00% 00%

99% 100% 100% 100% 95% 95% 90% 98% 100% 100%

60% 70% 40% 85% 85% 30% 0% 40% 50%

99% 100% 100% 100% 95% 90% 90% 98% 100%

70% 70% 50% 90% 40% 00% 30% 50% 50%

%

COMMON AREA COVER	7640	OC BY	
	85%	800	
Underground Tanks	45%	%09	
Sewage treatment Plant	%05	80%	
Internal Roads & Footpaths	800	2000	
Boundary Wall	2/00	200	
Flore in Esternal Areas	10%	800	(
בוברווים וווויוו ווו ווויוו	%0	82%	
Water Supply	%0	%06	
Sewrage(Chamber, lines, septic tank, STP)	%0	. 50%	3
Strom water drain	7007	760	35
Community Building	870	25.6	とといえ
Metar Commission D. Dain banaction	%A	W.C7	
Water Conservation & National Vesting	30%	95%	
Fire Protection and fire safety requirements			
HT Meter room , VCB ( vaccume cercuit breaker room )	***	45%	•
Transformers , LT panels, DG panels , Meter room and boxs ,			
submain up meter room , DG rising main , duel meter etc.	\\ \text{\tin}\text{\tin}\text{\texi\tint{\text{\text{\text{\text{\text{\text{\text{\tin}}\\ \tittt{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\text{\text{\texi}\tinz{\text{\text{\text{\texi}\text{\text{\texi}\tint{\text{\texi}\tinz{\text{\texi}\til\titt{\text{\texi}\tittt{\texitit}\\ \tittt{\texi}\tilint{\text{\texit{\texi}\texit{\texi{\texi{\texi{\tet	60%	( T. T. )
Paradona O Traca Distriction	8001	900	1
ratioscape & rice Planting	%0	50%	\
IGL Work	80	%U5	\
Orhers	200		

External Painting

O.H. Tanks

Terraceing and waterproofing

Lobbies/ corridor finish

Installation of Firefighting fittings and equipment

Finishing of Entrance Lobby

External Plumbing

Installation of Lifts

COMMON AREA / NON TOWER

8 Footnarbs		80%
		%06
in External Areas		85%
וון בערכונית עובת		95%
ber lines sentir tank STP1	%0	300%
ain		
Aliber		
ation & Rain harvesting		25%
and fire safety requirements		
, VCB (vaccume cercuit breaker room ) LT panels, DG panels , Meter room and boxs ,	%0	85%
ter room , Us rising main , quei meter etc.		60%
ee rianting	%0 %0	20%

					C			۵	COMMON AREA /NON TOWER	A /NON TOWER
Tower	B+S+17	+17	S+8	B+S+17	B+S+17	+17	8+8	B+S+17		
	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
			70004		1000/		100%		%56	100%
Excavation	100%		100%		100%		100%		%0	100%
Casting of roundation	100%		100%		100%		100%		%0	100%
Basement roof slab / Plinth Level	100%		100%		%86	100%	%86	%86	95%	100%
Slab Status Brick Work	100%		100%		80%	100%	80%	85%	75%	95%
Internal water supply line and soil waste line plumbing work	%UZ	100%	60%	100%	%0	%06	%0	2%	%0	75%
	2	2007							200	3000
Internal wall conduiting , boxes DB	20%	100%	%09	100%	25%	%86	%0	10%	%5	808
balcony railing , staircase railing	%06	100%	%06	100%	20%	%86	%0	806	NA	NA S
chowkhat fixing	%06	100%	%06	100%	%08	%86	10%	40%	%0	%0
Kitchen counters casting	%06	100%	%06	100%	20%	%06	%0	%0	NA	AN
Internal Plaster	%06	100%	%06	100%	75%	%86	%0	10%	%0	%06
External plaster	%06	100%	85%	100%	40%	%86	20%	80%	%0	%06
toilet , kitchen wall tiles	20%	100%	%09	100%	%0	%0	%0	%0	NA	AN
Putty, primer and one coat painting on walls, chowkhat, railing,	10%	%26	10%	95%	%0	%0	%0	%0	%0	%0
external primer				,,,,,	,100	,00	200	)èc	700	2002
Flooring	%08	88%	%5/	28%	%0	800	80	80	700	200
Internal door shutters	10%	80%	%0	%0% %0%	%0	0%	0%	800	8,0	S S S
UPVC windows and doors	10%	%66	%0	%66	%0	800	80	800	NA.	
Electrical - wiring fixing of swithes , socket , DB dressing etc.	%0	20%	%0	80%	%0	%0	%0	%0	%0	%0
internal Drinting	%0	80%	%0	80%	%0	%0	%0	%0	%0	%0
Internal Painting	10%	%06	10%	%06	%0	20%	%0	%0	%0	%0
propriesment and fixing of chainaware and CP fitting in toilet and			200	7002	/80	XX	760	260	δN	WU
kitchen	%0	20%	%0	20%	æ <sub>O</sub>	80	8	8		
COMMON WORKS OF TOWER				MINISTER STATE	W. PRANSTAGE	NO. of Special Land				700
Staircase finishing	20%	%66	%09	%66	%0	%0	%0	%0	%0 ::	%n 4
Lift well	20%	100%	20%	100%	20%	%0%	20%	20%	NA NA	200
Lobbies/ corridor finish	20%	95%	40%	95%	%0	0.00	800	800	800	800
Terraceing and waterproofing	75%	100%	%57	100%	406	2000	200	7000	800	75%
External Plaster	30%	100%	30%	TOO'S	40.00	100%	760	760	%0	%0
External Painting	10%	95%	30%	1000/	000	100%	%0	20%	AN	AN
O.H. Tanks	40%	200%	30%	7007	0.00	%ODT	80 80	%0	AN AN	AN
Finishing of Entrance Lobby	0.00	20.00	30%	7680	%0	%U6	%0	%0	%0	%0
External Plumbing	30%	100%	70%	100%	%0		%0	%0	NA	NA
Installation of Lifts	40.6	100%	20%	100%	%0	%0	%0	%0	%0	%0
installation of Firenghting fittings and equipment	wor.	F00.7	R OF	NOOT .	(A) ETHICS ROLL	The state of the s			THE STREET STREET	一大の大学の一
COMMON AREA / NOW LOWER		A STATE OF THE PARTY OF THE PAR							85%	95%
Courses treatment Diant									45%	%09
Jewage treatment runt									20%	80%
Doundary Well									20%	%06
Electrical fitting in External Areas									10%	85%
Water Supply									%0	85%
Sewrage(Chamber, lines, septic tank, STP)									%	%06
Strom water drain									%0	20%
Community Building									%0	%0
Water Conservation & Rain harvesting									%0	25%
Fire Protection and fire safety requirements									30%	95%
HT Meter room , VCB ( vaccume cercuit breaker room )									à	à
Transformers , tT panels, DG panels , Meter room and boxs ,									% 5	8,55
submain up meter room , DG rising main , duel meter etc.									10%	80%
Landscape & Tree Planting									%0	20%
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MINUTES OF THE 23<sup>RD</sup> 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 Page | 1 meeting and the attendance was recorded by the SRA.

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

Subsequently following discussions were held:-

# Agenda item

 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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ffmail.com,tarun.bhatt@hdfcbank.com,sanjayjhingran@gmail.com,rapidconstructions@gmail.com,gautam.builders
@gmail.com,vikashceo@gmail.com,ravikant96@gmail.com,sujayganguly.projects@gmail.com,Nagarsk0103@gm
ail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com,
deepti.bhardwaj@hdfcbank.com,

incgreenwoodsa@gmail.com

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

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incgreenwoodsa@gmail.com

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MINUTES OF THE 23<sup>RD</sup> 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 4<sup>th</sup> 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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incgreenwoodsa@gmail.com

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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.

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/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

## 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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incgreenwoodsa@gmail.com

Page | 5

# 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"<<u>sumit\_shukla@rediffmail.com</u>> Sent: Thu, 07 Jul 2022 10:45:49

To:

"rcjaiswal12@gmail.com"<rcjaiswal12@gmail.com>, "anilsinha1965@gmail.com"<anilsinha1965@gmail.com>, "vineet
upadhyay3@gmail.com"<vineetupadhyay3@gmail.com>, "AB.TEJSINGH@gmail.com"<AB.TEJSINGH@gmail.com>, "pRATIBHA.UPADHYAY@surakshaarc.com>, "jncmonitoring@gmail.com>, "anilsinha1965@gmail.com>, "jncmonitoring@gmail.com>, "anilsinha1965@gmail.com>, "jncmonitoring@gmail.com>, "jncmonitoring@gmail.com>, "jncmonitoring@gmail.com>, "jncmonitoring@gmail.com"</a>

"<a href="mailto:saniayihingran@gmail.com>, "aniayihingran@gmail.com>, "aniayihingran@gmail.co

ail.com"<incgreenwoodsa@gmail.com>
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
- Update of monthly collection and spent
   Details of resolution to the issues / queries of the Home buyers

- Details of resolution to the issues 7 queries of the Hollie dayers
   Update on the meeting with the Awas Vikas including representations thereto
   Certificate of commissioning of Power for the The Park project
   Steps to complete the construction of the delayed phases of The Park and The Greenwood Projects
   Arrangement of Interiem finance to meet the funds required to complete the construction of delayed phases
- 9. Any other important update / developement / 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,

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

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# MINUTES OF THE 23<sup>RD</sup> 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

 $\textbf{From: sumit\_shukla@rediffmail.com} < \hspace{-0.5cm} \textbf{sumit\_shukla@rediffmail.com} > \hspace{-0.5cm} \textbf{a.s.}$ 

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,

Kegarus, 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

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: <u>inctheparkbuyers@gmail.com</u>; Ram Kumar <<u>rkumar6288@gmail.com</u>>

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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ffmail.com,tarun.bhatt@hdfcbank.com,saniayjhingran@gmail.com,rapidconstructions@gmail.com,gautam,builders
@gmail.com,vikashceo@gmail.com,ravikant96@gmail.com,sujayganguly.projects@gmail.com,Nagarsk0103@gm
ail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com, deepti.bhardwaj@hdfcbank.com,
incgreenwoodsa@gmail.com

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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 साह)' <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 क्मार साह्) <gvanendra.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' < inctheparkbuyers@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?
- 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?
- Electric supply: What is arrangement of Electric supply upto individual flat? 4.
- 5. STP: Whether the work for STP in the project is complete?
- Vehicle Parking arrangement? 6.

