



TO WHOMSOEVER IT MAY CONCERN

Project Name : **Ansal Town Karnal DDJAY - Sch(3)**
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 (3)", having Scheme Area 12.20833 Acres in Sector 36, Karnal, Haryana and registered under RERA vide Registration No. 'HRERA-PKL-KNL-43-2018 dated 10.9.2018, designated A/c No. 5750000218343, 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	Land Cost		
a	Acquisition cost of land including legal costs thereon	68,723,831	68,723,831
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;	12,208,330	12,208,330
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	80,932,161	80,932,161
2	Project Clearance Fees		
a	Fees paid to RERA	265,000	265,000
b	Fees paid to T&CP Dept.	2,059,483	2,059,483
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
d	Proportionate Consultant/Architect Fees (directly attributable to project)	30,000	30,000
e	Any other (specify)	-	-
	Sub Total of Fees Paid	2,354,483	2,354,483
3	Construction/ Development Expenditure		
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)	86,437,421	44,863,430
	Sub Total of Construction Cost	86,437,421	44,863,430
4	Total cost permissible for the charging to designated a/c	(A+B+C) 169,724,065	128,150,074
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate upto 31.12.2019)		33.65%
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)%		75.50%
7	Total amount received from allottees till 31st December, 2019 for the Project		38,480,829
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		26,936,580
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)		128,150,074
10	Amount actually withdrawn till date of this certificate		26,280,680
11	Balance available in designated A/c		655,900
12	Balance that can be withdrawn in future		101,869,394

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: 20520599AAAAAP3392

PLACE: NEW DELHI

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