

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 31st March 2025 is as follows:

			(Amount in Rs.)	
S.N.	PARTICULARS		Estimated Cost	Actual Cost
1	Land Cost			
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);		--	--
	Sub Total of Land Cost	A	8,67,83,771	8,67,83,771
2	Project Clearance Fees			
a	Fees paid to RERA		2,81,300	2,81,300
b	Fees paid to T&CP Dept.		1,79,93,633	1,79,93,633
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)		--	--
	Sub Total of Fees Paid	B	1,83,00,433	1,83,00,433
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)		7,05,53,000	5,46,75,998
c	EDC, IDC, etc		5,96,16,002	3,12,51,136
	Sub Total of Construction Cost	C	13,01,69,002	8,59,27,134
4	Borrowing Costs			
a	Interest Paid / Payable Till Quarter Ended to Financial Institution (Apportioned based on specific area)		21,04,53,675	21,04,53,675
	Sub Total of Borrowing Costs	D	21,04,53,675	21,04,53,675
5	Total cost permissible for the charging to designated a/c	(A+B+C+D)	44,57,06,882	40,14,65,014
6	% completion of Construction Work completed (as per Project Engineer/ Architect's Certificate as on 31st March 2025)			82.36%
7	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)(Col.4 of Row4/Col.3of Row4)%			90.07%
8	Total amount received from allottees till 31st March 2025 for the Project			15,99,89,321
9	70% Amount to be deposited in Designated Account (.07*Row8)			11,19,92,525
10	Amount that can be withdrawn from designated a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Row3*Row6)			40,14,65,014
11	Amount actually withdrawn till date of this certificate			11,19,55,071
12	Balance available in designated A/c			37,454
13	Balance that can be withdrawn in future			28,95,09,943

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.

The Term Loan availed from IFCI Limited ("erstwhile Lender") was assigned to Suraksha ARC ("Lender") on 06th Sep'2023. After due diligence of cash flows of underlying mortgaged project namely Ansal Town, Yamunanagar and Ansal Town, Amritsar, the said loan was restructured on 03rd June'2024 at 68.25 crores, the financial impact of the said reduction was shown as exceptional item in the quarterly results ending 30th June'2024 and not routed through the project costs. Accordingly, we have also not taken the impact of said reversal of interest in our project cost considered above.

(FCA Subodh Benipuri)
 Proprietor
 M. No.: 096997
 Firm Regn. No.: 021038C
 UDIN 25096997BMKX107840
 Place: Noida
 Date: 09 May 2025