

VARUN KATHURIA AND CO.
Chartered Accountants



Date: 20th June-2018

Certificate No. VKC/ June-5

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Agra -Block-H
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 Agra - Block-H", 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		10,646,178	10,646,178
b			10,145,499	10,145,499
	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	20,791,677	20,791,677
2	Project Clearance Fees			
a	Fees paid to RERA		37,943	37,943
b	Fees paid to T&CP Dept.		-	-
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		631,064	631,064
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		24,856	24,856
e	Any other (specify)		-	-
		B	693,863	693,863
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)		6,175,000	3,775,886
		C	6,175,000	3,775,886
4	Total cost permissible for the charging to designated a/c	(A+B+C)	27,660,540	25,261,425
				(Amt. in Rs.)
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 18th June, 2018)			66.00%
6	Total amount received from allottees till 31st December, 2017 for the Project			34,386,290
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			24,070,403
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			24,070,403
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

(Varun Kathuria)

Proprietor

M.No. 091436

PLACE: NEW DELHI

Date: 20th June-2018



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