Regards

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

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DICparter

incgreenwoodsa@gmail.com

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' < inctheparkbuyers@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 INC The park

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साह्)

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'

<inctheparkbuyers@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' <inctheparkbuyers@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@gall.co.in".

Dear Sir/Madam,

Greetings from "GRC"

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rejaiswal12@gmail.com,anllsinha1965@gmall.com,inemonitoring@gmail.com,dharmendrarawat@msn.com.dsmallk23@redi
ATIBHA.UPADHYAY@surakshaarc.com,inemonitoring@gmail.com,dharmendrarawat@msn.com.dsmallk23@redi
ffmail.com,tarun,bhatt@hdfcbank,com,sanjayihingran@gmail.com,rapidconstructions@gmail.com,gautam.builders Circulation by email only to:-@gmail.com.vikashceo@gmail.com.ravikant96@gmail.com,sujayqanguly.projects@gmail.com,Naqarsk0103@gmail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com, deeptl.bhardwaj@hdfcbank.com, incgreenwoodsa@gmail.com

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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.

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

### Thanks & Regards **CRM Team**



B-7, Sector-63, Noida, UP., India

Email: <u>crm@qrc-projects.com</u>
Mobile: 9311781656,9311781658, 9311781650
Whatsapp:,9311781650

Landline: 0120-3510982

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

महोदय / महोदया

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

धन्यवाद

ज्ञानेन्द्र कुमार साह्

पलैट न. 105 टावर न. एवन

मोबाइल न. 9756203338

From: Gyanendra Kumar Sahu (ज्ञानेन्द्र कुमार साह्)

Sent: 30 April 2022 11:33

To: 'GRC Projects' < crm@grc-projects.com >; 'GAUTAM.BUILDERS@GMAIL.COM' <<u>GAUTAM.BUILDERS@GMAIL.COM</u>>; 'RAPIDCONSTRUCTIONS@GMAIL.COM'

<RAPIDCONSTRUCTIONS@GMAIL.COM>; 'sumit shukla@rediffmail.com' <sumit shukla@rediffmail.com>

Cc: 'inctheparkbuyers@gmail.com' < inctheparkbuyers@gmail.com>

Subject: FITMENT OFFER POSSESSION OF MY FLAT NO.105 TOWER A-1

Circulation by email only to:-

rcjaiswal12@qmail.com,anilsinha1965@gmail.com,vineetupadhyay3@gmail.com,AB,TEJSINGH@gmail.com,PR ATIBHA.UPADHYAY@surakshaarc.com,incmonitoring@gmail.com,dharmendrarawat@msn.com,dsmalik23@redi ffmail,com,tarun.bhatt@hdfcbank.com,sanjayjhingran@gmail.com,rapidconstructions@gmail.com,gautam.builders @gmail.com,vikashceo@gmail.com,ravikant96@gmail.com,sujayganguly,projects@gmail.com,Nagarsk0103@gm ail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com, deepti.bhardwai@hdfcbank.com, incgreenwoodsa@gmail.com

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34

# MINUTES OF THE 23<sup>RD</sup> 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 fir 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:

Page | 10

- 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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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@redl ffmail.com,tarun.bhatt@hdfcbank.com.sanjayihingran@gmail.com,rapidconstructions@gmail.com,gautam.builders@gmail.com,vikashceo@gmail.com,ravikant96@gmail.com,sujayganguly.projects@gmail.com,Nagarsk0103@gmail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com, deeptl.bhardwaj@hdfcbank.com,

incgreenwoodsa@gmail.com

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# MINUTES OF THE 23<sup>RD</sup> 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?

Page | 11

- 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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## MINUTES OF THE 23<sup>RD</sup> 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

Page | 12

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, Valbhav 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 <<u>sumit\_shukla@rediffmail.com</u>>; crm <<u>crm@grc-projects.com</u>>; <u>rapidconstructions@gmail.com</u>
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 sanatory 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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rcjaiswal12@gmail.com,anitsinha1965@gmail.com,vineetupadhyay3@gmail.com,AB,TEJSINGH@gmail.com,PR
ATIBHA.UPADHYAY@surakshaarc.com,incmonitoring@gmail.com,dharmendrarawat@msn.com,dsmalik23@redi
ffmail.com,tarun,bhatt@hdfcbank.com,sanjayihingran@gmail.com,rapidconstructions@gmail.com,gautam,builders
@gmail.com,vikashceo@gmail.com,ravikant96@gmail.com,sujayqanguly.projects@gmail.com,Nagarsk0103@gmail.com,lalit.gupta@gail.co.in,Jncmonitoring@gmail.com, deepti.bhardwaj@hdfcbank.com,
incgreenwoodsa@gmail.com

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MINUTES OF THE 23<sup>RD</sup> 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 <a href="mailto:brijesh.singh.it@gmail.com">brijesh.singh.it@gmail.com</a>

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

Page | 13

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 Al

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rcjaiswal12@gmail.com\_anilsinha1965@gmail.com\_vineetupadhyay3@gmail.com\_AB\_TEJSINGH@gmail.com\_PR ATIBHA.UPADHYAY@surakshaarc.com\_incmonitoring@gmail.com\_dharmendrarawat@msn.com\_dsmallk23@redi ffmail.com\_tarun.bhatt@hdfcbank.com\_saniaylhingran@gmail.com\_rapidconstructions@gmail.com\_gautam.builders @gmail.com\_vikashceo@gmail.com\_ravikant96@gmail.com\_sujayganguly\_projects@gmail.com\_Nagarsk0103@gm ail.com\_lalit.gupta@gail.co.in\_Jncmonitoring@gmail.com\_deepti.bhardwaj@hdfcbank.com\_ incgreenwoodsa@gmail.com\_

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The Park & Greenwoods - 4-Augus			
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		
TransformerPurchase	2,147,600		
Panel Purchase Cost & HT/LT Work	6,941,035		
Fire Fightting	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 & Consulation 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	7

Grand Total (The Park, Greenwoods & Head Office)

624,347,885

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					C			A	COMMON AREA /NON TOWER	NON TOWER
FLOORS	B+S+17	117	B+S+17	+17	B+5+17	+17	B+S	B+5+17		
	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022						
					4000		10062		7020	100%
Excavation	100%		100%		100%		100%		%0	100%
Casting of roundation	100%		100%		100%		100%		%0	100%
basement root stab / Plintin Level	1009/		100%	1	%86	100%	%86	%86	95%	100%
Sieb Status Rrick Work	100%		100%		80%	100%	80%	85%	75%	95%
Internal water supply line and soil , waste line plumbing work	70%	100%	%09	100%	%0	%36	%0	2%	%0	75%
	7001	1000/	7802	1000%	25%	%85	%0	10%	%0	806
Internal wall conduiting , boxes UB	%0/	100%	2000	100%	%05	98%	%0	%06	NA	NA
balcony railing , staircase railing	20%	100%	30%	100%	R 08	100%	10%	40%	%0	%0
Cnowknat Tixing	806	100%	%06 %06	100%	%05	%06	%0	%0	NA	NA
Nicoleti Codinera Cascinig	%06	100%	%06	100%	75%	%86	%0	10%	%0	%06
External plaster	%06	100%	85%	100%	40%	%86	20%	80%	%0	%06
toilet, kitchen wall tiles	70%	100%	%09	100%	%0	%0	%0	%0	NA	NA
Putty, primer and one coat painting on walls, chowkhat, railing,	10%	95%	10%	95%	%0	%0	%0	%0	%0	%0
external primer		, in the second	700,0	/000	ò	1000	760	760	%0	20%
Flooring	80%	266	15%	2000	%0	%U	% %	%0	%0	%0
Internal door shutters	10%	%06%	%000	%66	80	%0	%0	%0	NA	NA
Drive willows and books Electrical - wiring fixing of swithes , socket , DB dressing etc.	%	80%	%0	%08	%0	%0	%0	%0	25%	%0
25	780	7000	ò	2000	700	10%	%0	%0	%0	%0
Internal Painting External Painting	%OL	%26	10%	95%	%0	20%	%0	%0	%0	%0
procurement and fixing of chainaware and CP fitting in toilet and	%0	75%	%0	75%	%0	%0	%0	%0	ΝΑ	%0
kitchen	Š				A C B BEST CHESTER	The second second	THE PERSONS ASSESSED.	A CHART STREET	THE CONTRACTOR OF THE PARTY OF	THE PERSON NAMED IN
COMMON WORKS OF TOWER	7007	7600	%09	%6b	%0	%0	%0	%0	%0	%0
Stail Lose III ISI III B	20%	100%	70%	100%	80%	100%	20%	20%	NA	NA
Lothies/ corridor finish	20%	%56	40%	95%	%0	%0	%0	%0	%0	%0
Terraceing and waterproofing	75%	100%	75%	100%	%0	%66	%0	95%	%0	%0
External Plaster	%06	100%	85%	100%	40%	. %56	%0	%06	%0	75%
External Painting	10%	95%	10%	95%	%	20%	%0	%0	%0	% :
O.H. Tanks	40%	100%	30%	100%	%0	100%	%0	20%	AN CA	A V
Finishing of Entrance Lobby	%0	%06	%0	30%	86	20%	80	7%0	%0	%0
External Plumbing	30%	100%	30%	100%	80 80	350%	8/0	%0	S AN	NA
Installation of Lifts	40%	100%	40%	100%	%	700	%0	80	%0	%0
Installation of Firefighting fittings and equipment	20%	100%	20%	TOUS	620	O.A	85	870		
COMMON AREA/ NON LOWER									85%	100%
Courses treatment Diant									45%	%09
Jewage treatment range Internal Roads & Footpaths									20%	80%
Poundary Wall									20%	%06
Electrical fitting in External Areas									10%	95%
Water Supply									%0	85%
Sewrage(Chamber, lines, septic tank, STP)									%0	%06
Strom water drain									%0	20%
Community Building									%0	%0
Water Conservation & Rain harvesting									%0	20%
Fire Protection and fire safety requirements									30%	95%
HT Meter room , VCB ( vaccume cercuit breaker room )									7000	70.00
Transformers , LT panels, DG panels , Meter room and boxs ,									%0	806
submain up meter room , DG rising main , duel meter etc.									10 \$	%09
Landscape & Tree Planting									%0	35%
									200	

