



उत्तर प्रदेश UTTAR PRADESH

FW 432513

FORM B

[See rule 3 (2)]

Affidavit cum declaration

Affidavit cum Declaration of Nitin Kumar Agrawal, S/o Mr. Ramesh Chandra Agrawal, authorised signatory of J. K. Cotton Limited, duly authorized by Board of J. K. Cotton Limited, the promoter Company of the proposed project vide its resolution dated 28.02.2022:

I, authorised signatory of the J. K. Cotton Limited, Promoter Company of proposed project (i.e. "Gulistan Plaza", situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur) duly authorized by J. K. Cotton Limited, do hereby solemnly declare, undertake and state as under:

1. That J. K. Cotton Limited have a legal title to the land on which the development of the proposed project is to be carried out. AND

A legally valid authentication of title of such land along with an authenticated copy of such ownership for the development of the real estate project is enclosed herewith.

2. That the said project Land is free from all encumbrances.

3. That the time period within which the project shall be completed by the Promoter Company is 18 Months from the date of start of the Project i.e. 01.02.2023 to 31.07.2024.
4. That seventy percent of the amounts realized by the Promoter Company for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportional to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn as per U.P. Real Estate (Regulation and Development) Rules, 2016 after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportional to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have furnished such other documents as have been described by the rules and regulations made under the act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.



[Signature]
Verification

[Signature]
Deponent

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on this 28th day of February, 2023.

[Signature]
Deponent

Certified that this document is presented to before today by Mr. N. K. Singh who is duly identified by Sd/- verifier per identification. Hence Attested: *[Signature]*
A.C. Dindia, Notary
Govt. of India
Kanpur Nagar (U.P.)



उत्तर प्रदेश UTAR PRADESH

FW 432501

FORM – RA1

Affidavit for Bank Accounts of the Project

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

Sub: Affidavit/Declaration for Bank Accounts for the Project "GULISTAN PLAZA" situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur.

I, Nitin Kumar Agrawal S/o Mr. Ramesh Chandra Agrawal, R/o H. No. 961, Sector-1, Vasundhra, Ghazabad -201012 (U.P), duly authorised by the promoter of the proposed project "GULISTAN PLAZA" situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur, do hereby solemnly declare, undertake and state that the following Bank Accounts have been opened for the project "GULISTAN PLAZA".

I, also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name on Account	J.K. COTTON LIMITED-COLLECTION ACCOUNT FOR GULISTAN PLAZA	J.K. COTTON LIMITED-SEPARATE BANK FOR GULISTAN PLAZA	J.K. COTTON LIMITED-RERA TRANSACTION ACCOUNT FOR GULISTAN PLAZA
Account Number	628805027124	628805027118	628805027111
Bank Name	ICICI Bank Ltd	ICICI Bank Ltd	ICICI Bank Ltd
Branch Name	The Mall, Kanpur	The Mall, Kanpur	The Mall, Kanpur
Branch Address	JS Tower, 2 nd Floor, 16/106, The Mall, Kanpur - 208001	JS Tower, 2 nd Floor, 16/106, The Mall, Kanpur - 208001	JS Tower, 2 nd Floor, 16/106, The Mall, Kanpur - 208001
IFSC Code	ICIC0006288	ICIC0006288	ICIC0006288




Deponent


Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kanpur on this 20th day of February, 2023.


Deponent

Certified that this document is
correctly copied by
Sd/- Mishra M. K. A. S.
who is duly licensed by the
verified by the
Hence Attested

Ab
20/2/23

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF J. K. COTTON LIMITED HELD ON MONDAY THE 28TH FEBRUARY, 2022 AT KAMLA TOWER, KANPUR

AUTHORISATION OF OFFICIALS OF THE COMPANY / PROJECT MANAGER FOR OPERATIONAL MATTERS IN RELATION TO REAL ESTATE OPERATIONS OF EMERALD GULISTAN PROJECT OF THE COMPANY

“RESOLVED THAT in supersession of the earlier resolutions passed in this regard by the Board / Committee of Directors, the following officials of the Company / Project Manager are authorised for the following specified operational matters in relation to Real Estate Operations of Emerald Gulistan Project of the Company:

