

# SUBODH BENIPURI & ASSOCIATES

Chartered Accountants



## TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Yamuna Nagar DDJAY - Sch-II  
 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.) relating to Residential Plotted 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 30 June. 2023 is as follows:

|      |   |                  | (Amount in Rs.)     |                      |
|------|---|------------------|---------------------|----------------------|
| S.N. | PARTICULARS   |                  | Estimated Cost      | Actual Cost          |
| 1    | <b>Land Cost</b>  |                  |                     |                      |
| a    | Acquisition cost of land including legal costs thereon  |                  | 8,67,83,771         | 8,67,83,771          |
| 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;   |                  |                     |                      |
| 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>A</b>         | <b>8,67,83,771</b>  | <b>8,67,83,771</b>   |
| 2    | <b>Project Clearance Fees</b>   |                  |                     |                      |
| a    | Fees paid to RERA   |                  | 2,81,300            | 2,81,300             |
| b    | Fees paid to T&CP Dept.   |                  | 1,70,58,598         | 1,70,58,598          |
| c    | Proportionate fees paid to Local Authority (Municipal/ Panchayat)   |                  | --                  | --                   |
| d    | Proportionate Consultant/ Architect Fees (directly attributable to project)   |                  | 25,500              | 25,500               |
| e    | Any other (specify)   |                  | --                  | --                   |
|      | <b>Sub Total of Fees Paid</b>   | <b>B</b>         | <b>1,73,65,398</b>  | <b>1,73,65,398</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)  |                  | 7,05,53,000         | 2,28,28,224          |
| c    | EDC, IDC, etc   |                  | 5,41,25,550         | 2,14,77,993          |
|      | <b>Sub Total of Construction Cost</b>   | <b>C</b>         | <b>12,46,78,550</b> | <b>4,43,06,217</b>   |
| 4    | <b>Borrowing Costs</b>  |                  |                     |                      |
| a    | Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)  |                  | 18,57,90,445        | 18,57,90,445         |
|      | <b>Sub Total of Borrowing Costs</b>   | <b>D</b>         | <b>18,57,90,445</b> | <b>18,57,90,445</b>  |
| 5    | <b>Total cost permissible for the charging to designated a/c</b>  | <b>(A+B+C+D)</b> | <b>41,46,18,164</b> | <b>33,42,45,831</b>  |
|      |   |                  |                     | <b>(Amt. in Rs.)</b> |
| 6    | % completion of Construction Work completed (as per Project Engineer/ Architect's Certificate as on 30 June. 2023)  |                  |                     | 63.64%               |
| 7    | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)(Col.4 of Row4/Col.3of Row4)%  |                  |                     | 80.62%               |
| 8    | <b>Total amount received from allottees till 30 June. 2023 for the Project</b>  |                  |                     | 11,33,81,405         |
| 9    | <b>70% Amount to be deposited in Designated Account (.07*Row8)</b>  |                  |                     | 7,93,66,983          |
| 10   | Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Row3*Row6)  |                  |                     | 33,42,45,831         |
| 11   | Amount actually withdrawn till date of this certificate   |                  |                     | 7,93,39,767          |
| 12   | <b>Balance available in designated A/c</b>  |                  |                     | 27,216               |
| 13   | Balance that can be withdrawn in future   |                  |                     | 25,49,06,064         |

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 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. 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

*Benipuri*

(FCA Subodh Benipuri)  
 Proprietor  
 M. No.: 096997  
 Firm Regn. No.: 021038C  
 UDIN 23096997BGXJWK8674  
 Place: Noida  
 Date: 05 August 2023

