

P. L. TANDON & CO

CHARTERED ACCOUNTANTS

Firm Registration Number- 000186C



124/A-207, Govind Nagar,
In Front of Ram Lila Ground,
Kanpur, Uttar Pradesh- 208006, India

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on: 31.12.2021

Certification work Assigned vide letter No.-----

Dated :- 01.01.2022

Subject: Certificate of amount incurred on Project Emerald Gulistan Phase-III for Construction of Emerald Gulistan Phase-III (Plotted Development Project) situated on the Plot No.2, Scheme no. 39, Jajmau, Kanpur Nagar. Demarcated by its boundaries (latitude and longitude of the end-points) Lt: 26.449923 and Lgt: 80.331871 to the North: 12 Mtr wide common road of Phase-II and Phase-III, thereafter Phase-IV, to the South: School Building and GH-2 LIG & EWS, to the East: Other Premises, to the West: Other part of Emerald Gulistan Township, Tehsil: Kanpur, Competent Authority/Development Authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 24534.46 sq. meter area, being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur. *having RERA Registration No. UPRERAPRJ542474*, Designated A/C No.- 0090102000042732 Bank Name- IDBI Bank Ltd., M.G. Road, Kanpur

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)" on money borrowed for purchase of land and also to Competent Authority.	-	-
	SUB TOTAL LAND COST (in Rs.)	-	-
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	-	- 15,348 6,02,993
	SUB TOTAL FEES PAID (in Rs.)	-	6,18,341

Contact No.- 9795683450, 7835861988, E-mail: info.plt1957@gmail.com

H.O.- Westcott Building, 1st Floor, 37/17, The Mall, Kanpur, Uttar Pradesh, India- 208001

Branch- 3/56, Vivek Khand, Gomti Nagar, Lucknow, Uttar Pradesh, India- 226010



3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	11,61,61,569*	9,70,321
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,61,61,569	6,86,60,332
3B	Cost of construction Incurred (As Certified by Project Engineer)	11,61,61,569	7,00,04,095
3C	Total Construction Cost (Lower of 3A and 3B.)	11,61,61,569	6,86,60,332
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	11,61,61,569	6,86,60,332
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,61,61,569	6,92,78,673
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	59.64%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,29,00,000
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		90,30,000
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		6,92,78,673
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		77,15,000
11	Balance available in Designated A/c.		10,31,752
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		6,15,63,673

*NOTE: - As stated by promoter, work/items such as earth filling, demolition of underground old structures and other miscellaneous work has been estimated but not required/reduced to be incurred as per actual site conditions. However, final value will be ascertained once all invoices will be processed and paid.

This certificate is being issued on specific request of M/s J.K. Cotton for UP-RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For P.L. Tandon & Co.
Chartered Accountants

Firm Registration Number- 000186C



(Signature)
Akash Gupta
Partner

Membership Number- 419321

Date: January 01, 2022

Place : Kanpur

UDIN :

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