

# 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,<br>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 31 June 2023 is as follows:

| S. No. | PARTICULARS                                                                                                                                                                                                                                                                                   |     | (Amount in Rs.) |             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------|-------------|
|        |                                                                                                                                                                                                                                                                                               |     | Estimated Cost  | Actual Cost |
| 1      | <b>Land Cost (Proportionate)</b>                                                                                                                                                                                                                                                              |     |                 |             |
| (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);                                                                   |     | -               | -           |
|        | <b>Sub Total of Land Cost</b>                                                                                                                                                                                                                                                                 | (A) | 1,05,60,185     | 1,05,60,185 |
| 2      | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                                                 |     |                 |             |
| (a)    | Fees paid to RERA                                                                                                                                                                                                                                                                             |     | 34,000          | 34,000      |
| (b)    | Fees paid to T&CP Dept.                                                                                                                                                                                                                                                                       |     | 21,92,265       | 21,92,265   |
| (c)    | Proportionate Fees paid to Local Authority (Municipal/ Panchayat)                                                                                                                                                                                                                             |     | 1,87,869        | 1,87,869    |
| (d)    | Proportionate Consultant/ Architect Fees (directly attributable to project)                                                                                                                                                                                                                   |     | 11,42,964       | 11,42,964   |
| (e)    | Any other (specify)                                                                                                                                                                                                                                                                           |     | -               | -           |
|        | <b>Sub Total of Project Clearance Fees Paid</b>                                                                                                                                                                                                                                               | (B) | 35,57,098       | 35,57,098   |
| 3      | <b>Construction/ Development Expenditure</b>                                                                                                                                                                                                                                                  |     |                 |             |
| (a)    | Actual construction cost (including proportionate construction overheads)                                                                                                                                                                                                                     |     | 7,75,00,000     | 2,42,58,562 |
| (b)    | Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)                                                                                                                                        |     | 1,17,75,984     | 67,53,288   |
|        | <b>Sub Total of Construction/Development Cost</b>                                                                                                                                                                                                                                             | (C) | 8,92,75,984     | 3,10,11,851 |
| 4      | <b>Borrowing Costs</b>                                                                                                                                                                                                                                                                        |     |                 |             |
| (a)    | Interest Paid / Payable Till Quarter Ended to Financial Institution/Bank.                                                                                                                                                                                                                     |     | 1,12,65,462     | 1,12,65,462 |
|        | <b>Sub Total of Borrowing Costs</b>                                                                                                                                                                                                                                                           | (D) | 1,12,65,462     | 1,12,65,462 |
| 5      | <b>Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]</b>                                                                                                                                                                                                            |     | 11,46,58,729    | 5,63,94,595 |
| 6      | Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 31 June 2023)                                                                                                                                                            |     |                 | 38.99%      |
| 7      | Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)                                                                                                                                                               |     |                 | 49.18%      |
| 8      | <b>Total amount received from allottees till 31 June 2023 for the Project</b>                                                                                                                                                                                                                 |     |                 | 1,10,44,857 |
| 9      | <b>70% Amount to be deposited in Designated Account (70% of Row 8)</b>                                                                                                                                                                                                                        |     |                 | 77,31,400   |
| 10     | <b>Cumulative amount that can be withdrawn from designated A/c. [i.e. (Col 4 of Row 5 x Row 7)]</b>                                                                                                                                                                                           |     |                 | 5,63,94,595 |
| 11     | <b>Amount actually withdrawn till date of this certificate (as on 31 June 2023)</b>                                                                                                                                                                                                           |     |                 | 77,28,900   |
| 12     | <b>Balance available in designated A/c</b>                                                                                                                                                                                                                                                    |     |                 | 2,500       |
| 13     | <b>Balance that can be withdrawn in future</b>                                                                                                                                                                                                                                                |     |                 | 4,86,65,695 |

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: 24517024BKAUIM1524



Place: New Delhi  
Date: 11 March 2024

Off : B-6, S-521/522, Moon House  
School Block Shakarpur, Delhi-92

Email : [ca@pskca.com](mailto:ca@pskca.com), [info@pskca.com](mailto:info@pskca.com)  
Website : [www.pskca.com](http://www.pskca.com)  
Contact No. 9911766779  
Tel No. +91 1135600953