

**VARUN KATHURIA AND CO.**  
Chartered Accountants



Date: 07th June-2018

Certificate No. VKC/ JUNE-01

**TO WHOMSOEVER IT MAY CONCERN**

Project Name : Ansal Emerald Heights - Agra  
Project Location : Village Bagda, Distt. Agra, Tehsil Agra , Agra, Uttar Pradesh  
Promoter Name : Ansal Housing & Construction Ltd.  
Promoter Corporate Address : 606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.

We have verified the unaudited books of accounts of Ansal Housing & Construction Ltd. relating to Residential Project- "Ansal Emerald Heights - Agra", Uttar Pradesh. As per the books of accounts related to this project produced and information, explanation and documents provided, the proportionate estimated expenditure and the expenditure incurred on this project till the period ending 31st March, 2018 is as follows:

S.N.	PARTICULARS		(Amount in Rs.)	
			Estimated Cost	Actual Cost
1	<u>Land Cost- (Proportionate)</u>			
a	Acquisition cost of land including legal costs thereon		103,022,080	103,022,080
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 (a) above);		-	-
		A	103,022,080	103,022,080
2	<u>Project Clearance Fees</u>			
a	Fees paid to RERA		70,826	70,826
b	Fees paid to T&CP Dept.		-	-
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		2,500,000	2,216,520
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		2,500,000	2,024,759
e	Any other (specify)		-	-
		B	5,070,826	4,312,105
3	<u>Construction/ Development Expenditure</u>			
a	Actual construction cost (including proportionate construction overheads)		544,631,587	493,260,468
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		89,680,740	83,704,042
		C	634,312,327	576,964,510
4	<b>Total cost permissible for the charging to designated a/c</b>	(A+B+C)	742,405,233	684,298,695
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 10th July, 2017) ?			92.17%
6	<b>Total amount received from allottees till 31st March, 2018 for the Project</b>			659,811,143
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			461,867,800
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			461,867,800
9	<b>Balance available in designated A/c **</b> (** Taken NIL as the designated accounts has not been opened and no collection has been received till date in this account)			NIL

This certificate is being issued on specific request of M/s Ansal Housing & Construction Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For Varun Kathuria & Co.  
Chartered Accountants

*Varun Kathuria*

(Varun Kathuria)  
Proprietor  
M.No. 091436  
PLACE: NEW DELHI  
Date: 07th June-2018