2022
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FLOORS		A1	18		Ü	1	_	0	מ	2		82	7	A2	COMMON ARE	COMMON AREA /NON TOWER
	-S+B	8+5+19	B+S+19	19	8+5+22	+22	B+S-	B+S+22	B+5+22	-22	H8	8+5+19	B+5	B+S+19	. 2219	221955.128
	STATUS AS ON STATUS AS ON 11/08/2022	STATUS AS ON 30.06.2022	STATUS AS ON STATUS AS ON 11/08/2020		STATUS AS ON STATUS AS ON 11/08/2020 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	30.06.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.06.2022
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		10001		1000		785	80	%0	80%
EXCAVATION	100%		100%		100%		100%		100%		707	100%	800	8 8	%0	60%
Casting of foundation	3000		100%		100%		100%		100%		%0	%0	%0	%0	%0	40%
Basement roof slab / Piinth Level	100%	70001	100%	1000	100%	1000	2007	200	30%	35%	%0	%0	%0	%0	AN	NA
Stab Status	90%	100%	2000	100%	200%	200%	35%	20%	%	15%	%	%0	%0	%0	%0	725%
Brick Work	200	TOOLS	90%	2007	8000	R	2770									
Internal water supply line and soil, waste line	8	760	ž	%5°6	%0	%	%0	%	%0	%0	%0	%0	%0	%0	%0	%0
piumonis work	80	%86	%0	%56	% 0	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Internal wall contouning, boxes be	800	100%	0%	286	%0	75%	%	%0	%0	%0	%0	%0	%0	%0	AN	NA
barcony railing , staircase railing	8 8	1000	90	7000	760	75%	%0	%0	8	%0	%0	%0	%0	%0	%0	%0
Chowknat fixing	0,00	1000	67.0	2000	200	200	86	360	%0	%0	%0	%0	%0	%0	NA	NA
Kitchen counters casting	8 8	2007	8 2	30%	800	250	800	0.00	860	360	%0	8	%	%0	%0	%0
Internal Plaster	820	28%	2%	2000	800	200	020	8/0	8 8	80	760	80	86	%0	AN	AN
External plaster	%0	98%	%0	808	%0 0%	72%	800	800	8 8	860	80	760	%0	%0	ĄN	NA
toilet , kitchen wall tiles	%0	28%	80	85%	80	80	800	870	800	800	200	8	8	85		
Putty, primer and one coat painting on walls,	, 200	21.0	200	900	90	780	80	266	%	80	%	%0	%0	%0	%0	%0
chowkhat, railing, external primer	200	7.576	80	2000	800	8 8	800	000	8 80	86	%	*60	%0	%0	%0	%0
Flooring	80 0	98%	%	30%	% 6	66,00	800	0%	80	800	%0	%0	%0	%0	%0	%0
Internal door shutters	80 0	40%	020	150	e è	800	800	800	80 80	80	%0	%	%	%0	A'N	AN
51	85	80.8	85	13%	0%0	0.00	8	80	200							
Ele "ical - wiring fixing of swithes, socket, UB	200	30%	760	760	%0	%0	%	%0	%0	%0	%0	%0	%0	%0	%0	%0
Or essing etc.	800	702	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%D	%0	%0 :
Internal Painting	800	70%	%0	30%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
procurement and fixing of chainaware and CP																
fitting in tollet and kitchen	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
		N N								The same of the same		C. Section Sec	THE CASE OF THE PARTY OF	San Line State of the State of		THE REAL PROPERTY.
COMMON WORKS OF TOWER					10 12 13 15 15 15 15 15 15 15 15 15 15 15 15 15	1000年代の		700	200	200	è	à	90	/80	%0	%0
Staircase finishing	%	856	%0	959	80 80	%0	0%	8 8	800	800	200	80 0	80	%0	%	%0
Lift well	%0	100%	860	28%	80 80	% 6	80	800	8 80	800	80 8	80	80	%0	%0	%0
Lobbies/ corridor tinish	% %	%05 505	%0	/5%	80 80	020	800	80	8 8	80	%	%0	. %0	%0	%0	%0
lerraceing and waterproofing	80 80	3000	80	200	80 50	% %	80 80	%0	80	%0	%0	%0	%0	%0	A'N	NA
O.H. lanks	% %	700%	80	806	8,0	800	80	%0	360	%0	%0	%0	%0	%0	NA	NA
Finishing of Entrance Lobby	8 8	W07.	80 80	2008	8 8	800	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
installation of Lifts	80	1370	80	0,00	R D	No.	80	3						N. P.		
installation of Firefighting fittings and equipment	1t 0%	% %	%0	25%	%0	%0	%0	%O	%0	%0	%0	%0	%0	%0	%0	%0
COMMON AREA / NON TOWER	THE STREET, ST	THE STATE OF THE PARTY OF THE P	Committee and the second	10日 日本の日本		Manthamas 23	THE BUILDING	CARLES TO SERVICE	THE PRESENT OF	F144E5			Manager Carlotte		#T	から と を の
Underground Tanks															%0	%06
Ser ge treatment Plant															%0	75%
-															%0	25%
Boundary Wall															% %	20%
Electrical fitting in External Areas															80 6	10%
Water Supply															86	20%
Sewrage(Chamber, lines, septic tank, STP)															%0	80%
Strom water drain															%0	%0
Community Building															%0	80%
Water Conservation & Rain harvesting															%0	%0
Fire Protection and life salety requirements																
HT Meter room , VCB ( vaccume cercuit breaker room ) Transformers . LT banels. DG banels .																
Meter room and boxs , submain up meter room																
DG rising main , duel meter etc.															%0	75%
Others															%0	80%

huy

Gre	eenwoods R	eceived & B	Balance ( Old	Buyers ) till 30.06.	2022
T	Unit Cost with	Recd with Tax	Recd with Tax	Delay Penalty Provided	Balance
Tower	Tax	till 04.08.2020	after 04.08.2020	to Customer	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

Dispossh Pur

	The Park - Re	eceived & Bala	ance (Old Buy	The Park - Received & Balance (Old Buyers) till 30.00.2022	77
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
	187 OVC NOC	212 080 854	24,343,863	4,460,889	53,354,578
lower - Aı	234,240,104	196 922 954	33 437.221	2,688,821	68,396,443
Tower - B1	291,340,439	100,022,001	-//		80.778.975
Tower - C1	299,821,384	217,029,1//	7,005,252		700 200 00
	256 292 521	204.317.956	1,139,871	1	50,834,694
lower - D			512	1	5,598,067
Tower - A2	10,/8/,101				76 610 247
Tours D2	97 876 399	19,933,039	1,030,113	ı	10,513,247
Dwei - DZ	770,077		455.670		81,438,840
Tower - C2	158,940,162			017 011 7	417 264 844
Total	1.409.304.210	922,424,174	62,465,482	01/641/1	

Bowle Rems

The Park & Greenwoods - 4-August-20	20 to 30-Septembe	er-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		
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	6,436,285		
Discount to Customers (7% ITC)	7,799,382		
Professional & Consulation 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	3,000	200,000,202	
Miscellaneous Expenses - Site Expenses	189,334	189,334	
Direct Expenses-The Park			
Construction Cost	401,851,702		
	4,312,067		
Electricity Expenses	7,952,301		
Panel Purchase Cost & HT/LT Work	-		
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		C C	
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

The Park & Greenwoods - 4-August-2	2020 to 31-October	:-2022	
Particulars 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	7
Indirect Expenses - Greenwoods			
Miscellaneous Expenses - Site Expenses	275,280	275,280	
Direct Expenses-The Park			
Construction Cost	401,851,702		
	4,476,616		
Electricity Expenses Panel Purchase Cost & HT/LT Work	7,952,301		
Lift Purchase Cost			
	6,852,000 18,410,547		
Delay Charges & Prepayment discount paid to Customers Discount to Customers (7% ITC)	21,681,941		
	304,405		.=
Labour Charges  Professional St Consentation Charges			
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	2 240 755		-
Commission on Sale of Flat - The Park	3,340,755	121	
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

DI Pour Pros

Towar	80			U			,	4	COMMON ARI	COMMON AREA /NON TOWER
FLOORS	B+S-	S+17	B+S+17	+17	B+5+17	+17	8+8	8+5+17		
	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	30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022
	2000		/0001		/0001		100%		%50	100%
Excavation Carting of foundation	100%		100%		100%		100%		%0	100%
Darromont roof clah / Dinth I avai	100%		100%		100%		100%		%0	100%
Daseilleitt 1001 stab / Fittiti Cever	100%		100%		%86	100%	%86	88%	95%	100%
Status Brick Work	100%		100%		80%	100%	80%	85%	75%	95%
Internal water supply line and soil, waste line plumbing work	70%	100%	%09	100%	%0	95%	%0	2%	%0	NA
	, , ,		,,,,,	,000,	, o	,000	/80	7007	700	44
internal wall conduiting , boxes DB	20%	100%	%09	100%	%57	888	%0	10%	80	NA NA
balcony railing , staircase railing	%06	100%	%06	100%	20%	38%	10%	30%	NA WA	AN AN
chowkhat fixing	20%	100%	30%	100%	50%	400%	70%	%0+	NA	Q V
Kitchen counters casting	20%	100%	30%	100%	75%	90%	%0	10%	%	AN AN
Internal Plaster	30%	100%	30%	100%	40%	9267	20%	80%	%0	%06
External plaster	70%	100%	%09	100%	%0	10%	%0	%0	NA AN	NA
Collect, Aitched Wall tiles  Dieta primar and an anatherinting on unit chambbet railing		200	200							
Putty, printer and one coat painting on wans, chowking, raining, external primer	10%	%86	10%	%86	%0	25%	%0	%0	%0	N A
Flooring	80%	%66	75%	%66	%0	10%	%0	%0	%0	75%
Internal door shutters	10%	100%	%0	100%	%0	%0	%0	%0	%0	NA
UPVC windows and doors	10%	100%	%0	100%	%0	%0	%0	%0	NA	NA
Electrical - wiring fixing of swithes , socket , DB dressing etc.	%0	100%	%0	100%	%0	%0	%0	%0	25%	NA
Internal Painting	%0	%66	%0	%66	%0	10%	%0	%0	%0	NA
External Painting	10%	%86	10%	%86	%0	20%	%0	%0	%0	NA
procurement and fixing of chainaware and CP fitting in toilet and	%0	%06	%0	%06	%0	%0	%0	%0	NA	NA
COMMON WORKS OF TOWER										
Staircase finishing	. %02	%66	%09	%66	%0	%06	%0	%0	%0	NA
Lift well	20%	100%	%07	100%	20%	100%	20%	20%	AN	NA
Lobbies/ corridor finish	20%	%86	40%	%86	%0	25%	%0	%0	%0	NA NA
Terraceing and waterproofing	75%	100%	75%	100%	%0	866	% 0%	95%	%0	30%
External Plaster	%06	100%	85%	100%	40%	95%	%0	20%	0%	7070
External Painting	10%	38%	10%	1000/	80 00	1000/	000	20%	80	NA
O.H. Janks Einiching of Entrance Lobby	%0%	95%	%0%	95%	%0	20%	%0	%0	N AN	NA
External Direction	30%	100%	30%	100%	%0	%06	%0	%0	%0	AN
External Flumbing	40%	100%	40%	100%	%0	20%	%0	%0	NA	NA
Installation of Firefighting fittings and equipment	20%	100%	20%	100%	%0	25%	%0	%0	%0	100%
COMMON AREA / NON TOWER										I S I I I
Underground Tanks									85%	100%
Sewage treatment Plant									45%	%09
Internal Roads & Footpaths									20%	80%
Boundary Wall									20%	%06
Electrical fitting in External Areas									10%	95%
Water Supply									%0	%56
Sewrage(Chamber, lines, septic tank, STP)									%0	%06
Strom water drain									%0	75%
Community Building									%	%0
Water Conservation & Rain harvesting									%0	20%
Fire Protection and fire safety requirements									30%	95%
HT Meter room , VCB ( vaccume cercuit breaker room )									Š	70004
Transformers , LT panels, DG panels , Meter room and boxs ,									% 5	%00T
submain up meter room , Uo rising main , duel meter etc.									10%	%09
Landscape & Hee Planuing									%0	/e02
XION.									25	0/00

