

Date: 07th June-2018

Certificate No. VKC/ June-4

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Agra -Phase-IV
Project Location : Village Bagda, Tehsil Agra, Agra, U.P.
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 Town Meerut - Phase-V", 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 December, 2017 is as follows:

S.N.	PARTICULARS		(Amount in Rs.)	
			Estimated Cost	Actual Cost
1	Land Cost- (Proportionate)			
a	Acquisition cost of land including legal costs thereon		38,298,532	38,298,532
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;		4,053,184	4,053,184
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	42,351,716	42,351,716
2	Project Clearance Fees			
a	Fees paid to RERA		108,769	108,769
b	Fees paid to T&CP Dept.		-	-
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		206,487	206,487
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		89,416	89,416
e	Any other (specify)		-	-
		B	404,672	404,672
3	Construction/ Development Expenditure			
a	Actual construction cost (including proportionate construction overheads)		-	-
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		22,500,000	15,149,080
		C	22,500,000	15,149,080
4	Total cost permissible for the charging to designated a/c	(A+B+C)	65,256,388	57,905,468
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 10th July, 2017)			(Amt. in Rs.)
6	Total amount received from allottees till 31st December, 2017 for the Project			54.00%
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			55,667,476
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			38,967,233
9	Balance available in designated A/c ** (** Taken NIL as the designated accounts has not been opened and no collection has been received till date in this account)			38,967,233
				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

