CA AMIT JAIN
Chartered Accountants

Certificate No.: AJ-075/2020-21

(A)	Project Name	Ansal Town Meerut - Z Block
(B)	Project Location	Village Roshan Pur Dorlli, 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 **31st December 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 salalry, water, electricity, security, depreciation and other overheads)		40,49,528	40,49,528
	Sub Total of Costruction/Development Cost	(C)	**40,49,528**	**40,49,528**
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution		85,80,918	85,80,918
	Sub Total of Borrowing Costs	(D)	**85,80,918**	**85,80,918**
5	**Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]**		**4,48,69,348**	**4,48,69,348**
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/Archtect's Certificate dated: 31.12.2020)			**100.00%**
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			**100.00%**
8	**Total amount received from allottees till 31st December 2020 for the Project**			**14,29,67,241**
9	70% Amount to be deposited inDesignated Account (70% of Row 8)			10,00,77,069
10	Cummulative amount that can be withdrawn from designated A/c. [i. e. (Col 4 of Row 5 x Row 7)]			10,00,77,069
11	Amount actually withdrawn till date of this certificate (as on 31.12.2020)			10,00,77,069
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. 85.81 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 compeletion 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 mangament, 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 knowledbefore me 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
CA
DELHI
M. No. 520599
Chartered Accountants

(Amit Jain)
M. No.: 520599
UDIN: 21520599AAAAAH2528

Place: New Delhi
Date: 15.01.2021