



TO WHOMSOEVER IT MAY CONCERN

**Project Name** : **Ansal Town Karnal DDJAY - Sch(2)**  
**Project Location** : **Sector -36, Karnal Near Transport Nagar - Karnal Sec 04**  
**Promoter Name** : **Ansal Housing Limited**  
**Promoter Corporate Address** : **606, Indraprakash Building, 21 Barakhamba Road, New Delhi- 110001.**

We have verified the unaudited books of accounts of Ansal Housing Limited on test check basis relating to Residential Project- "Ansal Town Karnal DDJAY - SCH (2)", having Scheme Area 6.635 Acres in Sector 36, Karnal, Haryana and registered under RERA vide Registration No. 'HRERA-PKL-KNL-32-2018 dated 07.08.2018, designated A/c No. 5750000218231, 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 December, 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	149,719,850	149,719,850
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;	6,635,410	6,635,410
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);	-	-
	<b>Sub Total of Land Cost</b>	<b>156,355,260</b>	<b>156,355,260</b>
2	<b>Project Clearance Fees</b>		
a	Fees paid to RERA	143,903	143,903
b	Fees paid to T&CP Dept.	1,500,302	1,500,302
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
d	Proportionate Consultant/Architect Fees (directly attributable to project)	50,000	50,000
e	Any other (specify)	-	-
	<b>Sub Total of Fees Paid</b>	<b>1,694,205</b>	<b>1,694,205</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)	50,323,615	35,727,799
	<b>Sub Total of Construction Cost</b>	<b>50,323,615</b>	<b>35,727,799</b>
4	<b>Total cost permissible for the charging to designated a/c</b>	<b>(A+B+C) 208,373,080</b>	<b>193,777,264</b>
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate dated 31.12.2019)		55.35%
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)%		93.00%
7	<b>Total amount received from allottees till 31st December, 2019 for the Project</b>		<b>58,046,637</b>
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		<b>40,632,646</b>
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)		193,777,264
10	Amount actually withdrawn till date of this certificate		40,632,646
11	<b>Balance available in designated A/c</b>		<b>-</b>
12	Balance that can be withdrawn in future		<b>153,144,618</b>

This certificate is being issued on specific request of M/s Ansal Housing Limited 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.

For FCA Amit Jain  
Chartered Accountant



(CA Amit Jain)  
M.No. 520599  
UDIN: 20520599AAAAO4913  
PLACE: NEW DELHI

\*due to covid-19, this certificate is digitally signed.