

CA AMIT JAIN
Chartered Accountants



Certificate No.: AJ-059/2020-21

(A)	Project Name	Ansal Town Meerut - Z Block
(B)	Project Location	Village Roshan Pur Dorli, Distt. Meerut, Meerut, Uttar Pradesh
(C)	Promoter Name	Ansal Housing Limited (Earlier Knowns Ansal Housing and Construction 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 Plots Project- "Ansal Town Meerut - Z Block", Uttar Pradesh registered under RERA Act vide Registration No. UPRERAPRJ4562 and designated Account No. 57500000367379 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 September 2020 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.)		2,59,27,235	2,59,27,235
(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)	2,59,27,235	2,59,27,235
2	Project Clearance Fees			
(a)	Fees paid to RERA		47,300	47,300
(b)	Fees paid to T&CP Dept.		62,29,035	62,29,035
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		35,332	35,332
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		-	-
(e)	Any other (specify)		-	-
	Sub Total of Project Clearance Fees Paid	(B)	63,11,667	63,11,667
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 and other overheads)		39,89,528	39,74,627
	Sub Total of Construction/Development Cost	(C)	39,89,528	39,74,627
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution		83,34,564	83,34,564
	Sub Total of Borrowing Costs	(D)	83,34,564	83,34,564
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		4,45,62,994	4,45,48,093
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 30.09.2020)			100.00%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			99.97%
8	Total amount received from allottees till 30th September 2020 for the Project			11,86,34,281
9	Amount to be deposited in Designated Account (Refer Note Below)			-
10	Cumulative amount that can be withdrawn from designated A/c. (Refer Note Below)			11,86,34,281
11	Amount actually withdrawn till date of this certificate			11,86,34,281
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			-

*out of total expenditure incurred towards the borrowing cost Rs. 83.35 Lakh not capitalised in books of accounts as per the methodology prescribed in Indian Accounting Standards applicable on the company.

Note: As per the information and explanation provided by the management, Ansal Housing Limited has filed the application for completion of the project on 18th March, 2020 to Meerut Development Authority under the provisions of Section 15A of The Uttar Pradesh Planning and Development Act, 1973 read with circular dated 16th September, 2019 ("the Act"). As per the provisions of the Act, if completion certificate is not granted and refusal to grant it is not intimated within eight days after receipt of the notice of completion, it shall be deemed that the completion certificate has been granted by the Authority. As per the online status of application and information and explanation provided by the management, company has not received any intimation from the authority. After considering the above facts, it has been deemed that the completion certificate has been granted by the authority and now company can withdraw 100% of amount received from allottees.

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 FCA Amit Jain
Chartered Accountants

(Amit Jain)
M. No.: 520599
UDIN: 20520599AAAAC17856



Place: New Delhi
Date: 22.11.2020