

SANJAY PANDEY & CO.

Chartered Accountants



(A)	Project Name	Ansal Town Centre, Meerut
(B)	Project Location	Village Roshanpur Doralli, Tehsil and Distt. Meerut, Meerut, U.P.
(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 Town Centre, Meerut, Uttar Pradesh registered under RERA Act vide Registration No. UPRERAPRJ340592 Dated 02 May 2022 and designated Account No. 5750000888909 with HDFC Bank Ltd. Pallav Puram, Meerut. U.P. 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 31 Dec 2022 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.)		1,05,60,185	1,05,60,185
(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)	1,05,60,185	1,05,60,185
2	Project Clearance Fees			
(a)	Fees paid to RERA		34,000	34,000
(b)	Fees paid to T&CP Dept.		4,67,022	4,67,022
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		-	-
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		11,42,964	11,42,964
(e)	Any other (specify)		-	-
	Sub Total of Project Clearance Fees Paid	(B)	16,43,986	16,43,986
3	Construction/ Development Expenditure			
(a)	Actual construction cost (including proportionate construction overheads)		7,75,00,000	10,63,583
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		85,00,000	54,77,304
	Sub Total of Construction/Development Cost	(C)	8,60,00,000	65,40,887
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution/ Bank.		1,12,65,462	1,12,65,462
	Sub Total of Borrowing Costs	(D)	1,12,65,462	1,12,65,462
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		10,94,69,633	3,00,10,521
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 31 Dec 2022)			20.00%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			27.41%
8	Total amount received from allottees till 31 Dec 2022 for the Project			24,71,743
9	70% Amount to be deposited in Designated Account (70% of Row 8)			17,30,220
10	Cumulative amount that can be withdrawn from designated A/c. [i.e. (Col 4 of Row 5 x Row 7)]			3,00,10,521
11	Amount actually withdrawn till date of this certificate (as on 31 Dec 2022)			17,30,220
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			2,82,80,301

The estimated cost mentioned in this Certificate are given by the management and not been verified by us. Accordingly we assume no Liability for the same.

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 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 Sanjay Pandey & Co.
Chartered Accountants
Firm Regn. No.: 023752N

(Sanjay Kumar Pandey)
Proprietor
M. No.: 517024
UDIN: 24517024BKAUIK5160



Place: New Delhi
Date: 11 March 2024