1. Mr. Sanjay Dubey, Vice President (C/A & Admin) – J. K. Cotton Limited
2. Mr. Satyendra Sharma, Asst. Accounts Officer – J. K. Cotton Limited
3. Mr. Chandra Shekhar Dwivedi – Consultant, Emerald Gulistan Project
4. Mr. Neeraj Kumar Khandelwal, Group CFO – Ritu Housing Limited
5. Mr. Nitin Agrawal, Senior Manager, Finance & Accounts – J. K. Cotton Limited

- to sign and execute Allotment Letter, Sale Deed(s), Lease Deed(s) and all Document(s) or Deed(s) in respect of the sale/ lease / transfer of aforesaid immovable properties of the Company, for and on behalf of the Company including presenting the same before the Registrar of Assurances, Kanpur Nagar for registration.
- and to do all such acts, deeds, matters and things as may be considered necessary or expedient in connection with and to give effect to this resolution.

“RESOLVED FURTHER THAT the following Authorised Signatories be and are hereby also authorised for the following specified operational matters in relation to Real Estate Operations of Emerald Gulistan Project of the Company

1. Mr. Sanjay Dubey, Vice President (C/A & Admin) – J. K. Cotton Limited
2. Mr. Neeraj Kumar Khandelwal, Group CFO – Ritu Housing Limited
3. Mr. Nitin Agrawal, Senior Manager, Finance & Accounts – J. K. Cotton Limited
4. Mr. Chandra Shekhar Dwivedi – Consultant, Emerald Gulistan Project

- to invite/ offer bids/ tenders for and on behalf of the Company from the prospective bidders/ tenderers / contractors/ job workers etc. and to allocate the work to the selected tenderers / bidders/ contractors/ job workers etc. at best quoted price and to sign tender documents, work orders, letter of award, letter of intent, contracts, agreements etc.
- to apply for registration of subsequent phases of development of Emerald Gulistan Project by whatever name called and to seek various approvals/permissions/sanctions before prescribed Authorities under Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder from time to time,



J. K. Cotton Ltd.

GSTIN : 09AAACJ3417B1Z2

CIN: U17111UP1924PLC000275

Website: www.jkcotton.com

Phone : 0512 - 2371478 to 81

Fax : 0512 - 2332665

E-mail : jkcm.ho@jkcotton.com

Registered Office & Head Office :

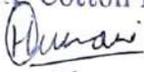
Kamla Tower, Kanpur - 208 001 (U.P.) INDIA

- to seek various approvals/permissions/sanctions including seeking revision / amendment / modification of the lay out plan as sanctioned by the Kanpur Development Authority, from time to time;
- to seek such other regulatory approvals/permissions/sanctions as may be required, from time to time in relation to Real Estate Operations of Emerald Gulistan Project of the Company;
- and to do all such acts, deeds, matters and things as may be considered necessary or expedient in connection with and to give effect to this resolution.

“RESOLVED FURTHER THAT the aforesaid authorisation of Mr. Chandra Shekhar Dwivedi shall continue until 31st March, 2022; **AND THAT** the aforesaid authorisation of other Authorised Signatories shall continue until revoked or modified.”

