

Date: 10th September-18

Certificate No. Sep-01

TO WHOMSOEVER IT MAY CONCERN

Project Name	:	Ansal Aangan EWS, Lucknow, Phase-II
Project Location	:	Sector M-I, Aashina Colony, Kanpu Road, Lucknow, U.P.
Promoter Name	:	Ansal Housing & Construction Ltd.
Promoter Corporate Address	:	606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.

We have verified the books of accounts of Ansal Housing & Construction Ltd. relating to Residential Project- "Ansal Aangan EWS Lucknow, Phase-II , Uttar Pradesh. As per the books of accounts related to this project produced and information, explanation and documents provided, the proportionate actual expenditure and the expenditure incurred on this project till the period ending 30th June, 2018 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	524,411	524,411
	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);	-	-
2	Project Clearance Fees	524,411	524,411
	a Fees paid to RERA	-	-
	b Fees paid to LDA (as per sanction letter no. 126/58/08 dt. 27/02/2009)	4,584,000	-
	c Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
	d Proportionate Consultant/ Architect Fees (directly attributable to project)	-	-
3	Construction/ Development Expenditure	4,584,000	-
	a Actual construction cost (including proportionate construction overheads)	15,000,000	13,191,895
	b Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	3,456,102	3,434,786
		18,456,102	16,626,681
		23,564,513	17,151,092
4	Total cost permissible for the charging to designated a/c	(Amt. in Rs.)	
		87.95%	
		-	
		-	
		(17,151,092)	
5	% completion of Construction Work completed		
	Total amount received from allottees till 30th June, 2018 for the Project		
	Amount that can be withdrawn from designated a/c, i.e.		
	(Row 4* Row 5) or (Row 6*0.7), whichever is less		
	Amount actually withdrawn till date of this certificate		
6	(Row 6*0.70)		
	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)		
	Balance that can be withdrawn in future		
		17,151,092	

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 provided by the Management for verification 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: 10th September-18

