

VARUN KATHURIA AND CO.
Chartered Accountants



Date: 20th June-2018

Certificate No. VKC/ June-9

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Palm Court G+2, Jhansi
Project Location : Village Piochhor, Distt. Jhansi, Jhansi, 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 Palm Court G+2, Jhansi", 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		15,248,933	15,248,933
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;		729,678	729,678
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	15,978,611	15,978,611
2	Project Clearance Fees			
a	Fees paid to RERA		38,448	38,448
b	Fees paid to T&CP Dept.		-	-
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		180,869	180,869
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		372,778	372,778
e	Any other (specify)		-	-
		B	592,095	592,095
3	Construction/ Development Expenditure			
a	Actual construction/ Development cost (including proportionate construction overheads)		110,000,000	89,572,303
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		-	-
		C	110,000,000	89,572,303
4	Total cost permissible for the charging to designated a/c	(A+B+C)	126,570,706	106,143,009
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 18th June, 2018)			77.70%
6	Total amount received from allottees till 31st December, 2017 for the Project			76,595,184
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			53,616,629
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			53,616,629
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

