

SUBODH BENIPURI & ASSOCIATES**Chartered Accountants**

(A)	Project Name	Ansal Executive Floor, Phase-I, Ansal Town Indore
(B)	Project Location	Village Talavali Chanda, Distt. & Tehsil Indore, Madhya Pradesh
(C)	Promoter Name	Ansal Housing Limited
(D)	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 Indore- Executive Floors, having RERA Registration No. P. IND-17-1513, designated A/c No.: 917020053997268 with Axis Bank Ltd., Statesman House, 148, Barakhamba Road, New Delhi - 110 001 has incurred Rs. 2477.58 Lakh on eligible items of Land Cost, Project clearance fees, development cost and construction cost of the project and collected Rs. 3482.23 Lakh as per the books of accounts related to this project produced and information, explanation and documents provided, the proportionate estimated expenditure (as certified by the management) and the expenditure incurred on this project till the period ending 31st March 2025 is as follows:

S. No.	PARTICULARS		(Amount in Rs.)	
			Estimated Cost	Actual Cost
1	Land Cost (Proportionate)			
(a)	Acquisition cost of land including legal costs thereon in proportionate of entire township expenses to make the land suitable for further development;		30,64,295	30,64,295
(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)	30,64,295	30,64,295
2	Project Clearance Fees			
(a)	Fees paid to RERA		1,69,280	1,69,280
(b)	Fees paid to T&CP Dept.		--	--
(c)	Proportionate Fees paid to Local Authority (Municipal/ Panchayat)		5,09,127	5,09,127
(d)	Proportionate Consultant/ Architect Fees (directly attributable to project)		2,25,991	2,25,991
(e)	Any other (specify)		--	--
	Sub Total of Project Clearance Fees Paid	(B)	9,04,398	9,04,398
3	Construction/ Development Expenditure			
(a)	Actual construction cost (including proportionate construction overheads)		20,92,51,193	20,92,51,193
(b)	Proportionate share of internal development cost (including cost of site staff salary, water, electricity, security, depreciation and other overheads)		2,61,94,421	2,61,94,421
	Sub Total of Construction/Development Cost	(C)	23,54,45,614	23,54,45,614
4	Borrowing Costs			
(a)	Interest Paid / Payable Till Quarter Ended to Financial Institution * (apportion based on, Debtors Plus WIP less advance from customers)		83,43,910	83,43,910
	Sub Total of Borrowing Costs	(D)	83,43,910	83,43,910
5	Total cost permissible for the charging to designated a/c [(A)+(B)+(C)+(D)]		24,77,58,218	24,77,58,218
6	Percentage (%) of completion of Construction Work completed (as per Project Engineer's Certificate & Architect's Certificate)			100.00%
7	Percentage (%) of completion of (Construction Work completed / Estimated Construction Cost) (Col. 5 of Row 5 / Col. 4 of Row 5)			100.00%
8	Total amount received from allottees till 31st March 2025 for the Project			34,82,22,939
9	70% Amount to be deposited in Designated Account (70% of Row 8)			24,37,56,057
10	Cumulative amount that can be withdrawn from designated A/c. [i.e. (Col 4 of Row 5 x Row 7)]			24,77,58,218
11	Amount actually withdrawn till date of this certificate			24,37,31,647
12	Balance available in designated A/c			24,410
13	Amount Overdrawn, if any (Row 11 - Row 10)			--
14	Amount Overdrawn as per Form 2A/2C immediately preceding to this certificate			--

* total cost incurred towards the borrowing cost is not capitalized in the books of accounts as per methodology defined in Indian Accounting Standards applicable on the Company.
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. 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 and RERA Authority.

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

(FCA Subodh Benipuri)
Proprietor
M. No.: 096997
Firm Regn. No.: 021038C
UDIN: 25096997BMKXIE7363

Place: Noida
Date: 18 April 2025

