

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. 57500000888909 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 30 Sept 2024 is as follows:

S. No.	PARTICULARS	(Amount in Rs.)	
		Estimated Cost	Actual Cost
1	Land Cost (Proportionate)	1,05,60,185	1,05,60,185
(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.)	-	-
(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	1,05,60,185	1,05,60,185
2	Project Clearance Fees	34,000	34,000
(a)	Fees paid to RERA	21,92,265	21,92,265
(b)	Fees paid to T&CP Dept.	3,39,285	3,39,285
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)	11,42,964	11,42,964
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)	-	-
(e)	Any other (specify)	-	-
	Sub Total of Project Clearance Fees Paid	37,08,514	37,08,514
3	Construction/ Development Expenditure	7,75,00,000	3,46,24,943
(a)	Actual construction cost (including proportionate construction overheads)	1,18,65,767	1,04,86,970
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	8,93,65,767	4,51,11,913
	Sub Total of Construction/Development Cost	1,12,65,462	1,12,65,462
4	Borrowing Costs	1,12,65,462	1,12,65,462
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution/ Bank.	-	-
	Sub Total of Borrowing Costs	11,48,99,928	7,06,46,074
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		64.50%
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 30 Sept 2024)		61.48%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)		1,75,97,600
8	Total amount received from allottees till 30 Sept 2024 for the Project		1,23,18,320
9	70% Amount to be deposited in Designated Account (70% of Row 8)		7,06,46,074
10	Cumulative amount that can be withdrawn from designated A/c. [i.e. (Col 4 of Row 5 x Row 7)]		1,23,15,620
11	Amount actually withdrawn till date of this certificate (as on 30 Sept 2024)		2,700
12	Balance available in designated A/c		5,83,30,454
13	Balance that can be withdrawn in future		

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

(Signature)
(Sanjay Kumar Pandey)
Proprietor
M. No.: 517024
UDIN: 124517024BKAU013551

Place: New Delhi
Date: 14 October 2024



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