

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 (On Letter Head)

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

Information as on: 31.12.2023

Dated :- 13.01.2024

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

Subject: Certificate of amount incurred on Gulistan Plaza of Project Emerald Gulistan, situated on Plot No. 2, Scheme No. 39, Jajmau, Kanpur, demarcated by its boundaries (latitude and longitude of the end-points) Lt: 26.251640 and Lgt: 80.242242, to the North: Premises of Phase-IV, to the South: Other Land thereafter 100 feet wide Rayon Factory Road, to the East: Part of Phase-4, 33 KVA Sub-Station & Open Land for future development, to the West: 30 MT/18 MT Wide Road thereafter Premises of Phase -4, Tehsil: Kanpur Nagar, Competent Authority/Development Authority: Kanpur Development Authority, District: Kanpur, PIN: 208010, admeasuring 17791.34 Sq. Meter area, being developed by JK Urbanscapes Developers Limited (Formerly known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur, having RERA Registration No. UPRERAPRJ838684, Designated A/C No. 628805027118 Bank Name: ICICI Bank, Kanpur:

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.)	-	-

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)	- 1,18,71,481 3,12,700	5,64,030 1,24,04,635 2,42,490
	SUB TOTAL FEES PAID (in Rs.)	1,21,84,181	1,32,11,155
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);	5,09,03,551	4,74,437
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,09,03,551	1,54,09,060
3B	Cost of construction incurred (As Certified by Project Engineer)	5,09,03,551	2,12,47,135
3C	Total Construction Cost (Lower of 3A and 3B.)	5,09,03,551	1,54,09,060
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)	5,09,03,551	1,54,09,060



4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6,30,87,732	2,86,20,215
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	41.00%	
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)%	45.37%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		20,00,000
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		14,00,000
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project Row 4 * row 6)	(Total (Column 3 of	2,86,20,215
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)		
11	Balance available in Designated A/c.		14,00,000
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 –Row 10)		2,86,20,215

*NOTE: - Development cost such as Contractor Charges and other expenses included in Cost of Material purchased.

This certificate is being issued on specific request of M/s JK Urbanscapes Developers Limited (Formerly known as J.K. Cotton Limited) 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
[Signature]
CA AKASH GUPTA
Partner

M.No.419321
Date :13.01.2024
Place :Kanpur

UDIN : 24419321BKELUX9935