



Form-5

Information as on : 31st December, 2019

Subject: Certificate of amount incurred on Hazel Tower, Ansal Town, Meerut for Construction of Tower situated on Khasra no.1694, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Jatouli, Tehsil Sardana, Meerut Development Authority, District Meerut, measuring 2660 sq. meter area, being developed by Ansal Housing Ltd. having RERA Registration No. A/F, Designated A/C No.57500000560874 Bank Name HDFC Bank Ltd., K.G. Marg, New Delhi - 110 001

We have verified the unaudited books of accounts of Ansal Housing Ltd. on test check basis relating to Residential Group Housing Project- "Hazel Tower - Ansal Town Meerut", Uttar Pradesh. As per the books of accounts related to this project produced and information, explanation and documents provided, the proportionate estimated expenditure (as certified by the management) and the expenditure incurred on this project till the period ending 31st December, 2019 is as follows:

S.N.	PARTICULARS	(Rs. In Lakh)	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost- (Proportionate)		
a	Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	57.38	57.38
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);	23.38	23.38
	SUB TOTAL LAND COST (in Rs.)	80.76	80.76
2	Project Clearance Fees		
a	Fees paid to RERA	-	-
b	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
c	Proportionate Consultant/ Architect Fees (directly attributable to project)	3.00	2.76
d	Fees paid to T&CP Dept.	11.51	11.51
e	Any other (specify)	2.00	1.22
	SUB TOTAL FEES PAID (in Rs.)	16.51	15.49
3A	Cost of Development and Construction Expenditure		
a	Actual construction cost (including proportionate construction overheads)	450.00	88.47
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	30.00	9.69
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	480.00	98.15
3B	Cost of construction incurred (As Certified by Project Engineer)	450.00	160.00
3C	Total Construction Cost (Lower of 3A and 3B.)	450.00	98.15
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	450.00	98.15
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	547.26	194.40
5	% completion of Construction Work completed		35.56%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total)		35.52%
7	Total amount received from allottees till 31st December, 2019 for the Project		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
9	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Row 3* Row 6)		194.40
10	Amount actually withdrawn till date since inception of the project		-
11	Balance available in designated A/c		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		194.40

This certificate is being issued on specific request of M/s Ansal Housing Limited for UPRERA compliance. The certification is based on the information and records provided by the Management for verification and is true to the best of my knowledge and belief and is not intended for general circulation or publication and is not to be produced or used for any other purpose without our prior written consent other than for the purpose of submission with the Bank/RERA Authority.

For CA Amit Jain
Chartered Accountants



(CA Amit Jain)
M.No. 520599
UDIN : 20520599AAAABT5989
PLACE: NEW DELHI
Date: 23.09.2020