



Certificate No : AJ-026/2019-20

TO WHOMSOEVER IT MAY CONCERN

We have verified the audited books of accounts of Developer 'Ansal Housing Limited (Formerly Known as Ansal Housing & Construction Ltd) is having its Registered Office at 606, Indraprakash Building, 21, Barakhamba Road, New Delhi -110001.

Initially, license no. 76 of 2010 for the development of Residential Group Housing Project named "Ansal Height" at Sector -92 having area 10.563 acres has been granted on 01<sup>st</sup> October 2010 by Town and Country Planning, Haryana Department to JSG Builders Pvt. Ltd. and NCC Urban Infrastructure Ltd.

Subsequently, JSG Builders Pvt. Ltd. and NCC Urban Infrastructure Ltd. have under an arrangement granted, permitted and authorized the Samyak Projects Pvt. Ltd. to construct, develop and market the built up area to implement the entire scheme of development of a multistoried Group Housing colony on the said land in terms of License No. 76 of 2010 along with other rights appurtenants thereto directly and / or through its agent, nominee or collaborators.

Further, Ansal Housing Limited (Formerly known as Ansal Housing & Construction Limited) (hereinafter referred as 'Developer') has undertaken the construction & development rights from Samyak Projects Pvt. Ltd. by way of Joint Development Agreement dated 18<sup>th</sup> April 2011.

Later, JSG Builders Pvt. Ltd. and NCC Urban Infrastructure Ltd. has transferred the land belonging to the above said project to the Ansal Housing Limited (Formerly known as Ansal Housing and Construction Limited) and Samyak Projects Pvt. Limited vide sales deed No. 18301 dt. 08.11.2013 but the license for the development of residential group housing project is still in the name of JSG Builders Pvt. Ltd. and NCC Urban Infrastructure Ltd.

Thereby, JSG Builders Pvt. Ltd. and NCC Urban Infrastructure Ltd. became the Promoter and Ansal Housing Limited became the Developer of Project name called Ansals Heights situated at Village Wazirpur, Sector-92, Gurugram, Haryana -122001.

We have verified the audited books of accounts of Ansal Housing Limited (Formerly known as Ansal Housing & Construction Ltd.) on test check basis to Residential Group Housing Project- "Ansal Height".

The proportionate estimated expenditure and the expenditure incurred on this project till the period ending 31st March, 2019 are as follows:



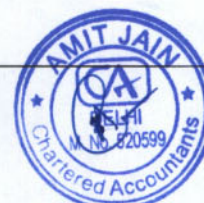
Address: 253, East Azad Nagar, Near Krishna Nagar Jain Mandir, Delhi - 110051

Phone: +91-9718228813 E-mail : caamitjain@outlook.com



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

<b>Name of the Project</b>		Ansal Height	
<b>Project Address</b>		Sector -92 Gurgaon, Haryana	
<b>HERERA Registration No.</b>		Not yet Allotted	
<b>Name of Promoter Company</b>		M/s JSG Builders Pvt. Ltd. and M/s NCC Urban Infrastructure Ltd.	
<b>Name of Developer</b>		Ansal Housing Limited (formerly known as Ansal Housing & Construction Ltd.)	
<b>Area of Project</b>		10.563 Acre	
<b>Estimated Cost of Real Estate Project on 10.563 Acres</b>		28,101.79 Lakhs	
S. No.	Particulars	Amount in Lakh	
		Estimated (Column A)	Incurred & Paid (Column B)
1.	Land Cost		
	(A)		
	(i) Acquisition Cost of Land or Development Rights or COD	4,585.63	4,585.63
	(ii) Legal Cost	175.54	175.54
	SUB TOTAL OF LAND COST	4,761.17	4,761.17
2	Development Cost/Cost of Construction		
	(A)		
	(i) Estimated cost of Construction as certified by Engineer (Column-A)	12,958.15	11,576.12
	(ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column-B)		
	<b>Note: (for adding to the total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i. e. is salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity sewerage drainage, layout roads extra) cost of machineries and equipment	7,866.76	7,349.84





	including its hire and maintenance costs consumables, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	193.76	193.76
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction		
	(D) EDC/IDC	2,321.95	2,321.95
	Sub-Total of Development Cost	23,340.62	21,441.67
3.	Total estimated cost of the real estate project (1+2) of estimated Column -A		28,101.79 Lakhs
4.	Total cost incurred and paid of the real estate project (1+2) of incurred and paid Column-B		26,202.84 Lakhs
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project) _____%		93.35%
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost (Sr. No. 4/3)		93.24%
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid (Sr. No. 3 x Sr. No. 6)		26,202.84 Lakhs
8.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement (70% of Collection till 31 <sup>st</sup> March 2019)		20,872.59 Lakhs
9	Net amount which can be withdrawn from the designated bank account under this certificate		5,330.24 Lakhs





Details of RERA Account:

1.	Bank Name	Axis Bank Limited
2.	Branch Name	New Delhi Main Branch
3.	Account No.	919020012866017
4.	IFSC	UTIB0000007
5.	Opening Balance as on 01.04.2018	Nil
6.	Deposits during the period	Nil
7.	Withdrawal during the period	Nil
8.	Closing Balance as on 31.03.2019	Nil

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the Ansal Housing Ltd. (formerly known as Ansal Housing & Construction Ltd.) for the Project Ansals Heights, Sector -92, Gurugram and is based on the records and documents produced before me and explanations provided to me by the Management of the Company. It is based on the verification of books of accounts and other related documents on test check basis till 31<sup>st</sup> March 2019.