JNC Co	nstructions f	vt. Ltd - Gre	enwoods (	Old Buyers	<b>Detail 30.09</b>	.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

Olyout Pun

JNC Cor	nstructions P	vt. Ltd - Gre	enwoods C	old Buyers I	Detail 31.10	.2022
Tower	Total Unit Cost inclusive other	Total Unit Cost inclusive other	Received before	Demand Raised after	Received after 04.08.2020	Balance Receivable on
	charges	charges + Tax	04.08.2020	04.08.2020	0 110012020	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

De yout Jun

2022
THE PARK STATUS FLOOR WISE AS ON 30.09.2022
NO SY
NISE 4
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TUS FL
K STA
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Continge														AC	7	COMMERCIAL AREA /NON	LAKEA / NON
This book   Particle   Although   Particle   Although   Particle   Although   Particle	ù	B+S+	+19	B+S	+19	B+S+	22	B+S+	-22	8+5	+22	B+S+	-19	B+5.	+19	2219	221955.128
Statistication   1999				STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020		ATUS AS ON 1/08/2020	STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022	-	STATUS AS ON 30.09.2022		STATUS AS ON 30.09.2022	STATUS AS ON 11/08/2020	STATUS AS ON 30.09.2022
10.000   1	AVATION	100%		100%		100%		100%		100%		100%		700	700	)áo	,,,,,
The control of the co	ting of foundation	100%		100%		100%		100%		100%		70%	100%	8 %	%0	%0	80%
Part	ement roof slab /Plinth Level	100%		100%		100%		100%		100%		%0	%0	%0	%0	%0	8008
No. 10.   No.	Status	%09	100%	%09	100%	100%	100%	80%	95%	20%	25%	%0	%0	%0	%0	NA NA	NIA.
Part	k Work	%09	100%	%09	100%	%05	%56	35%	70%	%0	15%	%0	%0	%0	%0	%0	40%
The control of control	rnal water supply line and soil , waste line	ò	2000	3													
The control of the co	rpal work boxes DR	000	9000	%0	95%	%0	%0/	%0	%0	%0	%0	%	%0	%0	%0	%0	40%
Marche	ital wall conduiting , boxes U6	%5	98%	%0	95%	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	uny rating, staircase railing	%	100%	%0	100%	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
The control control of the control o	Knat tixing	2%	100%	7%	100%	%0	95%	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
	en counters casting	%0	100%	%0	100%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
Decide Secretary   Color   Secretary   Color   Secretary   Color   Secretary   Color	nal Plaster	2%	%86	2%	%86	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	%U	75%
Control Market   Cont	nal plaster	%0	%86	%0	%86	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	N VN	NA
The continuent and co	, kitchen wall tiles	%0	%86	%0	%86	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	VIV.	V V
Marth   Filting pertental printer   0 m	, primer and one coat painting on walls ,														200		WN
1   2   2   2   2   2   2   2   2   2	khat , railing , external primer	%0	75%	%0	70%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	V.	V
Second bulleters   0%   5%   6%   6%   6%   6%   6%   6%   6	- S	%0	%86	%0	%86	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	790	2000
Section and feed accorate, 128   78%   7	al door shutters	%0	75%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	760	790	200	200
The state of the s	windows and doors	%0	80%	%0	80%	%0	%0	%0	%0	%0	%0	%	360	700	800	NA	414
Marketing	ical - wiring fixing of swithes , socket , DB														200	5	V.
Particular   25	ng etc.	%0	20%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	760
Section   Columbia	al Painting	%0	75%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	00%
No.	ial Painting	%D	75%	%0	70%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	35%
Conservation   Cons	rement and fixing of chainaware and CP in toilet and kitchen	%0	75%	%0	75%	%0	%	%0	%0	260	À	ò	ò				
Decided Figure   Decide Figure								80	R	80	80	800	80	%0	%0	ď.	Ā
0 % 55% 0 % 0 % 0 % 0 % 0 % 0 % 0 % 0 %	ION WORKS OF TOWER																
0 % 510% 0 % 100% 0 % 100% 0 % 0 % 0 % 0 % 0	se finishing	%0	85%	%0	%56	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
0 % 35% 0 % 95% 0 % 0 % 0 % 0 % 0 % 0 % 0 % 0 % 0 % 0		%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
100%   100%   0%   100%   0%   0%   0%	s/ corridor finish	%0	%56	%0	85%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%	%0
0 % 100% 0 % 100% 0 % 0 % 0 % 0 % 0 % 0	eing and waterproofing	%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%	%0	%0
1	inks	%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%	NA NA	NA
Hole AREA / Non Tower         Cost         75%         Cost         OS         OS <th< td=""><td>ation of Lifts</td><td>%0</td><td>75%</td><td>%0</td><td>75%</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td></th<>	ation of Lifts	%0	75%	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
O%         75%         O%	ition of Firefighting fittings and equipment																
Vibrate A Mon Tower A Mon Towe	0	%0	75%	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Feet manual Hoad of the state	ION AREA / NON TOWER																1000
Retailment Plant   Bant	ground Tanks															%0	100%
Reads & Pootpaths   Reads & Pootpaths   Figure	e treatment Plant															%0	75%
a ly (Wall English (Wall English)         In this (Wal	Roads & Footpaths															%0	40%
Subply   S	ary Wall															%0	20%
Supply         Supply           exchanber Jines, septic tank, STP)         (exchanber Jines, septic tank, STP)           mixter dername Investing and septiments         (exchanber Jines, State Investing and Fire selection and fire safety requirements           conservation & Rain harvesting sterving and fire safety requirements         (exervation & Rain harvesting and Fire safety requirements           rer room, VCB (vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, with an investment of the second panels, oom and boxs, submain up meter room, with an investment of the second panels, oom and boxs, submain up meter room, with an investment of the second panels, oom and boxs, submain up meter room, with an investment of the second panels, oom and boxs, submain up meter room, with an investment of the second panels, oom and boxs, submain up meter room, with a second panels, oom and boxs, submain up meter room, with a second panel panels, oom and boxs, submain up meter room, with a second panel panels, oom and box submain up meter room, with a second panel panels, oom and box submain up meter room, with a second panel panels, oom and box submain up meter room, with a second panel	al fitting in External Areas															%0	40%
etChamber, lines, septic tank, STP)  water Chair  construction  construction  state did not a state of the st	Supply															200	7007
unity Building Conservation & Rain harvesting Conservation and fire safety requirements er room , VCB (vaccume cercuit breaker Transformers , LT panels, DG panels, oom and boxs, submain up meter room, and boxs, submain up meter room, and boxs and and box	e(Chamber, lines, septic tank, STP)															200	200
Located Bain harvesting Conservation & Rain harvesting Conservation & Rain harvesting Lection and fire safety requirements Er room, VCB (vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, ig main, duel meter etc.	water drain															800	50%
Attention and fire safety requirements  Hection and fire safety requirements  For room, VCB (vaccume cercuit breaker Transformers , LT panels, DG panels, oom and boxs, submain up meter room, ig main, duel meter etc.	unity Building															%0 0%0	20%
tection and fire safety requirements er room, VCB (vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, g main, duel meter etc.	Conservation & Rain harvesting															%0	20%
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Transformers , LT panels, DG panels , Croom , or on and boxs , submain up meter room , Ig main , duel meter etc.																%0	20%
Irransformers, LT panels, DG panels, room and boxs, submain up meter room, and boxs, submain up meter room, and meter etc.	ter room , VCB ( vaccume cercuit breaker																
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ing main, duel meter etc.	room and boxs, submain up meter room,																
	ng main , duel meter etc.															200	
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JNC Cons	structions Pv	t. Ltd - The I	Park Old Bu	ıvers Detai	130.09.2022	
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

t a



JNC Cons	structions Pv	<mark>rt. Ltd - T</mark> he I	Park Old Bu	ıyers Detai	l 31.10.2022	2
94	Total Unit Cost	<b>Total Unit Cost</b>	Received	Demand	Received after	Balance
Tower	inclusive other	inclusive other	before	Raised after	04.08.2020	Receivable on
	charges	charges + Tax	04.08.2020	04.08.2020	04.08.2020	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	1 25 42 14 146	1 40 70 02 204	02 42 67 627	24 70 62 745	40.75.22.250	44.00.40.455
(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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JNC CONSTRUCTION PRIVATE LIMITED

MINUTES OF THE PROCEEDINGS OF 25<sup>th</sup> MEETING OF MONITORING AGENCY ("MA') OF JNC CONSTRUCTION PRIVATE LIMITED HELD ON THURSDAY, 22<sup>ND</sup> 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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Page 1 of 4

MINUTES OF THE 25<sup>th</sup> 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 23<sup>rd</sup> 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- COPERATION 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 25<sup>th</sup> MEETING OF MA
JNC CONSTRUCTION PRIVATE LIMITED

Yogesh Gupta

Representative of SRA

Date: 24 December .2022

Place: NOIDA

The Park & Greenwoods - 4-August-20	020 to 30-Novembe	er-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		·
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)	8,619,210		
Professional & Consulation 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	3,000	103,393,032	
Miscellaneous Expenses - Site Expenses	204.007	204.007	
Misceillineous Expenses - Sue 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

