FAG & ASSOCIATES
CHARTERED ACCOUNTANTS

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2020.

Certification work Assigned vide letter No.-------------------------- Dated :- 01/07/2020

Subject: Certificate of amount incurred on Emerald Gulistan, Phase-IV for Development of Plots situated on Plot No. 2, Scheme No. 39, Jajmau, Kanpur, demarcated by its boundaries (latitude and longitude of the end-points) Ltt: 26.449923 and Lgt: 80.331871 to the North: Phase-1 wirh 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 Nagar, Competent Authority/Development Authority: Kanpur Development Authority, District: Kanpur, PIN: 208010, admeasuring 38684.43 sq. meter area, being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower,Kanpur, ***having RERA Registration No*** **. UPRERAPRJ103991, Designated A/C No. 0090102000042291 Bank Name: IDBI Bank, M.G. Road, Kanpur:**

		Rs.in lacs	Rs. In lacs
S.No.	**Particulars**	**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.)	0	0

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)		37085 0 794379
	SUB TOTAL FEES PAID (in Rs.)	0	831464

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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);	150148798	2283606 0 0 0 7955775 2746498
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	150148798	12985879
3B	***Cost of construction incurred (As Certified by Project Engineer)***	150148798	26920061
3C	***Total Construction Cost (Lower of 3A and 3B.)***	150148798	12985879
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)***	NIL	NIL
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***		12985879
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	150148798	13817343
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	18%	
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)%	9%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1500000	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	1050000	
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)**	13817343	
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)	0	
11	Balance available in Designated A/c.	2157958.6	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	13817343	

This certificate is being issued on specific request of M/s J.K. Cotton Limited for UPRERA 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 FAG & Associates
Chartered Accountants
FRN No.- 014449C

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CA A.K. Bajpai
(Partner)
M.No. 419201