



SUDAN KAPOOR & ASSOCIATES

Chartered Accountants

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 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 & Construction Ltd. relating to Residential Project- "Ansal Town Karnal DDJAY - SCH (1)", having Scheme Area 7.739 Acres in Sector 36, Karnal, Haryana and registered under RERA vide Registration No. 'HRERA-PKL-KNL-190-2018 dated 19.02.2020, 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 December, 2020 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		498,21,196	498,21,196
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;		77,39,000	77,39,000
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	575,60,196	575,60,196
2	Project Clearance Fees			
a	Fees paid to RERA		1,57,000	1,57,000
b	Fees paid to T&CP Dept.		14,54,697	14,54,697
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)		-	-
d	Proportionate Consultant/ Architect Fees (directly attributable to project)		58,000	58,000
e	Any other (specify)		-	-
	Sub Total of Fees Paid	B	16,69,697	16,69,697
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)		518,02,115	509,76,434
	Sub Total of Construction Cost	C	518,02,115	509,76,434
4	Total cost permissible for the charging to designated a/c	(A+B+C)	1110,32,008	1102,06,327
5	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate as on 31.12.2020)			41.60%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)(Col.4 of Row4/Col.3of Row4)%			99.26%
7	Total amount received from allottees till 31st December, 2020 for the Project			518,31,986
8	70% Amount to be deposited in Designated Account (.07*Row7)			362,82,390
9	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Row3*Row6)			1102,06,327
10	Amount actually withdrawn till date of this certificate			353,82,390
11	Balance available in designated A/c **			9,00,001
12	Balance that can be withdrawn in future			748,23,938

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, Sudan Kapoor & Associates
 Chartered Accountants

(CA. Ajit Kumar Jain)
 (Partner)
 M.No. 091392
 Firm No.: 021711N
 Place: New Delhi
 Date: 08-08-2021
 UDIN: 21091392AAAACI9611