STATUS AS ON   STAT	Tower		8			٥		1	A	COMMONAR	COMMON AREA /NON TOWER
STATUS & OK.	DORS	8+8	+17	B+S	+17	B+S-	-17	B+5	B+S+17		
100%   100%		STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022								
100% 100% 100% 100% 100% 100% 100% 100%	and the second s	10001		1000/		70001		100%		7020	100%
100%   100%	avaitori ting of foundation	100%		100%		100%		100%		%0	100%
tilling pluribing work 100% 100% 60% 60% 100% 60% 60% 100% 60% 60% 100% 60% 60% 60% 60% 60% 60% 60% 60% 60%	ement roof slab /Plinth Level	100%		100%		100%		100%		%0	100%
te line plumbing work 100% 100% 60% 100% 80% 100% 60% 60% 60% 60% 60% 60% 60% 60% 60%	Statue	100%		100%		%86	100%	%86	%86	%56	100%
te line plumbing work 70% 100% 60% 100% 50% 50% 50% 50% 50% 50% 50% 50% 50%	Vork	100%		100%		80%	100%	80%	85%	75%	95%
10% 100% 60% 100% 50% 50% 50% 50% 50% 50% 50% 50% 50%	rnal water supply line and soil , waste line plumbing work	%02	100%	60%	100%	%0	85%	%0	2%	%0	AN
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90% 100% 90% 100% 90% 100% 80% 100% 90% 90% 100% 90% 90% 90% 90% 90% 90% 90% 90% 90%	rnal wall conduiting , boxes DB	20%	100%	%09	100%	25%	%86	%0	10%	%0	NA :
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vet , DB dressing etc.  100%	nen counters casting	%06	100%	%06	100%	20%	%06	%0	%0	Ą	AN
ref. DB dressing etc.	nal Plaster	%06	100%	%06	100%	75%	%86	%0	10%	%	NA
walls, chowkhat, railing,         70%         100%         60%         100%         0%           walls, chowkhat, railing,         10%         99%         75%         99%         0%           10%         100%         0%         100%         0%           10%         100%         0%         100%         0%           10%         100%         0%         100%         0%           10%         99%         0%         99%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         0%         0%           10%         99%         0%         90%         0%           10%         98%         40%         100%         0%           10%         98%         100%         0%         0%	rnal plaster	%06	100%	85%	100%	40%	%86	20%	%08	%0	%06
wells , chowkhat, railing , 10% 98% 10% 98% 0% 90% 100% 100% 100% 100% 100% 100% 1	t , kitchen wall tiles		100%	%09	100%	%0	10%	%0	%0	AN	NA
ref. DB dressing etc.	y, primer and one coat painting on walls , chowkhat , railing ,		%86	10%	%86	%0	25%	%0	%0	%0	NA
ret , DB dressing etc.    10% 100% 0% 100% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	inal printer	%U8	%66	75%	%66	%0	10%	%0	%0	%0	75%
cet , DB dressing etc.	mal door shutters	10%	100%	%	100%	%0	%0	%0	%0	%0	NA
cet, DB dressing etc.         0%         100%         99%         0%         0%           10%         99%         0%         99%         0%         0%           10%         99%         0%         0%         0%         0%           nd CP fitting in tollet and TOW         0%         0%         0%         0%         0%           70%         90%         0%         0%         0%         0%         0%         0%           70%         100%         0%	C windows and doors	10%	100%	%0	100%	%0	%0	%0	%0	NA	NA
nd CP fitting in toilet and 0% 99% 0% 99% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	rical - wiring fixing of swithes , socket , DB dressing etc.	%0	100%	%0	100%	%0	%0	%0	%0	25%	NA
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nd CP fitting in tollet and Cyk         99%         0%         99%         0%	nal Painting	10%	%86	10%	%86	%0	20%	%0	%0	%D	AN
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155% 100% 75% 100% 0% 0% 0% 100% 100% 100% 100% 100	ies/ corridor finish	20%	%86	40%	%86	%0	25%	%0	%0	%0	NA
10%   85%   100%   40%   10%   40%   10%   10%   98%   10%   98%   10%   98%   10%   98%   10%   98%   100%   0%   100%   30%   100%   0%   100%   100%   0%   100%   100%   0%	ceing and waterproofing	75%	100%	75%	100%	%0	%66 ·	%0	85%	%	%06
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40%     100%     30%     100%     0%       0%     95%     0%     0%       100%     30%     100%     0%       40%     100%     40%     0%       Inipment     50%     100%     0%       Solv     100%     0%       Inipment     50%	nal Painting	10%	%86	10%	%86	%0	20%	%0	%0	%0	%06
100% 95% 0% 95% 0% 100% 30% 100% 0% 100% 100% 100% 0% 100% 10	Tanks	40%	100%	30%	100%	%0	100%	%0	20%	NA	NA
100% 30% 100% 0% 100% 40% 100% 0% 100% 50% 100% 0% 100% 50% 100% 0% 100% 10	ning of Entrance Lobby	%0	85%	%0	95%	%0	20%	%0	%0	NA	AN :
uipment         40%         100%         0%           100%         50%         100%         0%           nts         50%         100%         0%	nal Plumbing	30%	100%	30%	100%	%0	%06	%0	%	8 :	NA ::
100%   100%	llation of Lifts	40%	100%	40%	100%	%0	20%	%0	%0	AN	NA
rground Tanks  rground Tanks  ge treatment Plant  all Roads & Footpaths  dary Wall  fries! fitting in External Areas  founding Building  nounity Building  rote crose-roating and fire safety requirements  eter room, VCB (vaccume cercuit breaker room)  formers, LT panels, DG panels, Meter room and boxs,	lation of Firefighting fittings and equipment	20%	100%	20%	100%	%0	25%	%0	%0	%0	100%
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all Rodate & Ecotpaths  dary Wall  rical fitting in External Areas  r Supply  gge(Chamber, lines, septic tank, STP)  water drain  nunity and fite safety requirements  r Concervation & Rain harvesting  reter room, VCB ( vaccume cercuit breaker room )  formers, LT panels, DG panels, Meter room and boxs,	iground rains									45%	809
dary Wall fitting in External Areas  T Supply  T Supply  Water drain  I water drain  Work Building  T Conservation & Rain harvesting  Seter room, VCB ( vaccume cercuit breaker room )  formers, LT panels, DG panels, Meter room and boxs,	Se describent and									20%	80%
real fitting in External Areas  r Supply water drain water drain wulty Building r Conservation & Rain harvesting rotection and fire salety requirements eter room, VCB ( vaccume cercuit breaker room ) formers, LT panels, DG panels , Meter room and boxs,	dary Wall									20%	%06
r Supply sge(Chamber, lines, septic tank, STP) water drain wunity Building r Conservation and fire safety requirements totection and fire safety requirements eter room, VCB ( vaccume cercuit breaker room ) formers , LT panels, DG panels , Meter room and boxs ,	ical fitting in External Areas									10%	%56
age(Chamber, lines, septic tank, STP)  Nater drain  Numity Building  Fronservation & Rain harvesting  rotection and fire safety requirements  eter room, VCB (vaccume cercuit breaker room)  formers, LT panels, DG panels , Meter room and boxs,	r Supply									%0	%56
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or Conservation & Rain harvesting Protection and fire safety requirements eter room , VCB (vaccume cercuit breaker room ) iformers , LT panels, DG panels , Meter room and boxs ,	munity Building									%0	%0
Protection and fire safety requirements leter room, VCB (vaccume cercuit breaker room ) sformers, LT panels, DG panels, Meter room and boxs,	er Conservation & Rain harvesting									%0%	20%
leter room, VCB (vaccume cercuit breaker room ) sformers , LT panels, DG panels , Meter room and boxs ,	Protection and fire safety requirements									30%	828
	leter room , VCB ( vaccume cercuit breaker room ) sformers , LT panels, DG panels , Meter room and boxs ,									%0	100%
nain up meter room , DG rising main , duel meter etc.	submain up meter room , DG rising main , duel meter etc.										
Landscape & Tree Planting	Iscape & Tree Planting									10%	%09
IGI Work	Vork									%0	20%
											100

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JNC Cor	nstructions P	vt. Ltd - Gre	enwoods C	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
Tower B	42,83,44,436	44,61,92,793	34,50,90,482	10,11,38,181	2,79,03,503	<b>30.11.22</b> 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

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JNC CONSTRUCTIONS PRI			
The Park & Greenwoods - 4-August-2	020 to 30-Novembe	er-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		
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 )	8,619,210		
Professional & Consulation 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	0,000	103,333,032	
Miscellaneous Expenses - Site Expenses	284,087	284,087	
Direct Expenses-The Park			
Construction Cost	415 040 054		
	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

