

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

Date- 19.05.2023

To,
Technical Advisor
Uttar Pradesh Real Estate Regulatory Authority
Lucknow, U.P.

Sir,

With reference to your letter No. 1705231/U.P.-RERA/Reg./2023-24 dated 17.05.2023, in this matter, we wish to inform you that –

1. We have uploaded Development Work (Brief Description) along with statements supported with quantified specifications and numerical details about the parameter on RERA Website. A copy of Development Work is enclosed herein as Annexure -A
2. We have uploaded new Encumbrance Certificate of dated 18.05.2023 on RERA Website. A copy of new Encumbrance Certificate is enclosed herein as Annexure -B
3. We have uploaded CA certificate stating therein zero as per instructions on RERA Website. A copy of CA Certificate is enclosed herein as Annexure -C.

We hope that you will find the above in order and request you to register our project.

Thanking You,

For J.K. Cotton Ltd.



(Authorized Signatory)

Encl.- As above



Mill Office : Lala Kamlapat Road, Jarib Chowki, Kanpur - 208012
Phones : 0512-3067382-83 • Fax : 0512-3067384





CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on: 31.10.2022

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

Dated :- 11.11.2022

Subject: Certificate of amount incurred on Emerald Gulistan, Phase-V 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: 26.423477 and Lgt: 80.405510 to the North: the North: 12 Meter wide road thereafter Phase-I, to the South: KDA Ashiana Building thereafter 100 feet wide Reyan Factory Road, to the East: 18 Mtr. wide Road and Phase-IV, to the West: 18 Meter wide Road thereafter Phase-I, Tehsil: Kanpur Nagar, Competent Authority/Development Authority: Kanpur Development Authority, District: Kanpur, PIN: 208010, admeasuring 47515.59 sq. meter area, being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur, having RERA Registration No. (AWAITED), Designated A/C No. 628805026990 Bank Name: ICICI Bank, Kanpur:

S.No.	Particulars	Rs. in lacs	
		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.	0.00	0.00
	SUB TOTAL LAND COST (in Rs.)	0.00	0.00

S.No.	Particulars	Rs. in lacs	
		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 3,01,37,056 22,65,600 0	0 3,01,37,056 9,48,720 0
	SUB TOTAL FEES PAID (in Rs.)	32402656	31085776
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);	11,38,02,243	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,38,02,243	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	11,38,02,243	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	11,38,02,243	0.00
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11,38,02,243	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14,62,04,899	3,10,85,776

(Signature)
P. L. Tandon & Co.
Chartered Accountants
Kanpur

Contact No.- 9795683450, 7835861988, E-mail: info.plt1957@gmail.com

H.O.- Westcott Building, 1st Floor, 37/17, The Mall, Kanpur, Uttar Pradesh, India- 208001

Branch- 3/56, VivekKhand, Gomti Nagar, Lucknow, Uttar Pradesh, India- 226010

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

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%
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)%	21.26%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00
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)	3,10,85,776
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)	0.00
11	Balance available in Designated A/c.	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 –Row 10)	3,10,85,776

This certificate is being issued on specific request of M/s 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



CA AKASH GUPTA
Partner

M.No.419321

Date :11.11.2022

Place :Kanpur

UDIN : 22419321BDOMUM4017

Contact No.- 9795683450, 7835861988, E-mail: info.plt1957@gmail.com

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