

VARUN KATHURIA AND CO.**Chartered Accountants**

Date: 27th June-18

Certificate No. June-13

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town, Dove Tower, Meerut
 Project Location : Village Jatauli, Roshan Pur Dorli, Tehsil Meerut, Meerut, U.P.
 Promoter Name : Ansal Housing & Construction Ltd.
 Promoter Corporate Address : 606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.

We have verified the audited books of accounts of Ansal Housing & Construction Ltd. relating to Residential Project- "Ansal Town Dove Tower, Meerut, 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		5,430,789	5,430,789
b			1,889,314	1,889,314
	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	7,320,103	7,320,103
2	Project Clearance Fees			
a	Fees paid to RERA		23,777	23,777
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)		46,657	46,657
e	Any other (specify)		-	-
		B	70,435	70,435
3	Construction/ Development Expenditure			
a	Actual construction cost (including proportionate construction overheads)		89,882,000	47,882,076
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		4,169,000	2,145,074
		C	94,051,000	50,027,150
4	Total cost permissible for the charging to designated a/c	(A+B+C)	101,441,538	57,417,688
			(Amt. in Rs.)	
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 10th July, 2017)			51.20%
6	Total amount received from allottees till 31st December, 2017 for the Project			38,801,932
7	Amount that can be withdrawn from designated a/c, i.e. (Row 4* Row 5) or (Row 6*0.7), whichever is less			27,161,352
8	Amount actually withdrawn till date of this certificate (Row 6*0.70)			27,161,352
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
10	Balance that can be withdrawn in future			30,256,335

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: 27th June-18