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Statistical control of the control o	Tower	4	A1	81		17	1	C1 D D		2	2	8	82	A2	2	COMMERCIAL	ARFA /NON
State   Continue   C	FLOORS	B+S	#19	B+S+8	19	B+S	+22	B+S+	- 22	B+5-	+22	B+S	+19	8+8	+19	22195	5.128
Particularity and the properties of the properti		STATUS AS ON 11/08/2020			STATUS AS ON 30.11.2022	STATUS AS ON 11/08/2020	STATUS AS 30.11.203	NO OZ	ATUS AS ON 10.11.2022	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	TUS AS ON	STATUS AS ON 11/08/2020	STATUS AS ON 30.11.2022
Control of the cont																	
State   Color   State   Colo	EXCAVAIION	100%		100%		100%		100%		100%		100%	70007	%0	%0	%0	80%
Many control of the c	Castillig of Touridation Bacament roof elah /Dinth Lavai	100%		100%		100%		100%		100%		70%	700%	860	%0	%0	80%
The control of what he was the control of what he was the control of was the was the control of was the was the control of was the control of was the	Slah Status	%U9	100%	80%	100%	100%	100%	80%	%50	20%	25%	%0	80	800	760	N.A.	NA
The control work of the co	Brick Work	%09	100%	%09	100%	20%	95%	35%	70%	%0	15%	%0	%0	%0	%0	%0 %0	40%
The control of the co	Internal water supply line and soil, waste line																
1	plumbing work	%0	%86	%0	82%	%0	70%	%0	%0	%0	%0	%0	%0	%0	%	%0	40%
Thingsteeling   15 moints	Internal wall conduiting , boxes DB	%0	%86	%0	%56	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
Helified Experiment ST 50 May 200 May	balcony railing , staircase railing	%0	100%	%0	100%	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
The control of the co	chowkhat fixing	2%	100%	2%	100%	%0	95%	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
Hanten Control Service	Kitchen counters casting	%0	100%	%0	100%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
Intervace life control of the work life contro	Internal Plaster	2%	%86	2%	%86	%0	%06	%0	%0	%0	%0	%0	%0	%0	%0	%0	25%
The evaluation of the control of the	External plaster	%0	%86	%0	%86	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
The stands of the control interval 5	toilet , kitchen wall tiles	%0	%86	%0	%86	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
March   Marc	Putty, primer and one coat painting on walls,	i										i					
## Control Con	chowkhat, railing, external primer	%0	75%	%0	%0/	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA V	NA V
A control of the co	Flooring	%0	%86	%0	%86	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	30%
a life function and control an	Internal door shutters	%0	75%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	AN	NA
Figure   F	UPVC windows and doors		%08	%0	%08	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA	NA
Hammed Service Control of Servic	Electrical - wiring fixing of swithes, socket, DB																
Filtrating   Color	dressing etc.	%0	20%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Finding   1966	internal Painting	%0	75%	%0	70%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
The definition of the control and follows: and of the control and divides of childware and CP on the control and divides of childware and CP on the control and divides of childware and CP on the control and con	External Painting	%0	75%	%0	20%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	25%
Continue to the continue to	procurement and fixing of chainaware and CP		i i		ì	ě											
Part	itting in tollet and kitchen	%0	%5/	%0	%5/	%0	%0	%0	%0	%	%0	%0	%0	%0	%0	AN	NA
Control Chickly   Control Ch	OMMON WORKS OF TOWER				0.000		The second second										
100   100	taircase finishing	%0	%56	%0	95%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Continue and continue and coupling fittings and coupling to the continue and coupling fittings and coupling fitting	ift well	%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
100   100	obbies/ corridor finish	%0	82%	%0	95%	%	%0	%0	%0	%0	%0	%0	%	%0	%0	360	%0
No.   100	erraceing and waterproofing	%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Idea of Life   Title	D.H. Tanks	%0	100%	%0	100%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	NA	AN
ON AREA/NON TOWER         ONE AREA/NON TOWER         ONE AREA/NON TOWER         ONE AREA/NON TOWER         ONE OWN         ONE OWN           Product of Treditioning fittings and equipment         00%         00%         00%         00%           Product of Tredition of Treditio	nstallation of Lifts	%0	75%	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Own Are African Interference         Own African I																	
ON AREA (NON TOWER         ON           Tube of a function of a functi	nstallation of Firefighting fittings and equipmen		75%	%0	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Participation of a participati	COMMON AREA / NON TOWER																
Read & Focipaths   Pant   Pan	Inderground Tanks															%0	100%
Road & Footpaths         Road & Footpaths           al fitting in External Areas         0%           supply         0%           Close The Construction of Main Processing         0%           conservation & Rain harvesting         0%           corn on VCB (vaccume cercuit breaker         0%           Transformers, LT panels, OG panels, own and boxs, submain up meter room, or and box submain up meter room.         0%	sewage treatment Plant															%0	75%
Principal   Prin	nternal Roads & Footpaths															%0	40%
Supply by the control of the	Southday Wall Starting in External Areas															%0	30%
e(Gramber,liers, septic tank, STP)         0%           avater drain         0%           construction         0%           construction         0%           stection and fire safety requirements         0%           rer room, VCB (vaccume cercuit breaker         0%           Transformers, LT panels, DG panels, oom and boxs, submain up meter room, or and boxs, submain up meter room, will meter etc.         0%           grain, duel meter etc.         0%	Nater Supply															%	40%
nuity Building         .         0%         0%           nuity Building         0%         0%         0%           cutoen-vation Rain havesting         0%         0%           Acction-valor Rain havesting         0%         0%           Acction-valor Rain havesting         0%         0%           From yord Rain havesting         0%         0%           Transformers LT panels, DG panels, oom and boxs, submain up meter room, with the panels and boxs, submain up meter room, oom and boxs, submain duel meter etc.         0%	ewrage(Chamber,lines,septic tank,STP)															%0	20%
Inlity Building         One servation & Rain harvesting         0%           Conservation & Rain harvesting         0%           Prection and fire safety requirements         0%           rer room VSB ( vacuus breaker remain breaker room vacuus s. Li panells of Banels	trom water drain															%0	20%
Conservation & Rain harvesting Stection and fire safety requirements  Per room, VCB (avacume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, bg main, duel meter etc.	community Building															%0	20%
Nection and fire safety requirements  Fer room, VCB (avcrume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, If main, duel meter etc.  In the compand box is a companied by the companied	Vater Conservation & Rain harvesting															%0	20%
rer room, VCB ( vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain up meter room, Bg main, duel meter etc.	ire Protection and fire safety requirements															%D	20%
Transformers , IT panels , DG panels , Oom and boxs , submain up meter room , Oom and boxs , submain up meter room , Oom and boxs , submain up meter room , Oom and boxs , submain up meter room , Oom and boxs , submain up meter room , Oom and boxs , submain up meter room , Oom and box , oom and b	IT Meter room , VCB ( vaccume cercuit breaker																
oom and boxs, submain up meter room ,  If main, duel meter etc.  If main is duel meter etc.	oom ) Transformers , LT panels, DG panels ,																
Og main, duel meter etc.         0%	Meter room and boxs , submain up meter room ,																
	OG rising main , duel meter etc.															%0	%52
	Others													-14		%0	20%
											1						
											\						

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JNC Cons	tructions Pv	t. Ltd - The P	ark Old Bu	yers Detail	30.11.202	2
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

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

## MINUTES OF THE PROCEEDINGS OF 26<sup>th</sup> MEETING OF MONITORING AGENCY ("MA") OF JNC CONSTRUCTION PRIVATE LIMITED HELD ON SUNDAY, 12<sup>TH</sup> 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 9<sup>th</sup> 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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#### 26th MEETING OF MA JNC CONSTRUCTION PRIVATE LIMITED

#### <u>ITEM NO. A1</u>

#### 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 23<sup>rd</sup> and 24<sup>th</sup> meeting.

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

#### ITEM NO. A2

#### AND TAKE NOTE OF THE DEVELOPMENTS / PROGRESS SUBSEQUENT TO THE CONCLUSION OF 25TH MEETING OF MONITORING AGENCY OF JNC 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 proceedings7. 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

10. Status of PBG (Performance Bank Guarantee) Myouth Pur

Page 2 of 5

- 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 25<sup>th</sup> 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	Al	153	95
	B1	114	70
Total	-	267	175
Greenwoods	В	102	· 51
	С	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-

		tions Pvt. Ltd - (				
Ťower	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	6,84,53,73
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	15,38,75,96

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# . MINUTES OF THE 26th MEETING OF MA JNC CONSTRUCTION PRIVATE LIMITED

JNC	Constructions F	vt. Ltd - The Pa	rk Old Buyer:	s Detail 31.01.2	2023	V
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

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- 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 various banks.

Deepak Kumar Gautam and Yegesh Cupta Representative of Resolution Applicant;

Date: 15 February 2023

Place: NOIDA

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	

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JNC Cor	nstructions P	vt. Ltd - Gre	enwoods C	ld Buyers I	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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Excavation										,
Excavation			/0007		1000%		100%		%±6	100%
	1		%nnT		100%		T00/9		200	1000/
Casting of foundation			100%		100%		*00T		8 8	100%
Basement roof slab / Plinth Level	Ш		100%		100%		100%		85	100%
Slab Status	100%		100%		%86	100%	%86	%86	95%	100%
Brick Work	100%		100%		%08	100%	%08	85%	75%	95%
Internal water supply line and soil , waste line plumbing work	20%	100%	%09	100%	%0	%56	%0	2%	%0	NA
Internal wall conduiting hoxes DR	20%	100%	%09	100%	25%	%86	%0	10%	%0	NA
halcony railing staircase railing		100%	%06	100%	20%	%86	%0	%06	NA	NA
Dalcolly Talling, Stall base Laming		100%	%06	100%	80%	100%	10%	40%	%0	NA
Vitabon countying		100%	%06	100%	20%	%06	%0	%0	NA	NA
Nitcher Couries Stasting		100%	%06	100%	75%	%86	%0	10%	%0	AN
External poster	1	100%	85%	100%	40%	%86	20%	80%	%0	%06
toilet kitchen wall tiles		100%	%09	100%	%0	10%	%0	%0	NA	NA
Putty, primer and one coat painting on walls, chowkhat, railing,		%86	10%	%86	%0	25%	%0	%0	%0	NA
Flooring	80%	%66	75%	%66	%0	10%	%0	%0	%0	75%
orania door shutters		100%	%0	100%	%0	%0	%	%0	%0	NA
IIIPVC windows and doors		100%	%0	100%	%0	%0	%0	%0	NA	NA
Electrical - wiring fixing of swithes , socket , DB dressing etc.		100%	%0	100%	%0	%0	%0	%0	25%	NA
Internal Dainting	%0	%66	%0	%66	%0	10%	%0	%0	%0	NA
External Painting	``	%86	10%	%86	%0	20%	%0	%0	%0	NA
procurement and fixing of chainaware and CP fitting in toilet and	%0	%06	%0	%06	%0	%0	%0	%0	NA	NA
COMMON WORKS OF TOWER			The second second							
Staircase finishing	70%	%66	%09	%66	%0	%06	%0	%0	%0	NA
Lift well	20%	100%	%02	100%	20%	100%	20%	20%	NA	NA
Lobbies/ corridor finish	20%	%86	40%	%86	%0	25%	%0	%0	%0	NA
Terraceing and waterproofing	75%	100%	75%	100%	%0	%66	%0	95%	%0	%06
External Plaster		100%	85%	100%	40%	95%	%0	%06	%0	75%
External Painting		%86	10%	%86	%0	70%	%0	%0	%0	%06
O.H. Tanks		100%	30%	100%	%0	100%	%0	20%	AN	NA
Finishing of Entrance Lobby	%0	95%	%0	95%	%0	20%	%0	%0	AN	NA
External Plumbing	30%	100%	30%	100%	%0	%06	%0	%0	%0	NA
Installation of Lifts	40%	100%	40%	100%	%0	20%	%0	%0	NA	NA
Installation of Firefighting fittings and equipment	20%	100%	20%	100%	%0	72%	%0	%0	%0	100%
COMMON AREA / NON TOWER					THE STATE OF	X				10000
Underground Tanks									85%	100%
Sewage treatment Plant									45%	%09
Internal Roads & Footpaths									20%	80%
Boundary Wall									20%	
Flectrical fitting in External Areas					( )				10%	9 %56
Water Supply					(2),				%0	95%
Sewrage(Chamber lines sentic tank STP)					3	0			%0	%06
Strom water drain					1	31/			%0	75%
Community Building						3	1		%0	%0
Mater Concernation 9. Dain tomorting						/	\		%ü	%Ü5

