



# SUDAN KAPOOR & ASSOCIATES

## Chartered Accountants

### TO WHOMSOEVER IT MAY CONCERN

Project Name : Ansal Town Yamuna Nagar DDJAY - Sch-I  
 Project Location : Sector -20, Yamuna Nagar, Haryana  
 Promoter Name : Ansal Housing Ltd. (Formerly known as Ansal Housing & Construction  
 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-I), having Scheme Area 12.7661 Acres in Sector 20, Yamuna Nagar, Haryana and registered under RERA vide Registration No.  
 "HREERA-PKL-YNR-108-2019 dated 01.04.2019, designated A/c No. 919020012865946, 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 31st March, 2021 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	963,40,910	963,40,910
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);	-	-
	Sub Total of Land Cost	963,40,910	963,40,910
2	<b>Project Clearance Fees</b>		
a	Fees paid to RERA	2,91,648	2,91,648
b	Fees paid to T&CP Dept.	155,98,762	155,98,762
c	Proportionate fees paid to Local Authority (Municipal/ Panchayat)	-	-
d	Proportionate Consultant/ Architect Fees (directly attributable to project)	-	-
e	Any other (specify)	-	-
	Sub Total of Fees Paid	158,90,410	158,90,410
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)	705,51,000	224,74,123
c	EDC, IDC, etc	127,63,482	127,63,482
	Sub Total of Construction Cost	833,14,482	352,37,605
4	<b>Borrowing Costs</b>		
a	Interest Paid / Payable Till Quarter Ended to Financial Institution	733,00,000	733,00,000
	Sub Total of Borrowing Costs	733,00,000	733,00,000
5	<b>Total cost permissible for the charging to designated a/c</b>	<b>(A+B+C+D)</b>	<b>2688,45,802</b>
6	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate as on 31.03.2021)		<b>47.49%</b>
7	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)(Col.4 of Row4/ Col.3 of Row4)%		<b>82.12%</b>
8	<b>Total amount received from allottees till 31st March, 2021 for the Project</b>		<b>829,52,901</b>
9	<b>70% Amount to be deposited in Designated Account (.07*Row7)</b>		<b>580,67,031</b>
10	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Row3*Row6)		2207,68,924
11	Amount actually withdrawn till date of this certificate		580,41,093
12	Balance available in designated A/c **		25,938
13	Balance that can be withdrawn in future		1627,27,832

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: 04-09-2021

UDIN: 21091392AAAADC3428