

VARUN KATHURIA AND CO.
Chartered Accountants



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:

			(Amount in Rs.)	
S.N.	PARTICULARS		Estimated Cost	Actual Cost
1	<u>Land Cost- (Proportionate)</u>			
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);		-	-
		A	524,411	524,411
2	<u>Project Clearance Fees</u>			
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)		-	-
e	Any other (specify)		-	-
		B	4,584,000	-
3	<u>Construction/ Development Expenditure</u>			
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
		C	18,456,102	16,626,681
4	Total cost permissible for the charging to designated a/c	(A+B+C)	23,564,513	17,151,092
				(Amt. in Rs.)
5	% completion of Construction Work completed			87.95%
6	Total amount received from allottees till 30th June, 2018 for the Project			-
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			-
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			-
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)			(17,151,092)
10	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