Further to above, based upon our examination of books of accounts and related records, there is no default in repayment of debt obligation on part of developer and all payments to lenders has been made on due date except as referred in the Statutory Auditor's Report of the Developer (i.e. Amount of default in repayment of principal and interest thereon of Rs.1046.74 lakh and Rs1232.06 lakh respectively). All statutory approvals as applicable on Developer are also valid as on date.

Yours Faithfully,

For FCA Amit Jain  
Chartered Accountant

(Amit Jain)

M.No. 520599

UDIN: 19520599AAAABH1458

Place: New Delhi

Date: 29.07.2019





#### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1.	Estimated balance cost to complete the real estate project	1,898.95 Lakhs
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant based upon verification of books of accounts)	3,133.53 Lakhs
3.	(i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of accounts	2,706.47 Sq. Mtrs.
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate	2,379.05 Lakhs
4.	Estimated receivables of ongoing projects	5,512.59 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	3,858.81 Lakhs

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the Ansal Housing Ltd. (Formerly known as Ansal Housing & Construction Ltd.) for the Project Ansals Heights, Sector -92, Gurugram and is based on the records and documents produced before me and explanations provided to me by the Management of the Company. It is based on the verification of books of accounts and other related documents on test check basis till 31<sup>st</sup> March 2019.

Yours Faithfully,

For FCA Amit Jain  
Chartered Accountant

(Amit Jain)  
M.No. 520599  
Place: New Delhi  
Date: 29.07.2019





### Annexure – A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

#### Booked/Sold Inventory

##### In case of plotted colony

Sr. No.	Block No.	No. of Flats/ Apartments /Units/Plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ veranda/ covered car parking (Sq. Mts.)	Total Unit consideration amount as per Agreement/letter of allotment	Received Amount upto end of reporting period	Balance Amount as on end of reporting period
Not Applicable							

##### In case of group housing colony

Sr. No.	Block No./Tower No.	No. of Flats/ Apartments/Units/Plots*	Carpet Area (in Sq. Mts.)*	Area of exclusive balcony/veranda/covered car parking (Sq. Mts.)*	Total Unit consideration amount as per Agreement/letter of allotment (Rs. Lakhs)	Received Amount upto end of reporting period (Rs. Lakhs)	Balance Amount as on end of reporting period (Rs. Lakhs)
1	TOWER A	75	7,863.43	1,493.52	4,226.91	3,949.21	277.71
2	TOWER B	74	7,761.80	1,493.52	4,171.55	4,023.71	147.84
3	TOWER C	72	7,558.53	1,491.87	4,198.44	3,959.37	239.07
4	TOWER D	102	8,770.35	1,602.76	4,617.35	4,347.83	269.52
5	TOWER E	100	7,617.99	1,414.72	4,049.42	3,737.81	311.61
6	TOWER F	101	8,655.70	1,602.21	4,618.36	4,046.76	571.60
7	Villa	27	7,828.60	621.25	4,608.01	3,514.19	1093.82
8	Parking	551	0.00	0	1,644.50	1,632.24	12.26
9	Shops	10	141.75	0	255.99	105.17	150.81
10	EWS	100	1,783.00	205.69	150.00	104.93	45.07
11	School	0	0	86.28	0.00	0.00	0.00
12	Club	0	458.97	0	411.00	396.78	14.22

\*as certified by the management





**In case of commercial building**

Sr. No.	Block No.	No. of Flats/ Apartments /Units/Plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ veranda/ covered car parking (Sq. Mts.)	Total Unit consideration amount as per Agreement/letter of allotment	Received Amount upto end of reporting period	Balance Amount as on end of reporting period
				<i>Not Applicable</i>			

**Unsold Inventory Valuation**

**Of the Residential/commercial premises Rs. 55,000 per sm.**

Sr. No.	Tower/Block *	No. of Flats/ Apartments/Units/Plots*	Carpet Area (in Sq. Mts.)*	Area of exclusive balcony/veranda/ covered car parking (Sq. Mts.)*	Estimated amount of sale proceeds*
1.	A	3	324.97	1.65	167.48
2.	B	3	427.81	1.65	224.05
3.	C	6	629.88	3.30	323.93
4.	D	2	152.36	1.10	76.30
5.	F	3	267.00	1.65	135.60
6.	VILLA	2	579.90	1.100	318.94
7.	EWS	1	17.83	0.00	1.50
8.	School	1	306.72	0.00	250.00
9	Club	19	0.00	0.00	14.25
10	Parking	289	0.00	0.00	867.00

\*as certified by the management.

