

J. K. Cotton Ltd.

CIN: U17111UP1924PLC000275
Website: www.jkcotton.com

Phone : 0512 - 2371478 to 81
Fax : 0512 - 2332665
E-mail : jkcm.ho@jkcotton.com

Registered Office & Head Office :
Kamla Tower, Kanpur - 208 001 (U.P.) INDIA

सेवा में,
उत्तर प्रदेश भू - सम्पदा विनियामक प्राधिकरण,
राज्य नियोजन संस्थान (नवीन भवन),
कालाकांकर हाउस, पुराना हैदराबाद,
लखनऊ - 226007.

दिनांक :- 09.11.2020

सन्दर्भ :- नोटिस संख्या 0711203/यू0पी0-रेरा/परि0पंजी0/2019-20 दिनांकित 07.11.2020.

विषय :- उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण (उ० प्र० रेरा) में परियोजना EMERALD GULISTAN PHASE-III, जनपद कानपुर नगर, आवेदन संख्या न०. ID170142 के पंजीयन के सम्बन्ध में।

महोदय,

उपरोक्त संदर्भित विषयक में निवेदन है कि हमने जनपद कानपुर नगर में परियोजना EMERALD GULISTAN PHASE-III का रेरा अधिनियम की धारा -3 के अंतर्गत पंजीयन हेतु आवेदन किया है। उपरोक्त आवेदित परियोजना के सम्बन्ध में आपके द्वारा जारी नोटिस में उल्लिखित बिंदुओं का बिंदुवार निराकरण निम्नवत है -

1. प्रमोटर कंपनी का रजिस्ट्रेशन सर्टिफिकेट अपलोड किया जा रहा है जिस पर CIN No. U17111UP1924PLC000275 अंकित है। कंपनी पूर्व में एक लिस्टेड कंपनी थी जो की बाद में डीलिट हो गयी तदनुसार रजिस्ट्रार ऑफ़ कम्पनीज (ROC) ने कंपनी के मास्टर डाटा में कंपनी का CIN No. U17111UP1924PLC000275 परिवर्तित कर दिया है परन्तु नया रजिस्ट्रेशन सर्टिफिकेट निर्गत करने का कोई प्रावधान कम्पनीज एक्ट में नहीं है अतः रजिस्ट्रार ऑफ़ कम्पनीज ने नया रजिस्ट्रेशन सर्टिफिकेट निर्गत नहीं किया। यद्यपि Ministry of Corporate Affairs द्वारा मास्टर डाटा में CIN Number संशोधित कर दिया गया है। अतः कंपनी के रजिस्ट्रेशन सर्टिफिकेट के साथ साथ अपडेटेड मास्टर डाटा भी आपके अवलोकनार्थ अपलोड किया जा रहा है।



Mill Office : Lala Kamlapat Road, Jarib Chowki, Kanpur - 208012
Phones : 0512-3067382-83 • Fax : 0512-3067384
E-mail : jkcm.mo@jkcotton.com • marketing@jkcotton.com



2. Ministry of Finance ने कोविद -19 महामारी के कारण आयकर रिटर्न दाखिल करने की तिथि 31.12.2020 तक बढ़ा दी है अतः कंपनी का वर्ष 2019-20 का ITR अभी फाइल नहीं हुआ है जैसे ही फाइल होगा वैसे ही अपलोड कर दिया जायेगा ।
3. परियोजना का कुल एरिया 24534.46 वर्ग मीटर है जिसमें प्लॉट्स का एरिया, ग्रीन एरिया व रोड का एरिया शामिल है जिसका विवरण निम्नलिखित है -

Area of Plots in Phase-III	13954.64 square meter
Green Area within Phase-III	3855.38 square meter
Area of Roads within Phase-III	6724.44 square meter
Total area of Project	24534.46 square meter

4. CA सर्टिफिकेट अपलोड किया जा रहा है।

अतः आपसे निवेदन है कि हमारी उपरोक्त परियोजना EMERALD GULISTAN PHASE-III का पंजीयन रेरा अधिनियम की धारा -3 के अंतर्गत करने की कृपा करें।

सधन्यवाद।

कृते
जे. के. काँटन लिमिटेड



(संजय दुबे)
अधिकृत हस्ताक्षरी

JAIN & GUPTA

Chartered Accountants

127/395 S-Block Juhi Vinoba Nagar, Kanpur-208014

e-mail: info.jainandgupta@gmail.com

caakash012@gmail.com

Mob : +91-9795683450



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on: 09.11.2020

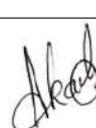
Certification work Assigned vide letter No.-----

Dated :-09.11.2020

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-II, 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. (New Project Awaited)**, Designated A/C No.- 0090102000042732 Bank Name- IDBI Bank Ltd., M.G. Road, 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.)	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)		0 13377 286557
	SUB TOTAL FEES PAID (in Rs.)	0	299934




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);	116161569	0 - - 0 0 2076249
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	116161569	2076249
3B	Cost of construction incurred (As Certified by Project Engineer)	116161569	0
3C	Total Construction Cost (Lower of 3A and 3B.)	116161569	0
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	NIL	NIL
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	116161569	2376183
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0%
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)%		2.05
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		0
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.		10000
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9– Row 10)		0

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 M/s Jain & Gupta
Chartered Accountants

UDIN :20419321AAAAFS4316

CA AKASH GUPTA

Partner

M No.419321

FRN:018695C