

**TO WHOMSOEVER IT MAY CONCERN**

Project Name : Ansal Town Yamuna Nagar DDJAY - Sch-I  
 Project Location : Sector -20, Yamuna Nagar, Haryana  
 Promoter Name : 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.) on test check basis relating to Residential Plotted Project - "Ansal Town Yamuna Nagar DDJAY (Sch-I)", having Scheme Area 12.7661 Acres in Sector 20, Yamuna Nagar, Haryana and registered under RERA vide Registration No. HREERA-PK-LY-NR-108-2019 dated 01.04.2019, designated A/c No. 919020012865946, 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 30th September, 2019 is as follows:

S.N.	PARTICULARS	(Amount in Rs.)	
		Estimated Cost	Actual Cost
1	<b>Land Cost</b>		
a	Acquisition cost of land including legal costs thereon	96,340,910	96,340,910
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;	12,763,482	12,763,482
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 109,104,392	109,104,392
2	<b>Project Clearance Fees</b>		
a	Fees paid to RERA	291,648	291,648
b	Fees paid to T&CP Dept.	14,324,011	14,324,011
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
d	Proportionate Consultant/ Architect Fees (directly attributable to project)	-	-
e	Any other (specify)	-	-
	Sub Total of Fees Paid	B 14,615,659	14,615,659
3	<b>Construction/ Development Expenditure</b>		
a	Actual construction cost (including proportionate construction overheads)	-	-
b	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)	139,153,000	56,553,107
	Sub Total of Construction Cost	C 139,153,000	56,553,107
4	<b>Total cost permissible for the charging to designated a/c</b>	(A+B+C) 262,873,051	180,273,158
5	% completion of Construction Work completed (as per project Engineer/ Architect's certificate dated 10/10/2019)		19.66%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of Row4/ Col.3 of Row4) %		68.58%
7	Total amount received from allottees till 30th September, 2019 for the Project		24,669,599
8	70% Amount to be deposited in Designated Account (.07*Row7)		17,268,719
9	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Row3*Row6)		180,273,158
10	Amount actually withdrawn till date of this certificate		17,268,719
11	Balance available in designated A/c		25,882
12	Balance that can be withdrawn in future		163,004,439

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 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.

For FCA Amit Jain  
Chartered Accountants

(Amit Jain)  
Partner

M.No. 520599

UDIN: 20520599AAAAAB3385



PLACE: NEW DELHI

Date: 02.01.2020