

SANJAY PANDEY & CO.

Chartered Accountants



(A)	Project Name	Ansal Town Meerut - Z Block
(B)	Project Location	Village Roshan Pur Dorlii, Distt. Meerut, Meerut, Uttar Pradesh
(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 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 30 Sept 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.)	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	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	38,498
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)	-	-
(e)	Any other (specify)	-	-
	Sub Total of Project Clearance Fees Paid	63,11,667	63,14,833
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)	41,33,150	44,49,765
	Sub Total of Construction/Development Cost	41,33,150	44,49,765
4	Borrowing Costs		
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution/Bank.	74,25,119	74,25,119
	Sub Total of Borrowing Costs	74,25,119	74,25,119
5	Total cost of the Project [(A)+(B)+(C)+(D)]	4,37,97,171	4,41,16,952
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 30 Sept 2022)		100.00%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)		100.73%
8	Total amount received from allottees till 30 Sept 2022 for the Project		14,30,07,842
9	70% Amount to be deposited in Designated Account (70% of Row 8)		10,01,05,489
10	Cumulative amount that can be withdrawn from designated A/c. [i. e. (Col 4 of Row 5 x Row 7)]		10,08,36,400
11	Amount actually withdrawn till date of this certificate as on 30 Sept 2022		10,01,05,489
12	Balance available in designated A/c		-
13	Balance that can be withdrawn in future		-

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. 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: 22517024AZPMWH2310

Place: New Delhi
Date: 13 October 2022