



SUDAN KAPOOR & ASSOCIATES

Chartered Accountants

(A)	Project Name	Ansal Town Meerut - Phase-III
(B)	Project Location	Village Mukarbpur, Palhera, Tehsil Sardhna, 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 Ltd. on test check basis relating to Residential Project- "Ansal Town Meerut - Phase-III", Uttar Pradesh registered under RERA Act vide Registration No. UPRERAPRJ6019 dated 11/08/2017 and designated Account No. 57500000367392 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 Jun, 2021 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.)		83,217,827	83,217,827
(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)	83,217,827	83,217,827
2	Project Clearance Fees			
(a)	Fees paid to RERA		579,659	579,659
(b)	Fees paid to T&CP Dept.		16,769,128	16,769,128
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		4,844,516	4,455,656
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		-	-
(e)	Any other (specify)		-	-
	Sub Total of Project Clearance Fees Paid	(B)	22,193,303	21,804,443
3	Construction/ Development Expenditure			
(a)	Actual construction cost (including proportionate construction overheads)		762,851,252	724,195,196
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		112,970,546	105,517,279
	Sub Total of Construction/Development Cost	(C)	875,821,798	829,712,475
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution		119,483,162	119,483,162
	Sub Total of Borrowing Costs	(D)	119,483,162	119,483,162
5	Total cost permissible for the charging to designated A/c [(A)+(B)+(C)+(D)]		1,100,716,089	1,054,217,906
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated: 30.06.21)			99.22%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			95.78%
8	Total amount received from allottees till 30th June 2021 for the Project			888,980,815
9	70% Amount to be deposited in Designated Account (70% of Row 8)			622,286,571
10	Cummulative amount that can be withdrawn from designated A/c. [i. e. (Col 4 of Row 5 x Row 7)]			1,054,217,906
11	Amount actually withdrawn till date of this certificate (as on 30th June 2021)			622,286,571
12	Balance available in designated A/c			-
13	Balance that can be withdrawn in future			431,931,335

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 before 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 Sudan Kapoor & Associates
Chartered Accountants

Firm Regn. No.: 021711N

(CA Ajit Kumar Jain)

Partner

M. No.: 091392

UDIN: 21091392AAAACS6769

Place: New Delhi

Date: 08/19/2021

