



**TO WHOMSOEVER IT MAY CONCERN**

Project Name : Ansal Town Karnal DDJAY - Sch(1)  
Project Location : Sector -36, Karnal Near Transport Nagar - Karnal Sec 04  
Promoter Name : Ansal Housing Limited  
(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 Limited (Formerly known as Ansal Housing & Construction Ltd.) on test check basis relating to Residential Project- "Ansal Town Karnal DDJAY - SCH (1)", having Scheme Area 7.739 Acres in Sector 36, Karnal, Harvana and registered under RERA vide Registration No. 'HRERA-PKL-KNL-44-2018 dated 13.09.2018, designated A/c No. 57500000218228, Bank Name HDFC Bank Ltd. Kailash Building, K.G. Marg, 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 March, 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		
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;	49,821,196	49,821,196
c	Acquisition cost of TDR (Transfer of Development Rights), if any;	7,739,000	7,739,000
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);	-	-
	<b>Sub Total of Land Cost</b>		
		<b>A</b>	<b>57,560,196</b>
2	<b>Project Clearance Fees</b>		
a	Fees paid to RERA	157,000	157,000
b	Fees paid to T&CP Dept.	1,407,297	1,407,297
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
d	Proportionate Consultant/ Architect Fees (directly attributable to project)	8,000	8,000
e	Any other (specify)	-	-
	<b>Sub Total of Fees Paid</b>		
		<b>B</b>	<b>1,572,297</b>
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)	50,302,115	8,811,554
	<b>Sub Total of Construction Cost</b>		
		<b>C</b>	<b>50,302,115</b>
4	<b>Total cost permissible for the charging to designated a/c</b>	<b>(A+B+C)</b>	<b>109,434,608</b>
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate dated 31.03.2019)		<b>(Amt. in Rs.)</b>
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4 )%		8.26%
7	<b>Total amount received from allottees till 31st March, 2019 for the Project</b>		62.09%
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		139,000
9	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Row 3* Row 6)		97,300
10	Amount actually withdrawn till date of this certificate		67,944,047
11	<b>Balance available in designated A/c (against the receipt as mentioned in Row 7)</b>		-
12	<b>Balance that can be withdrawn in future</b>		97,300
			<b>67,944,047</b>

This certificate is being issued on specific request of M/s Ansal Housing Limited (formerly known as Ansal Housing & Construction Ltd.) for RERA compliance. The certification is based on the information and records provided by the Management for verification 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.

"This Certificate is registered with the Institute of Chartered Accountant of India with Unique Document Identification Number (UDIN) 19520599AAAAAN4301 and its authenticity can be verified at <https://udin.icaai.org>."

For FCA Amit Jain  
Chartered Accountant

(CA Amit Jain)  
M.No. 520599  
PLACE: NEW DELHI  
Date: 22.04.2019

