

To
The Directors
JMK GEC Realtors Private Limited
5-2-223, Gokul Distillery Road
Secunderabad – 500 003

Sub: Independent Practitioner's Report on Certification of Utilisation of Term Loan – LAP up to 30-01-2024 from Aditya Birla Finance Ltd.

1. This certificate is issued in accordance with the request made by M/s. JMK GEC Realtors Private Limited (herein after referred to as "the client") having registered office 5-2-223, Gokul Distillery Road, Secunderabad – 500 003, pursuant to the certificate required for submission before Aditya Birla Finance Ltd.
2. The client, has been sanctioned Loan of Credit facilities of INR 20 crores vide the facility agreement entered into between, inter alia, the client and Aditya Birla Finance Ltd. The disbursement of the Loan was availed as on 30.01.2024 for an amount of INR 15.68 Crores and the break up for the disbursement of Loan is given as Annexure.
3. The accompanying Details of utilisation and the means of Finance of client confirmed by them pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

4. It is the responsibility of the client to maintain all the accounting records, documents and related transactions as to show the financial transaction details and maintain other records supporting its contents.

Our Responsibility

5. Pursuant to the requirement by the client, it is our responsibility to examine the documents and other records of the client and certify that the Details of utilisation and the means of finance up to 30-01-2024, is in compliance with the records and documents provided to us.
6. We conducted our examination in accordance with the 'Guidance Note on Audit Reports and certificates for special purposes' by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.



Opinion

8. Based on our examination as above, and the information and explanations along with the documents and records given to us, we certify that the Details of utilisation and means of finance up to 30-01-2024 provided by the client is in conformity with the documents and records provided by the client. Details of Expenses and the means of finance up to 30-01-2024 is given as Annexure.

Restrictions on Use

9. The certificate is addressed to and provided to the Directors of the JMK GEC Realtors Private Limited solely for the purpose to enable them to submit the same to Aditya Birla Finance Ltd and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 24233650BKCZUC4447

Place: Hyderabad
Date: 22-03-2024

Annexure Details of Utilisation and the means of finance up to 30-01-2024

a) Details of the Utilisation:

The broad breakup of utilisation is given below and the detailed breakup is given at appendix.

SL No	Details of Utilisation	Total Amount Spent
1.	List of payments as per Annexure-1	15,68,77,198.00
	Total	15,68,77,198.00



b) Means of finance:

The above payments has been financed out of the below mentioned sources.

SL No	Details of the Receipts	Total
1	Loan from Aditya Birla Finance Ltd (Disbursed as on 24/01/2024)	15,68,77,198.00
Total		15,68,77,198.00

Annexure -1 List of payments made

Date	Particulars	Amount
24-01-2024	Processing Fees (20,00,00,000*0.10%) +18% GST	2,36,000
30-01-2024	Take over from Kotak Mahindra Bank Limited of Loan Account LAP 17897853	12,56,36,597
30-01-2024	Take over from Kotak Mahindra Bank Limited of Loan Account LAP 18653496	2,12,22,019
30-01-2024	DSRA-ABFL Corpus fund (3 months EMI 22,73,194* 3)	68,19,582
30-01-2024	Aditya Birla Health Insurance Company Ltd	2,76,000
30-01-2024	Login Fee - Legal & Technical Fee + GST	3,73,000
30-01-2024	Advisory Fee (20,00,00,000*1.15%) +18% GST	27,14,000
20-12-2023	Initial upfront fee Rs.4 Lakhs adjusted towards loan A/c	-4,00,000
	Total	15,68,77,198

