

VARUN KATHURIA AND CO.

Chartered Accountants



Date: 07th June-2018

Certificate No. VKC/June-2

TO WHOMSOEVER IT MAY CONCERN

Project Name	:	Ansal Town Agra -Phase- III
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 Town Agra - Phase-III", 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	191,342,395	191,342,395
	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;	51,460,650	51,460,650
	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);	-	-
2	<u>Project Clearance Fees</u>		
	a Fees paid to RERA	242,803,045	242,803,045
	b Fees paid to T&CP Dept.	555,478	555,478
	c Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
	d Proportionate Consultant/Architect Fees (directly attributable to project)	1,665,346	1,665,346
3	<u>Construction/Development Expenditure</u>		
	a Actual construction cost (including proportionate construction overheads)	446,731	446,731
	b Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	-	-
		2,667,555	2,667,555
		114,762,416	78,050,824
4	<u>Total cost permissible for the charging to designated a/c</u>		
		114,762,416	78,050,824
		360,233,016	323,521,424
			(Amt. in Rs.)
			89.81%
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate dated 10th July, 2017)		
	<u>Total amount received from allottees till 31st March, 2018 for the Project</u>		367,823,022
	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less		257,476,115
	Amount actually withdrawn till date of this certificate (Row 6*0.70)		257,476,115
	<u>Balance available in designated A/c **</u> (** 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

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 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);	103,022,080	103,022,080
2	<u>Project Clearance Fees</u> a Fees paid to RERA b Fees paid to T&CP Dept. c Proportionate fees paid to Local Authority (Municipal/ Panchayat) d Proportionate Consultant/ Architect Fees (directly attributable to project) e Any other (specify)	A 70,826 2,500,000 2,500,000 5,070,826	103,022,080 70,826 2,216,520 2,024,759 4,312,105
3	<u>Construction/ Development Expenditure</u> 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)	B 544,631,587 89,680,740 634,312,327	493,260,468 83,704,042 576,964,510
4	Total cost permissible for the charging to designated a/c	C (A+B+C)	742,405,233 (Amt. in Rs.)
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 10th July, 2017) ?		92.17%
6	Total amount received from allottees till 31st March, 2018 for the Project		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	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: 07th June-2018