CERTIFIED TRUE COPY

For J.K. Cotton Limited



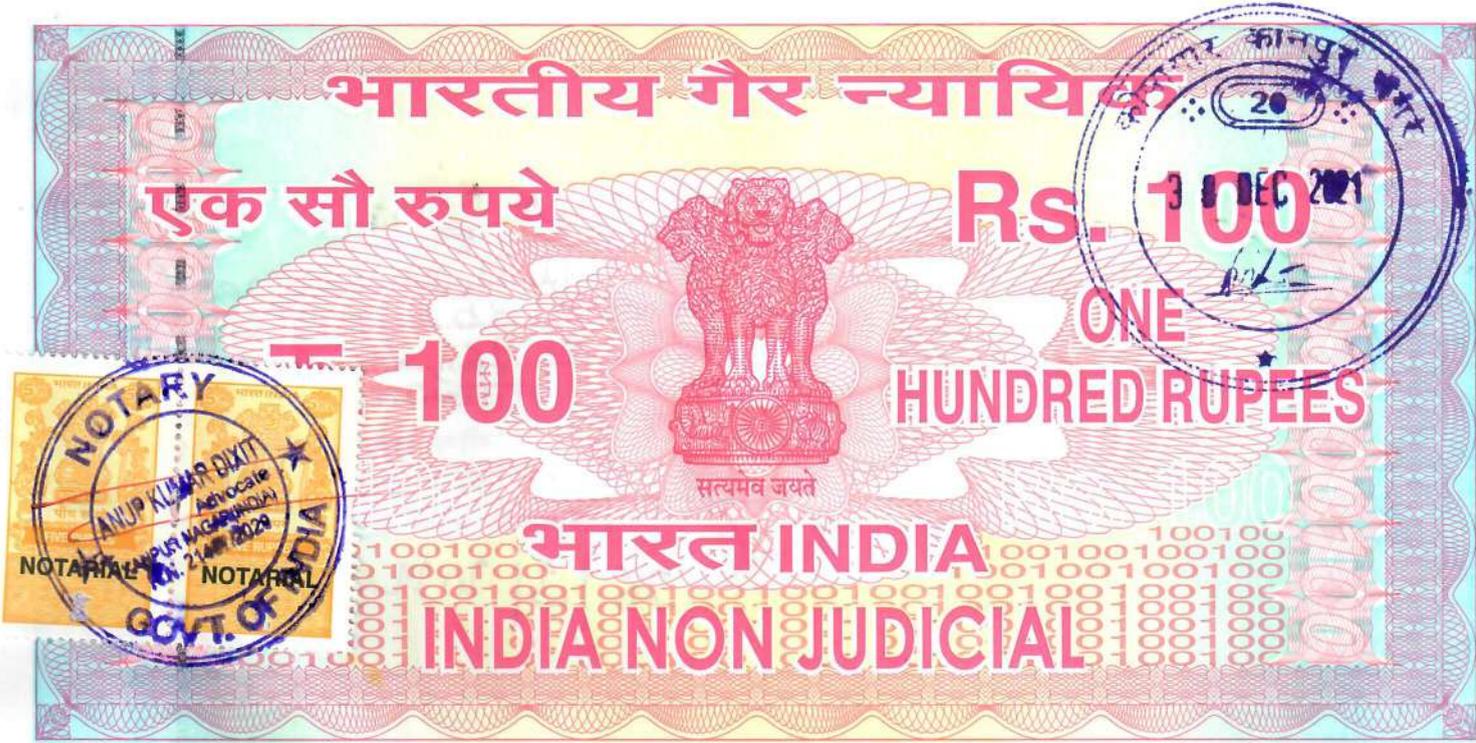
Company Secretary



Mill Office : Lala Kamlapat Road, Jarib Chowki, Kanpur - 208012

Phones : 0512-3067382-83 • Fax : 0512-3067384





उत्तर प्रदेश UTTAR PRADESH AFFIDAVIT

FW 432503

I, Nitin Kumar Agrawal son of Mr. Ramesh Chandra Agrawal, resident of H. No. 961, Sector-1, Vasundhra, Ghaziabad-201012 (U.P.), do hereby solemnly affirm and declare as under:-

- 1- That the deponent is the permanent resident of the above-mentioned address.
- 2- That the name of the father of the deponent is Mr. Ramesh Chandra Agrawal.
- 3- That Nitin Kumar Agrawal and Nitin Agrawal is the same person. The short name of Nitin Kumar Agrawal is Nitin Agrawal.




Deponent

Verification

Verified that the above contents of this affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

Verified at Kanpur on 14th day of March, 2023.

Certified that the above contents are presented
by Shri. Nitin Kumar
The contents have been read over and
explained to him who is identified
by Shri. Anup Kumar Dixit
14/3/23
Anup Kumar Dixit
(Notary) Kanpur Nagar


Deponent