

TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Meerut -Z Block
Project Location : Village Roshan Pur Dorli, 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 Plots Project- "Ansal Town Meerut - Z Block", Uttar Pradesh registered under RERA Act vide Registration No.UPRERAPR/4562 and designated Account No. 5750000367379 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 and the expenditure incurred on this project till the period ending 30th June, 2020 is as follows:

			(Amount in Rs.)	
S.N.	PARTICULARS		Estimated Cost	Actual Cost
1	Land Cost			
a	Acquisition cost of land including legal costs thereon		25,927,235	25,927,235
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;		2,429,035	2,429,035
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	28,356,270	28,356,270
2	Project Clearance Fees			
a	Fees paid to RERA		47,300	47,300
b	Fees paid to T&CP Dept.		3,800,000	3,800,000
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		35,400	-
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		-	-
e	Any other (specify)		-	-
	Sub Total of Fees Paid	B	3,882,700	3,847,300
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)		4,037,538	4,019,051
	Sub Total of Construction Cost	C	4,037,538	4,019,051
4	Interest (other than penal interest and penalties etc.) paid to Financial Institution, Schedule Banks, NBFC and unsecured loan on money borrowed for construction		3,182,850	3,182,850
		D	3,182,850	3,182,850
5	Total cost permissible for the charging to designated a/c	(A+B+C+D)	39,459,358	39,405,471
*				(Amt. in Rs.)
6	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 30.06.2020)			100.00%
7	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)%			99.86%
8	Total amount received from allottees till 30th June, 2020 for the Project			97,236,521
9	Amount to be deposited in Designated Account (Refer Note Below)			-
10	Amount that can be withdrawn from designated a/c, (Refer Note Below)			97,236,521
11	Amount actually withdrawn till date of this certificate			96,046,644
12	Balance available in designated A/c			1,189,877
13	Balance that can be withdrawn in future			1,189,877

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 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: 20520599AAAAO1245
PLACE: NEW DELHI
Date: 13.08.2020