



Date: 20th June-2018

Certificate No. VKC/ June-6

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Meerut -Phase-IV
Project Location : Village Mukarbpur, Palhera, , Tehsil Sardhna ,Distt.Meerut , Meerut, 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-IV", 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)		66,023,416	66,023,416
a	Acquisition cost of land including legal costs thereon		16,401,174	16,401,174
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	82,424,590	82,424,590
2	Project Clearance Fees		160,370	160,370
a	Fees paid to RERA		-	-
b	Fees paid to T&CP Dept.		3,424,531	3,424,531
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		966,130	966,130
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		-	-
e	Any other (specify)	B	4,551,031	4,551,031
3	Construction/ Development Expenditure		132,500,000	130,436,645
a	Actual construction cost (including proportionate construction overheads)		46,000,000	38,478,360
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	C	178,500,000	168,915,005
		(A+B+C)	265,475,621	255,890,626
4	Total cost permissible for the charging to designated a/c			(Amt. in Rs.)
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 18th June, 2018)			92.00%
6	Total amount received from allottees till 31st December, 2017 for the Project			292,590,253
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			204,813,177
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			204,813,177
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)			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)
Proprietor
M.No. 091436
PLACE: NEW DELHI
Date: 20th June-2018