State   Stat	The control of the	### B+5+19    STATUS AS ON   STATUS AS ON   11/08/2020     11/08/2020   31.01.2023   11/08/2020     11/08/2020   31.01.2023   11/08/2020     11/08/2020   31.01.2023   11/08/2020     11/08/2020   100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%   100%     100%   100%	11.01.2023 100% 100% 100% 100% 100% 100% 100% 100	844 STATUS AS ON 11/08/2020 100% 100% 80% 80% 80% 0% 0% 0% 0% 0% 0% 0% 0% 0%	1.01.2023 1.01.2023 95% 70% 0% 0% 0% 0% 0% 0% 0%		22 STATUS AS ON 31.01.2023 1.01.2023 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	8+5 STATUS AS ON 11/08/2020 100% 70% 0% 0% 0% 0% 0% 0%	3	J	ATUS AS ON 11.01.2023 0%	221955 STATUS AS ON 11/08/2020	
	State   Stat	STATUS AS ON 11/08/2020         STATUS AS ON 11/08/2020         STATUS AS ON 11/08/2020           th Level         100%         11/08/2020           th Level         100%         100%           e and soil, waste line         60%         100%           boxes DB         0%         100%           railing         5%         100%           railing         0%         98%         0%           stailing         0%         100%         0%           stail         0%		11/08/2020 11/08/2020 100% 100% 80% 80% 935% 0% 0% 0% 0% 0% 0% 0%			31.01.2023 31.01.2023 32.02.25% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	11/08/2020 11/08/2020 100% 70% 0% 0% 0% 0% 0% 0%				STATUS AS ON 11/08/2020	31.01.2023
Control   Cont	Part	th Level 100% 100% 100% 100% 100% 100% 100% 100	100% 100% 100% 100% 100% 100% 100% 100%	100% 100% 80% 80% 35% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	95% 70% 0% 0% 0% 0% 0% 0% 0% 0% 0%	100% 100% 20% 20% 0% 0% 0% 0% 0% 0% 0% 0%	25% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	100% 70% 0% 0% 0% 0% 0%		%0 %0	%0		
Participation   Participatio	1,000,000,000,000,000,000,000,000,000,0	th Level 100% 100% 100% 100% 100% 100% 100% 100	100% 100% 95% 95% 100% 100% 100% 98% 98% 98% 98% 50% 80% 50% 70% 70%	100% 80% 35% 35% 0% 0% 0% 0% 0% 0% 0%	00% 00% 00% 00% 00% 00% 00% 00% 00% 00%	100% 100% 20% 0% 0% 0% 0% 0% 0% 0% 0% 0%	25% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0%	70% 60 80 80 80 80 80 80 80 80 80 80 80 80 80		%0	%0	- %0	%08
The control of the co		th Level 100% 60% 100% 60% 100% 60% 100% 60% 100% 98% 98% 98% 98% 98% 98% 98% 98% 98% 98	100% 100% 95% 100% 100% 100% 98% 98% 98% 98% 50% 50% 70% 70% 70%	1009% 889% 335% 0% 0% 0% 0% 0% 0% 0%	95% 70% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	100% 20% 0% 0% 0% 0% 0% 0% 0% 0% 0%	25% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	8 8 8 8 8 8 8	100%			%0	%09
1	Note to party   Note to part	e and soil , waste line	100% 100% 95% 95% 100% 100% 100% 98% 98% 98% 98% 50% 50% 70% 70%	88.88 32.8% 32.8% 33.8% 34.8% 36	95% 70% 0% 0% 0% 0% 0% 0% 0% 0% 0%	20% 0% 0% 0% 0% 0% 0% 0% 0%	25% 15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	. % % % % % % % % % % % % % % % % % % %	%0	%0	%0	%0	40%
National Part   National Par	Section between the cost and th	e and soil , waste line	100% 95% 100% 100% 100% 98% 98% 98% 98% 50% 50% 70% 70%	33.8% 00 00 00 00 00 00 00 00 00 00 00 00 00	70% 0% 0% 0% 0% 0% 0% 0% 0% 0%	%0 %0 %0 %0 %0 %0 %0	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	% % % % % % % % % % % % % % % % % % %	%0	%0	%0	NA	NA
Secret route by each of planes is seen as a secret route by each o	Market Ballet   Market Ballet   Market Ballet   Market Ballet B	e and soil , waste line	95% 95% 100% 100% 100% 98% 98% 98% 98% 50% 50% 70% 70%		%0 %0 %0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0	%0 0%	%0	%0	%0	%	40%
Part	Application of the control o	boxes DB	95% 95% 100% 100% 98% 98% 98% 98% 50% 50% 50% 70%	8 8 8 8 8 8 8 8 8	%0 %0 %0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0	% % % %					
Maintain particulary	Market   M	boxes DB 0% 98% 98% 100% 5% 100% 5% 100% 5% 100% 5% 100% 5% 100% 5% 100% 5% 98% 6% 98%	95% 100% 100% 100% 98% 98% 98% 50% 50% 70% 70% 70%	5 % % % % % % % % % %	%0 %0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %	%0 %0 %0 %0 %0 %0 %0	%0 %	%D	%0	%0	%	40%
Mail Continue Laboration   Mail Continue Labor	Mark   Controller, Name   Name	boxes DB	95% 100% 100% 98% 98% 98% 50% 50% 70% 70% 70% 70%	8 8 8 8 8 8 8 8 8 8 8 8	%0 %0 %0 %0 %0 %0	% % % % % % % % % % % % % % % % % % %	%0 %0 %0 %0 %0 %0 %0	8 8 8	%0	%0	80	AN	AN
File Stations and the control of the	Thirties Auto-Controlling ON S 2000 1000 1000 1000 1000 1000 1000 10	sat painting on walls, 100% 100% 100% 100% 100% 100% 100% 100	100% 100% 100% 98% 98% 98% 50% 50% 50% 70% 70%	%6 %6 %6 %6 %6 %6 %6 %6 %6 %6 %6 %6 %6 %	%0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %	%0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0	800	80	NO NO	è è	N.A.	412
Supplication of the control of the c	Control of the contro	5%     100%       0%     100%       5%     98%       ost painting on walls,     0%     98%       nal primer     0%     75%       s     0%     75%       s sylthes, socket, DB     0%     75%       of chainaware and CP     0%     75%       ofing     0%     75%       ofing     0%     95%       ofing     0%     100%       ofing     0%     100%       g fittings and equipment     0%     75%       tower     0%     75%	100% 100% 98% 98% 98% 50% 50% 70% 70% 70%	% % % % % %	% % % % % % % % % % % % % % % % % % % %	%0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %	%0 %0 %0 %0 %0	700	%0	80	80 80	YN :	KA
Part	Please   Court   Cou	oat painting on walls, 0% 98% 98% 0% 98% 0% 98% 0% 98% 0% 75% 98% 0% 75% 0% 75% 0% 75% 0% 75% 0% 75% 0% 75% 0% 75% 0% 75% 0% 100% 0% 75% 0% 100% 0% 75% 0% 100% 0% 75% 0% 100% 0% 75% 0% 100% 0% 75% 0% 100% 0% 75% 0% 100% 0% 100% 0% 75% 0% 100% 0% 100% 0% 100% 0% 100% 0% 100% 0% 100% 0% 100% 0% 100% 0% 15% 0% 100% 0% 100% 0% 15% 0% 100% 0% 100% 0% 15% 0% 100% 0% 15% 0% 100% 0% 15% 0% 100% 0% 15% 0% 100% 0% 15% 0% 100% 0% 100% 0% 15% 0% 100% 0% 100% 0% 100% 0% 15% 0% 100% 0% 0% 100% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	100% 98% 98% 98% 50% 50% 70% 70% 70%	%0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %	%0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %0 %	6.0	%0	%	%0	NA	NA
Part	Particular   Par	15%         98%           0%         98%           0%         98%           10%         98%           10%         75%           10%         75%           10%         75%           10%         75%           10%         75%           10%         75%           100%         75%           100%         95%           100%         100%           100%         100%           100%         100%           100%         75%           100%         75%           100%         75%           100%         75%           100%         75%	98% 98% 98% 98% 98% 50% 50% 70% 70%	80 80 80 80	%0 %0 %0 %0 %0	%0 %0 %0 %0 %0 %0	%0 %0 %0 %0 %0	%0	%0	%0	%0	NA	AN
Control   Cont	Comparison   Com	bat painting on walls ,	98% 98% 70% 50% 80% 70% 70%	% % %	%0 %0 %0 %0 %0	%0 %0 %0 %0	%0 %0 %0 %0 %0	%0	%0	%0	%0	%0	72%
The third between the control planting chandle (1) or a control planting c	Section   Color   Co	oat painting on walls ,	50% 50% 50% 50% 50% 70% 70%	%0 %0	%0 %0 %0	%0 %0 %0	%0 %0 %0 %0	%0	%0	%0	%0	NA	NA
Comparison   Com	The at a detail patching on walts, one of the control patching on the control patching o	oat painting on walls , 0% 50% 50% 10% 50% 15% 0% 15% 50% 50% 10% 10% 100% 10	50% 80% 50% 50% 70% 70%	%0 %0	%0 %0 %0	%0 %0	%0 %0 %0	%0	%U	%0	%0	NA	NA
March   Marc	The state of the control princity of the control princ	and painting on walls , 0% 75% 15% 10% 10% 15% 10% 10% 10% 10% 10% 10% 10% 10% 10	70% 98% 50% 80% 70% 70%	%0 %0	%0 %0 %0 %0	%0 %0	%0 %0 %0 %0	25	S				
Hat stiffig deternity if refer 1 or 90, 100, 100, 100, 100, 100, 100, 100,	The control of the co	nal primer 0% 75% 75% 89% 98% 98% 98% 98% 98% 98% 98% 98% 98	70% 98% 50% 80% 70% 70%	%0 %0	%0 %0 %0	8 8 8 8	%0 %0 %0 %0	80	/90	790	760	δN.	NA
Second collision collisi	The control of the	S	50% 80% 50% 70% 70%	% %	%0 %0	8 % %	%0 %0 %0	200	200	96	760	790	30%
The control of the co	The fine protection of the constitutions of the constitution of the constitution of the constitution of the constitution of the constit	s 60% 75% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80	50% 80% 50% 70%	%0	%0 %0	8 8	%0 %0	85	%0	80	200	85	POS
The firet and follows and deciral controls and deciral control and deciral controls and deciral and de	influence and closors 60 kg 80 kg 60 kg 80 kg 60	of swithes becket by B	80% 50% 70% 70%		%0 %0	%	%0 %0	%	%0	%	%	AN	AN :
Harting Home of powdless, solid so	Figuring chirch socket, DB	of swithes , socket , DB	50% 70% 70%	%0	%0		%0 %0	%0	%0	%5	%	AN	Y.
Particular   Par	Parithment Character Chara	0%         50%           0%         75%           of chainaware and CP         0%         75%           of chainaware and CP         0%         75%           OWER         0%         95%           offing         0%         100%           offing         0%         100%           offing         0%         75%           rower         rower         75%	50% 70% 70%		%0		%0		i		ě	200	à
Patienting	Patienting 0% 73% 0% 70% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	0%         75%           of chainaware and CP         0%         75%           own         75%         75%           own         100%         95%           offing         0%         100%           offing         0%         100%           offing         0%         75%           rower         75%         75%	70%	%0	%0	%	%0	%0	%0	8	85	80	020
