

Manish Kanda & Associates

Chartered Accountants,

Mobile No.: 9711878929; Email ID : camanishkanda@gmail.com

Address : D-42, First Floor, Kalkaji, New Delhi-110019.



CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

We have verified the audited books of accounts of co-promoter Identity Buildtech Private Limited having its registered office at 110, Indra prakash, 21, Barakhamba Road, New Delhi – 110 001 and Developer namely Ansal Housing Limited (Previously known as Ansal Housing & Construction Limited) having its registered office at 606, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 along with other relevant documents including the Joint Development agreement between the joint promoters namely Identity Buildtech Private Limited and Agro Gold Chemicals India LLP (previously known as Agro Gold Chemicals India Private Limited) and Developer namely Ansal Housing Limited (Previously known as Ansal Housing & Construction Limited) dated 12th September, 2012

The License for development of group housing project spread over 11.70 acres has been granted by DTCP, Haryana to Joint promoters mentioned above. Followed by which Ansal Housing Limited (Previously known as Ansal Housing & Construction Limited) being the Developer has undertaken the Construction and Development activity of the entire group housing project namely “Ansals High Land Park”.

Name of the project	Ansals High Land Park		
Project address	Village Tikampur, sector-103, Gurgaon, Haryana-122001		
HARERA registration number	Not Available		
Name of promoter company	Identity Buildtech Private Limited and Agro Gold Chemicals India LLP (previously known as Agro Gold Chemicals India Private Limited)		
Name of Developer	Ansal Housing Limited (Previously known as Ansal Housing & Construction Limited)		
Cost of real estate project	39552.76 lakhs		
Sr. No.	Particulars	Amount (in Lakhs in Rs.)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)
1.	Land Cost:	10384.94	10384.94
	(A)		
	(i) Acquisition cost of land or development rights, or COD		
	(ii) interest cost incurred or payable on		



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	land cost and (iii) legal cost		
	(B) Amount of premium payable to obtain development rights, FSI, additional FSI,		
	(C) 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.		
	Sub-Total of LAND COST	• 10384.94	• 10384.94
2.	Development cost/cost of construction:	Amount (in Lakhs in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column -B)
	(A) (i) Estimated cost of construction as certified by engineer (Column - A) (ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	17560.75	11184.62
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory	5661.44	3177.30



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	authority.		
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	1884.00	687.26
	(D) EDC/ IDC (Net of Provision)	4061.63	1993.13
	Sub-Total of development cost	• 29167.82 Lakhs	• 17042,31 Lakhs
3.	Total estimated cost of the real estate project (1 + 2) of estimated column –A	• 39552.76 Lakhs	
4.	Total cost incurred and paid of the real estate project (1 + 2) of incurred and paid column – B	• 27427.25 Lakhs	
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project)	63.69%	
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost. (Sr. No. 4/3)	69.34%	
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid (Sr. number 3 x Sr. number 6)	• 27427.25 Lakhs	
8.	Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement	• 33975.14 Lakhs	
9.	Net amount which can be withdrawn from the designated bank account under this certificate	• Nil	

Details of RERA account:

1.	Bank name	Axis Bank Ltd.
2.	Branch name	NEW DELHI MAIN BRANCH



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3.	Account no.	917020051610585
4.	IFSC code	UTIB0000007
5.	Opening balance (as on 31/03/2018)	0.00
6.	Deposits during the period	0.00
7.	Withdrawals during the period	0.00
8.	Closing balance (as on 31/03/2018)	0.00

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the Identity Buildtech Pvt. Ltd. (being the co-promoter) and Ansal Housing Limited (being the developer) for the Project Name Ansals High Land Park based on the records and documents produced before me and explanations provided to me by the management of the company till 31st March 2018.

Further to above, based upon our examination of books of accounts and related records, there is a no default in repayment of debt obligations on part of co-promoter/developer and all payments to lenders has been made on due dates except as referred in the Statutory Auditor's Report of the Developer (i.e. Amount of default in repayment of principle and interest thereon of Rs. 6 lakhs and Rs. 434.77 lakhs respectively as at 31st March, 2018). All statutory approvals as applicable on co-promoter/Developer are also valid on date.

Yours Faithfully,

For Manish Kanda & Associates

Chartered Accountants

FRN No. 030742N



(Manish Kanda)

Proprietor

M.No.529061

Place: New Delhi

Dated: 14th January, 2019

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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1.	Estimated balance cost to complete the real estate project	• 12125.51 Lakhs
2.	Balance amount of receivables from booked apartments.	• 9277.90Lakhs
3.	(i) Balance unsold inventory to be certified by management and to be verified by ca from the records and books of accounts	228337 sft.
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per annexure-A to this certificate.	• 11416.85 Lakhs
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	• 20694.75 Lakhs
5.	Amount to be deposited in designated bank account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	• 14486.33 Lakhs

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Yours Faithfully,

For Manish Kanda & Associates

Chartered Accountants,

FRN No.: 030742N

(Manish Kanda)
Proprietor
M.No.529061

Place: New Delhi

Dated: 14th January, 2019