



**CHARTERED ACCOUNTANT'S CERTIFICATE**  
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

**Subject :** Certificate of amount incurred on project **SOLITAIRE ROYAL** for construction of 4 (Four) Tower-32 unit situated on Arazi No.107 demarcated by its boundaries 25.403162963001176, 81.75143226847113(latitude and longitude of the end point) of Village-Jalalpur Ghosi, Tehsil-Sadar, District-Prayagraj, Prayagraj Development Authority admeasuring 2250 sq. meter being developed by The Innovators Digital Ads Pvt. Ltd. having **RERA No. A/F , Designated A/c No.-7057561517, Bank Name-Indian Bank, Civil Lines.**

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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 para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI, Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	49571200	49571200
	<b>SUB TOTAL LAND COST (in Rs.)</b>	49571200	49571200

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	7644800	1328800
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	7644800	1328800
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	95360000	10000000
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	95360000	10000000
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	95360000	10000000
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	95360000	10000000
3D	<b>Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)</b>	0	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	95360000	10000000
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	152576000	60900000
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%	

6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%	40%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>Estimated Cost * Proportionate Cost Incurred on the Project</b> (Column 3 of Row 4 * row 6 )	60900000
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )	0
11	Balance available in Designated A/c.	64821
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	60900000

This certificate is being issued on specific request of Mr. Mayank Jaiswal, Promoter and Director of M/s THE INNOVATORS DIGITAL ADS PRIVATE LIMITED, for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

SONIA CHAWLA

FCA

Membership No: - 092739

Place: New Delhi

Date: July 14, 2022

UDIN: 22092739AMVTED6445