Particular and Control Principal Control Princip	Particle and fictice of chilatwacra and CP	of chainaware and CP 0% 75%  but the control of the chain	70%	%0		%0		%0	%0	%0	%	80	8
The control of chinhwarer and CP	Participation   Participatio	of chainaware and CP 0% 75%  DWER 0% 95% 0% 100% 0fing 0% 100% 0% 100% 0fing 0% 75% 0% 75% TOWER		%0	%0	%0	%0	%	%0	%	%	%0	75%
Tredite and fitting and equipment 6 yes 75% 0 yes 75% 0 yes 6 yes	NOW MODESS OF TOWER  ONE A 175% ONE 175	ofing 0% 75%  OWER 0% 95%  Offing 0% 100%  Offing 0% 100%  Offittings and equipment 0% 75%  TOWER 100%											
Participating   Participatin	ON WORKS OF TOWER         ONS         COR	OWER         0%         95%           0%         100%           ofing         0%         100%           offing         0%         100%           fittings and equipment         0%         75%           rower         75%         75%	75%	%	%0	%0	%0	%0	%0	%	%0	AN	AA
Mail of the property   Color	March   Marc	OWER         0%         95%           0%         100%           ofing         0%         100%           offing         0%         100%           fittings and equipment         0%         75%           TOWER         75%										10 mm	
Compact   Comp	Figure   F	ofing 0% 100% 100% 100% 100% 100% 100% 100%	,620	700	760	360	%0	%0	%0	%0	%0	%0	%0
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Control Place   Control Plac	A Confidential Rank (1998) Confidential Rank (	ofing 0% 95%  ofing 0% 100%  0% 75%  fittings and equipment 0% 75%  rower	700%	80 80	800	80 80	8/0	86	200	790	700	760	%0
Ing and waterproofing	Iting and waterproofing 50% 100% 10% 100% 10% 100% 10% 100% 100	ofing 0% 100% 0% 100% 0% 75% 0% 75% 0% 75% 100% 0% 75% 100% 100% 100% 100% 100% 100% 100% 10	95%	%	%0	85 6	%0	000	0.00	R NO	800	800	700
Including things and equipment of this conditions.         COSK         <	high cliffs and equipment	0%     100%       0%     75%       rower     75%	100%	%0	%0	%0	%0	85	80	0%0	600	800	0.00
Closure of lithing sand equipment         ONA         75%         ONA         ONA <t< td=""><td>Identified the filting and equipment         0%         75%         0%         75%         0%</td><td>g fittings and equipment 0% 75% 75% 75% 70WER 10% 75% 175% 175% 175% 175% 175% 175% 175%</td><td>100%</td><td>%0</td><td>%0</td><td>%0</td><td>%0</td><td>%</td><td>%0</td><td>8</td><td>%0</td><td>NA.</td><td>NA 150</td></t<>	Identified the filting and equipment         0%         75%         0%         75%         0%	g fittings and equipment 0% 75% 75% 75% 70WER 10% 75% 175% 175% 175% 175% 175% 175% 175%	100%	%0	%0	%0	%0	%	%0	8	%0	NA.	NA 150
Cond A REA/ NON TOWER         ONA REA/ NON TOWER         ONA         CPS	tion of Firefighting fittings and equipment         05%	g fittings and equipment 0% 75%  TOWER	75%	%0	%0	%0	%0	%0	%0	%0	%0	%0	%0
Cound I arkey         Tysy         Osk	Own One Principality intrings and eluptiments         75%         0% <th< td=""><td>B nttings and equipment 0% 75%  TOWER</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	B nttings and equipment 0% 75%  TOWER											
Comparison of the Comparison	on AREA / NON round Tanks treatment Plan Roads & Footp Roads & Footp In Wall al fitting in Exte Supply e(Chamber, line: Vaster drain unity Building Conservation & I tection and fire er room, VCB ( Transformers, I room and boxs, I g main, duel m	indimon AREA / Non Tower  Iderground Tanks  wage treatment Plant  Pernal Roads & Footbaths	75%	%0	%0	%0	%0	%	%0	%	%0	%0	%0
Could Tanks         Could Tanks           Floates Properties         Cook           Road & Expending         Cook           In A tank and tank an	round Tanks treatment Plan Roads & Footp Roads & Footp Iny Wall al fitting in Exteriorable Supply e(Chamber, line: Conservation & Intection and fire er room, VCB ( Transformers, I Transforme	iderground Tanks wage treatment Plant remai Roads & Footbaths										200	4000
Roads & Foctpaths   Plant	treatment Plan I Roads & Footp Iry Wall al fitting in Exte Supply e(Chamber, line: vater drain nnity Building Conservation & I tection and fire er room, VCB {     Transformers, I     Toom and boxs, I     I main, duel m	wage treatment Plant										%	TODA
Roads & Footpaths   Roads & Footpaths & Footpath	I Roads & Footp ry Wall al fitting in Exte supply e(Chamber, lines vater drain mity Building Donservation & I tection and fire er room, VCB { Transformers, I oom and boxs, ig main, duel m	Pernal Roads & Footpaths										%0	75%
In Figure 18 and Big In External Alreass         90%           Jul fifting in External Alreass         90% <td>in this in Exterest and fitting in Exterest and in Exterest and in this section and fire the com, VCB ( Transformers, I to com and boxs, it may be main, duel mile mile main, duel mile mile main, duel mile mile mile mile mile mile mile mi</td> <td></td> <td>%0</td> <td>40%</td>	in this in Exterest and fitting in Exterest and in Exterest and in this section and fire the com, VCB ( Transformers, I to com and boxs, it may be main, duel mile mile main, duel mile mile main, duel mile mile mile mile mile mile mile mi											%0	40%
A part   A	al fitting in Extering by the supply e(Chamber, lines e(Chamber, lines mitty Building conservation & Lection and fire er room, VCB (Transformers, I room and boxs, I gmain, duel mitting supply in the supply of the supply is the supply in the supply in the supply in the supply is supply in the supply in the supply in the supply is supply in the supply	undary Wall										%0	20%
upply/ clefchamber/linesseptic tank/STP)         0%           e(Chamber/linesseptic tank/STP)         0%           vater drain         0%           mith Building         0%           conservation & Rain harvesting         0%           rections and fire safety requirements         0%           er room, VCB (vaccine cercuit breaker         0%           Transformers LT panels, DG panels, oom and boxs, submain un meter room, or and boxs, submain un meter room, gmain, duel meter etc.         0%	Supply e(Chamber, line: e(Chamber, line: mity Building Conservation & I tection and fire er room , VCB ( Transformers , I oom and boxs , ig main , duel m	Actrical fifting in External Areas										%0	40%
Captability         Captability         0%         0%           Vater drain unity Building         0%         0%         0%           Inity Building         0nservation & Rain harvesting         0%         0%           Itection and fire safety requirements         er room, VCB (vaccume cercuit breaker rectuit breaker Transformers, LT panels, DG panels, oom and boxs, submain un meter room, oom and boxs, submain un meter room, gm and boxs, submain un meter room, gm and boxs, submain un meter retc.         0%	eriching vater drain mity Building Conservation & tection and fire er room , VCB ( Transformers , I room and boxs , I g main , duel m	star Cimply										%0	40%
Conservation and file room, VCB (vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain un meter room, our man boxs, submain un meter room, gg main, duel meter etc.         Medical medica	vater drain mity Building Conservation & I tection and fire er room , VCB ( Transformers , I room and boxs , I ig main , duel m	acci Juppiny										%0	%05
vace unany and processing in the processing of the composition of the safety requirements         0%         0%           conservation & Rain harvesting tection and fire safety requirements         0%         0%           er room, VCB (vaccume cercuit breaker room, VCB (vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain un meter room, oom and boxs, submain un meter room, gg main, duel meter etc.         0%	unity Building Conservation & I Conservation & I tection and fire er room , VCB ( Transformers , I room and boxs , I g main , duel m	wide (trianscripture) and the company of the compan										%0	20%
For some and boxs, submain un meter room, and and boxs, submain un meter room, and and boxs, submain un meter etc.	Conservation & I conservation & I tection and fire er room , VCB ( Transformers , I coom and boxs , I g main , duel m	oni Water diain										%0	20%
tection and fire safety requirements er room , VCB ( vaccume cercuit breaker Transformers, LT panels, DG panels, oom and boxs, submain un meter room, ag main, duel meter etc.	Lonservation & Literation and fire er room , VCB ( Transformers , I from and boxs , I gmain , duel m						(					%0	20%
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Transformers, LT panels, OG panels, Oom and boxs, submain un meter room, Ow Ig main, duel meter etc.	Transformers , 1 oom and boxs , Ig main , duel m	F Meter room , VCB ( vaccume cercuit breaker					180	N C					קכ
oom and boxs, submain un meter room,  Ig main, duel meter etc.  10.000 m and boxs, submain un meter room,  10.0	oom and boxs , Ig main , duel m	om ) Transformers , LT panels, DG panels ,					1	33/	1				
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		hore										%0	20%



JNC Cons	tructions Pv	t. Ltd - The P	ark Old Bu	yers Detail	31.01.202	3
Tower	Total Unit Cost inclusive other	Total Unit Cost inclusive other	Received before	Demand Raised after	Received after	Balance Receivable on
	charges	charges + Tax	04.08.2020	04.08.2020	04.08.2020	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

Or found Tun