



SUDAN KAPOOR & ASSOCIATES

Chartered Accountants

(A)	Project Name	Ansal Emerald Heights, Agra
(B)	Project Location	Village Chamroli, 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. UPRERAPR/2496 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 30th Jun 2021 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.)		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;		-	-
(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)	103,022,080	103,022,080
2	Project Clearance Fees			
(a)	Fees paid to RERA		77,000	77,000
(b)	Fees paid to T&CP Dept.		2,216,520	2,216,520
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		5,890,000	4,379,441
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		2,138,551	2,138,551
(e)	Any other (specify)		-	-
	Sub Total of Project Clearance Fees Paid	(B)	10,322,071	8,811,512
3	Construction/ Development Expenditure			
(a)	Actual construction cost (including proportionate construction overheads)		589,000,000	575,006,486
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		64,000,000	63,785,440
	Sub Total of Construction/Development Cost	(C)	653,000,000	638,791,926
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution		116,339,372	116,339,372
	Sub Total of Borrowing Costs	(D)	116,339,372	116,339,372
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		882,683,523	866,964,890
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 30.06.21)			99.83%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			98.22%
8	Total amount received from allottees till 30th June 2021 for the Project			773,160,602
9	70% Amount to be deposited in Designated Account (70% of Row 8)			541,212,421
10	Cumulative amount that can be withdrawn from designated A/c. [i. e. (Col 4 of Row 5 x Row 7)]			866,964,890
11	Amount actually withdrawn till date of this certificate (as on 30th June 2021)			541,212,421
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			325,752,469

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 Sudan Kapoor & Associates
Chartered Accountants
Firm Regn. No.: 021711N

(CA Ajit Kumar Jain)

Partner

M. No.: 091392

UDIN: 21091392AAAACM7961

Place: New Delhi

Date: 08/19/2021

