

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of Phase-IV of the Project Emerald Gulistan [UPRERA REGISTRATION NO.-UPRERAPRJ103991] 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: North: Phase-1 with 12 mtr wide Road, to the South: 33 KVA Sub Station Commercial Sector Shopping and Aishiyana Houses, to the East: 18 Mtr. wide Road thereafter Phase-II & III, to the West: Plot No. GH-4 Tehsil: Kanpur, Competent/ Development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 38684.43 sq.mts. area being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur.

I/We, Vishal Dwivedi, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Phase-IV of the Project Emerald Gulistan, situated on Plot no. 2, Scheme No. 39, Jajmau, tehsil: Kanpur, competent/ development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 38684.43 sq.mts. area being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Shri Sameer Kumar Chakravarti as Architect ;
- (ii) M/s/Shri/Smt _____ N.A. as Structural Consultant
- (iii) M/s/ Kishore Kumar Services as MEP Consultant
- (iv) Shri R. P. Singh as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost (exclusive of land cost) for completion of the project under reference as Rs. 15,01,48,798/- (inclusive of GST) (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining Occupation Certificate / completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost (exclusive of land cost) incurred till date Rs. 26920061/- is calculated at Rs. 15,01,48,798/- (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 123228737/- (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2020 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____ NIL (Plotted Development)
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	N.A.

VISHAL DWIVEDI
CIVIL ENGINEER
33, B-2, Gandhi Gram, Kanpur
B.TECH/2017/36564

Vishal Dwivedi
01/07/20

2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A.
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	N.A.
(Enclose separate sheets for the cost calculations for each unit/building or tower)-N.A.		

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). (inclusive of GST)	Rs. 150148798
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 26920061
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	18%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 123228737
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0
(Enclose separate sheet for the cost calculations)-NIL		

Signature of Engineer

Name: Vishal Dwivedi

Address: 33, B-2, Gandhi Gram, Kanpur-208007

Aadhar No.: 658939699373

PAN No.: EJEPD3297P

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CIVIL ENGINEER
33, B-2, Gandhi Gram, Kanpur
P. TECH/2017/36564

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01/07/20



Form-RA2

उत्तर प्रदेश UTTAR PRADESH

Affidavit for Separate Bank Account

29AE 625735

(For Ongoing Project)

To,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow-226007.

Sub: Affidavit /Declaration for Separate Bank Account of Ongoing Project.

I, Sanjay Dubey, S/o Shri Ram Swaroop Dubey, duly authorized by the promoter of the ongoing project "Emerald Gulistan Phase-IV" and Registration ID- UPRERAPRJ103991, do hereby solemnly declare, undertake and state that the bank account no. 0090102000042291 opened with IDBI Bank at M. G. Road, near Statute Junction, Kanpur, Uttar Pradesh, Branch, declared to Uttar Pradesh Real Estate Regulatory Authority, is the Separate Bank Account opened for the above mentioned project. I also declare that there is no lien placed by the bank or any other financial institution on the Separate Bank Account.

Deponent

Verification

The Contents of my above Affidavit cum Declaration and the supporting documents are true and correct and nothing material has been concealed by me there from.

Verify by me at Kanpur on this 3rd date of July, 2020.

Deponent

C.M. SINGH Advocate
Govt. Notary, Kanpur (U.P.)

2386

03/07/2020

क्रमांक

स्थान का नाम

स्थान का नाम

पूरा पता

स्थान की धरती

रवि आनन्द पुष्पा (स्थान विक्रेता)

ल. नं. 124/12-13

सिविल कोर्ट कानपुर, कानपुर नगर

J. K. Cotton Ltd.

Kanla Tower

Kanpur



email address for your queries: customercare@idbi.co.in
email address for your IDBI equity and Flexibond queries: ird@idbi.co.in

Toll Free Numbers: 1800-209-4324 /
1800-200-1947 / 1800-22-1070,
For Query / Grievance resolution:
SMS "IDBICARE" to 9220800800



Primary Account Holder Name : J.K. COTTON LIMITED - EMERALD GULISTAN (PHASE -IV)
Address :

Account No : 0090102000042291
: 74700898
Account Branch: : KANPUR - PHOOL BAGH

YOUR SAVINGS A/C STATUS

Transaction Date From : 01/03/2020 to: 31/03/2020

A/C NO: 0090102000042291

Srl	Txn Date	Value Date	Description	Cheque No	CR/DR	CC Y	Amount (INR)	Balance (INR)
1	24/03/2020 14:07:23	24/03/2020	093366-AXS-C		Cr.	INR	5,00,000.00	0.00

Statement Summary:-

Dr Count	Cr Count	Debits	Credits
0	1	0	500000

This is an account statement generated through Net Banking and does not require signature.

Important Information:

Contents of this statement will be considered correct if no discrepancies are reported in writing immediately. Value Date shown is the effective date for Debit and Credits in the account. Balance shown includes debit, credit, overdraft limit, funds under clearing and does not include the amount marked as lien. Therefore the available balance may differ from the balance displayed in the account statement.
DO NOT reply to any fraudulent phishing emails purportedly sent by IDBI Bank or other authorities asking for your Login ID, Password(s), OTP, OSP, URN or your account details etc. for updation or for any other reason. Please beware of such fraudulent mails, asking you to provide or update such information on a website or by clicking on a link within the email. We take your personal information seriously and will never ask for details about your Account / PINs or Passwords over the email/SMS/ Phone calls. The Bank is not responsible for any fraudulent transactions due to compromise or inadvertent disclosure of account related information.
Service Tax Registration No: AABC18842GST001. Classifications of service: Banking and Financial services Chargeable services include service tax @14% (including education cess and higher education cess)