



TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Meerut - Dove Tower
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 Project- "Ansal Town Meerut - Dove Tower", Uttar Pradesh registered under RERA Act vide Registration No.UPRERAPRJ4861 and designated Account No. 917020053997611 with Axis Bank Ltd. BARAKHAMBHA ROAD, 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(certified by management) and the expenditure incurred on this project till the period ending 30th June, 2020 is as follows:

S.N.	PARTICULARS		(Amount in Rs.)	
			Estimated Cost	Actual Cost
1	Land Cost			
a	Acquisition cost of land including legal costs thereon		5,457,565	5,457,565
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;		838,819	838,819
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	6,296,384	6,296,384
2	Project Clearance Fees			
a	Fees paid to RERA		25,850	25,850
b	Fees paid to T&CP Dept.		858,151	858,151
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		352,513	272,254
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		-	-
e	Any other (specify)		-	-
	Sub Total of Fees Paid	B	1,236,514	1,156,254
3	Construction/ Development Expenditure			
a	Actual construction cost (including proportionate construction overheads)		91,736,260	56,019,208
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		736,431	627,567
	Sub Total of Construction Cost	C	92,472,692	56,646,775
4	Interest (other than penal interest and penalties etc.) paid to Financial Institution, Schedule Banks, NBFC and unsecured loan on money borrowed for construction		11,746,719	11,746,719
		D	11,746,719	11,746,719
5	Total cost permissible for the charging to designated a/c	(A+B+C+D)	111,752,308	75,846,132
*				(Amt. in Rs.)
6	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 30.06.2020)			60.47%
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) %			67.87%
8	Total amount received from allottees till 30th June, 2020 for the Project			41,301,783
9	70% Amount to be deposited in Designated Account (0.7*Row 7)			28,911,248
10	Amount that can be withdrawn from designated a/c, (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Row 3* Row 6)			75,846,132
11	Amount actually withdrawn till date of this certificate			28,911,248
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			46,934,884

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: 20520599AAAABS2949
PLACE: NEW DELHI
Date: 14.08.2020