

CA AMIT JAIN

Chartered Accountants



Certificate No.: AJ-077/2020-21

(A)	Project Name	Ansal Emerald Heights, Agra
(B)	Project Location	Village Bagda, Distt. & Tehsil Agra , Agra, Uttar Pradesh
(C)	Promoter Name	Ansal Housing Limited
(D)	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 relating to Residential Project- "Ansal Emerald Heights - Agra", Uttar Pradesh registered under RERA Act vide Registration No. UPRERAPRJ2496 and designated Account No. 57500000055020 with HDFC Bank Ltd. K.G Marg Branch, 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 (as certified by the management) and the expenditure incurred on this project till the period ending 31st December 2020 is as follows:

S. No.	PARTICULARS		(Amount in Rs.)	
			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.)		10,30,22,080	10,30,22,080
(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;		-	-
(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)	10,30,22,080	10,30,22,080
2	Project Clearance Fees			
(a)	Fees paid to RERA		77,000	77,000
(b)	Fees paid to T&CP Dept.		22,16,520	22,16,520
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		58,90,000	43,79,441
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		21,38,551	21,38,551
(e)	Any other (specify)		-	-
	Sub Total of Project Clearance Fees Paid	(B)	1,03,22,071	88,11,512
3	Construction/ Development Expenditure			
(a)	Actual construction cost (including proportionate construction overheads)		58,90,00,000	55,70,78,850
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		6,05,00,000	6,02,91,916
	Sub Total of Construction/Development Cost	(C)	64,95,00,000	61,73,70,766
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution		10,26,05,641	10,26,05,641
	Sub Total of Borrowing Costs	(D)	10,26,05,641	10,26,05,641
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		86,54,49,792	83,18,09,999
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 31.12.2020)			96.77%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			96.11%
8	Total amount received from allottees till 31st December 2020 for the Project			74,81,57,958
9	70% Amount to be deposited in Designated Account (70% of Row 8)			52,37,10,571
10	Cumulative amount that can be withdrawn from designated A/c. [i. e. (Col 4 of Row 5 x Row 7)]			83,18,09,999
11	Amount actually withdrawn till date of this certificate (as on 31.12.2020)			52,37,10,571
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			30,80,99,428

*out of total expenditure incurred towards the borrowing cost Rs. 516.79 Lakh not capitalised in books of accounts as per the methodology prescribed in Indian Accounting Standards applicable on the company

This certificate is being issued on specific request of M/s Ansal Housing Ltd. for RERA compliance. The certification is based on the information and records produced by the Management for verification and is true to the best of my knowledge before me 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 and RERA Authority.

For FCA Amit Jain
Chartered Accountants


(Amit Jain)
M. No.: 520599
UDIN: 21520599AAAAJ6517

Place: New Delhi
Date: 15.01.2021