



TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Emerald Heights - Agra
Project Location : Village Bagda, Distt. Agra, Tehsil Agra, Agra, Uttar Pradesh
Promoter Name : Ansal Housing Limited
Promoter Corporate Address : 606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.

We have verified the unaudited books of accounts of Ansal Housing Limited on test check basis to Residential Project- "Ansal Emerald Heights - Agra", Uttar Pradesh having RERA Registration No. UPRERAPRJ2496, designated A/c No. 57500000055020, Bank Name HDFC Bank Ltd. Kailash Building, K.G. Marg, New Delhi - 110 001 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 30th June, 2020 is as follows:

			(Amount in Rs.)	
S.N.	PARTICULARS		Estimated Cost	Actual Cost
1	Land Cost- (Proportionate)			
a	Acquisition cost of land including legal costs thereon (As per the information provided by the management, to mitigate the variation as per the current market value, the actual land cost has been indexed(as per CII issued by Income tax department) upto the applicability of RERA Act.)		103,022,080	103,022,080
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;		2,216,520	2,216,520
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);		-	-
	Sub Total of Land Cost	A	105,238,600	105,238,600
2	Project Clearance Fees			
a	Fees paid to RERA		77,000	77,000
b	Fees paid to T&CP Dept.		-	-
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		5,890,000	4,379,441
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		2,500,000	2,138,551
e	Any other (specify)		-	-
	Sub Total of Fees Paid	B	8,467,000	6,594,992
3	Construction/ Development Expenditure			
a	Actual construction cost (including proportionate construction overheads)		589,000,000	539,241,289
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		50,000,000	42,310,589
	Sub Total of Construction Cost	C	639,000,000	581,551,877
4	Interest (other than penal interest and penalties etc.) paid to Financial Institution, Schedule Banks, NBFC and unsecured loan on money borrowed for construction		44,475,880	44,475,880
		D	44,475,880	44,475,880
5	Total cost permissible for the charging to designated a/c	(A+B+C+D)	797,181,480	737,861,349
6	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 30th June, 2020)			93.21%
7	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%			92.56%
8	Total amount received from allottees till 30th June, 2020 for the Project			728,771,028
9	70% Amount to be deposited in Designated Account (0.7*Row 7)			510,139,719
10	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Row 3* Row 6)			737,861,349
11	Amount actually withdrawn till date of this certificate			510,139,719
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			227,721,630

This certificate is being issued on specific request of M/s Ansal Housing Limited 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 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.

For FCA Amit Jain
Chartered Accountant

(CA Amit Jain)
M.No. 520599
UDIN: 20520599AAAABQ1380
PLACE: NEW DELHI
Date: 13.08.2020