## SUBODH BENIPURI & ASSOCIATES

## **Chartered Accountants**

## TO WHOMSOEVER IT MAY CONCERN

A

Project Name		Ansal Town Yamuna Nagar DDJAY - Sch-II
Project Location	12	Sector -20, Yamuna Nagar, Haryana
Promoter Name	3	Ansal Housing Ltd. (Formerly known as Ansal Housing & Construction Ltd.)
Promoter Corporate Address		606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.

We have verified the unaudited books of accounts of Ansal Housing Ltd. (Formerly known as Ansal Housing & Construction Ltd.) relating to Residencial Ploted Project- "Ansal Town Yamuna Nagar DDJAY (SCH-II), having Scheme Area 11.9458 Acres in Sector 20, Yamuna Nagar, Haryana and registered under RERA vide Registration No. 'HRERA-PKL-YNR-174-2019 dated 15.11.2019, designated A/c No. 919020080849624, Bank Name AXIS Bank Ltd. Statesman House, Barakhamba 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 and the expenditure incurred on this project till the period ending 31st DEC, 2021 is as follows:

		1	(Amount in Rs.)	
	PARTICULARS		Estimated Cost	Actual Cost
	Acquisition cost of land including legal costs thereon		8,67,83,771	8,67,83,77
b			8 <b>4</b> 0	
	Amount payable to obtain development rights, additional FAR and any other incentive under Local			
			-	
u	State or Control Covernment to words shown duty transfer shows and the statutory authority of the		-	
	included in (a) above):			
			0.000000	
		A	8,67,83,771	8,67,83,72
a		- 19 C	201001000	212/22
				2,81,30
с			1,21,85,015	1,21,85,01
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		05 500	05 50
е			25,500	25,50
	Sub Total of Fees Paid	B	1 24 91 815	1,24,91,81
	Construction/ Development Expenditure		1,22,51,51.5	1,51,71,01
a	Actual construction cost (including proportionate construction overheads)			
b	Proportionate share of internal development cost (including cost of site staff salalry, water,		7 05 53 000	1,96,07,74
	electricity, security, depreciation and other overheads)		1,00,00,000	1,50,07,74
c	EDC, IDC, etc		4.85.66.899	1,59,19,34
	Sub Total of Costruction Cost	С		3,55,27,08
	Borrowing Costs			
a	Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)		10.05.72.984	10,05,72,98
	Sub Total of Borrowing Costs	D	10,05,72,984	10,05,72,98
		200		
	Total cost permissible for the charging to designated a/c	(A+B+C+D)	31,89,68,469	23,53,75,65
				(Amt. in Rs.
				40.28
	Percentage completioed n of Total project (Proportionate cost incurred on the project to the total			
	estimated cost)(Co14 of Row4/Co1.3of Row4)%			73.79
	Total amount received from allottees fill 31st Dec, 2021 for the Project			3,16,69,12
	Amount to be deposited in Designated Account (.07*Row7)			2,21,68,39
	(Total Estimated Cost & Branastianata and La sum day due Daine) (Da at Da co			
	Amount actually withdrawn till date of this contificate	-		23,53,75,65
	Balance available in designated A/c	5 <sup>6</sup> U		2,21,40,39
	Balance that can be withdrawn in future			27,991
	b cd abcde ab c a	Land Cost     a   Acquisition cost of land including legal costs thereon     b   Arount 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 cluarges, registration fees etc (if not included in (a) above);     sub Total of Land Cost   Project Clearance Fees     a   Fees paid to T&CP Dept.     c   Proportionate fees paid to Local Authority (Municipal / Panchayat)     d   Proportionate fees Paid     construction Cost (including proportionate construction overheads)   b     b   Proportionate share or internal development cost (including cost of site staff salalry, water, electricity, security, depreciation and other overheads)     c   EDC, IDC, etc     Sub Total of Costruction Cost   Borrowing Costs     a   Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)     Sub Total of Borrowing Costs   Total cost permissible for the charging to designated a/c     % completion of Construction Work completed (as per Project Tagineer/Architect's Certificate as on 31st Dec.2021) <td>Land Cost     a   Acquisition cost of land including legal costs thereon     b   Arnount 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   An     Project Clearance Fees   A     a   Actual to RERA     b   Fees paid to RERA     c   Proportionate Consultant/Architect Fees (directly attributable to project)     e.tray other (specify)   Sub Total of Fees Paid     sub Total of Fees Paid   B     Construction/Development Expenditure   B     a   Actual construction cost (including proportionate construction overheads)   B     b   Proportionate Stare of internal development cost (including cost of site staff salality, water, electricity, security, depreciation and other overheads)   C     c   BOC, IDC, etc   Sub Total of Construction Work completed   G     (as per Project Engineer/Architect's Certificate as on 31st Dec.2021)   Precentage</td> <td>Land Cost   Acquisition cost of land including legal costs thereon   8,67,83,771     A mount payable to obtain development rights, additional FAR and any other incentive under Local Authority or 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);   8,67,83,771     Sub Total of Land Cost   A   8,67,83,771     Project Clearance Fees   A   8,67,83,771     a Fees paid to RERA   A   8,67,83,771     D Fees paid to T&amp;CC Dept.   A   8,67,83,771     Construction Cost (including propertionate construction overheads)   A   8,67,83,771     D Proportionate Consultant/Architect Fees (directly attributable to project)   B   2,81,300     1,218,501   22,500   25,500   25,500     2.00,102,0, etc   B   1,24,91,815   7,05,53,000     a Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)   D   10,05,72,984     3 Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)   D   10,05,72,984     3 Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)   D   10,05,72,984   10,05,72,984</td>	Land Cost     a   Acquisition cost of land including legal costs thereon     b   Arnount 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   An     Project Clearance Fees   A     a   Actual to RERA     b   Fees paid to RERA     c   Proportionate Consultant/Architect Fees (directly attributable to project)     e.tray other (specify)   Sub Total of Fees Paid     sub Total of Fees Paid   B     Construction/Development Expenditure   B     a   Actual construction cost (including proportionate construction overheads)   B     b   Proportionate Stare of internal development cost (including cost of site staff salality, water, electricity, security, depreciation and other overheads)   C     c   BOC, IDC, etc   Sub Total of Construction Work completed   G     (as per Project Engineer/Architect's Certificate as on 31st Dec.2021)   Precentage	Land Cost   Acquisition cost of land including legal costs thereon   8,67,83,771     A mount payable to obtain development rights, additional FAR and any other incentive under Local Authority or 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);   8,67,83,771     Sub Total of Land Cost   A   8,67,83,771     Project Clearance Fees   A   8,67,83,771     a Fees paid to RERA   A   8,67,83,771     D Fees paid to T&CC Dept.   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The estimated cost mentioned in this Certificate given by the Management and not been verified by us.

This certificate is being issued on specific request of M/s Ansal Housing Ltd. (formerly known as Ansal Housing & Construction 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 .

The undersigned does not take any liability of Third party of whatever means by issuing this certificate will also not be a valid for the purpose of any Legal Dispute.

For Subodh Benipuri & Associates

Chartered Accountants , enpuer

(FCA Subodh Benipuri) Properitor M. No.: 096997 Firm Regn. No.: 021038C UDIN: 22096997AMIHYD5138

Place: Ghaziabad Date: 06 July 2022



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