



TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Palm County, Phase-I, Meerut
Project Location : Village Mohammed Pur Goomi, Tehsil and Distt. Meerut, Meerut, U.P.
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 Ltd. on test check basis relating to Residential Project- "Ansal Palm County Meerut", Uttar Pradesh registered under RERA Act vide Registration No. UPRERAPRJ2839 and designated Account No. 917020051630712 with Axis Bank Ltd. Barakhamba Road, 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:

S.N.	PARTICULARS		(Amount in Rs.)	
			Estimated Cost	Actual Cost
1	Land Cost			
a	Acquisition cost of land including legal costs thereon		116,519,333	116,519,333
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;		5,654,315	5,654,315
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	122,173,648	122,173,648
2	Project Clearance Fees			
a	Fees paid to RERA		480,700	480,700
b	Fees paid to T&CP Dept.		64,953,121	64,953,121
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		850,000	491,829
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		500,000	207,037
e	Any other (specify)		-	-
	Sub Total of Fees Paid	B	66,783,821	66,132,687
3	Construction/ Development Expenditure			
a	Actual construction cost (including proportionate construction overheads)		-	-
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation, Finance Cost and other overheads)		264,685,941	227,473,201
	Sub Total of Construction Cost	C	264,685,941	227,473,201
4	Total cost permissible for the charging to designated a/c	(A+B+C)	453,643,410	415,779,536
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 30.06.2020)			47.62%
6	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) %			91.65%
7	Total amount received from allottees till 30th June, 2020 for the Project			203,095,248
8	70% Amount to be deposited in Designated Account (0.7*Row 7)			142,166,674
9	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Row 3* Row 6)			415,779,536
10	Amount actually withdrawn till date of this certificate			142,135,484
11	Balance available in designated A/c			31,190
12	Balance that can be withdrawn in future			273,644,052

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: 20520599AAAABP7005
PLACE: NEW DELHI
Date: 13.08.2020