

CHARTERED ACCOUNT'S CERTIFICATE			
(FOR THE PURPOSE OF PROJECT COST OF BUILDING TWO B+STILLED + 10 FLOOR/TOWER A,B,C,D NAMED AS SOLITAIRE GRANDE SITE DEVELOPMENT AND CONSTRUCTION OF 2BHK & 3 BHK			
Dated :			
Subject : Certificate for estimated cost of SOLITAIRE GRANDE project in Mauja Jalalpur Ghosi, Tehsil-Sadar, Prayagraj, estimated cost of the project for registration in RERA			
Total estimated cost of the project – 36,00,00,000/- (A,B,C,D TOWER+10 FLOOR)			
S.No.	BRIEF DESCRIPTION OF HEAD'S / PARTICULARS	Total Cost Estimated	Amount Spent by Company against project.
1.	(a) Land Cost	06,50,00,000	06,50,00,000
	(b) Application Cost of land (purchase of through registered sale deed with land owner) and legal costs on land transaction spend by company. Amount payable to obtain development rights, additional FAR and any other incentive.	1,21,786	1,21,786
	(c) Development authority fee & development cost internal & external. Amount payable to State Government for conversion of land use of site competent authority of any other statutory authority of the State of Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in Para (a) above:	67,76,567	67,76,567
	SUB TOTAL COST (A+B+C) in Rs.	7,18,98,353	7,18,98,353
2.	Project Clearance Fees		
	(a) Fees paid to RERA	36,000	36,000
	(b) Consultant / Architect Fees (directly attributable to Project	32,58,803	1,00,000
	(c) Fee paid for obtaining NOC's in different department	1,00,000	1,00,000
	SUB TOTAL FEES PAID (in Rs.)	33,94,803	2,36,000
3A	Cost of Construction of building	28,47,06,844	
	(a) Cost of infrastructure and construction	20,00,00,000	1,50,00,000
	(i) Infrastructure (water, service road, roads electricity to construction site etc.), Site Overheads.	5,00,00,000	30,00,000
	(b) Depreciation Cost of machinery and equipment purchased or hired an maintenance costs, consumables etc. (so long as these costs are directly incurred in	50,00,000	20,00,000
	(c) construction of the concerned project);	30,00,000	20,00,000
	(d) Cost of material actually purchased, Cost of Salary (excluding cost of salaries	2,20,00,000	10,00,000

	of employees of the company not directly attached to project. (e) Wages / miscellaneous.	47,06,844	10,00,000
	SUB TOTAL OF CONSTRUCTION COST (In Rs.) sum of (a to e of row 3A)	28,47,06,844	2,40,00,000
3.	TOTAL DEVELOPMENT CONSTRUCTION AND LAND COST	36,00,00,000	9,61,34,353
4.	AMOUNT TOTAL SPENT BY COMPANY (3-4)		9,61,34,353
5.	AMOUNT REQUIRED AS PER ESTIMATED COST		26,38,65,647
6.	Percentage completion of total project (Proportionate cost incurred on the project to the total estimated cost)		

This certificate is being issued on specific request of M/s The Innovators Digital Ads Pvt Ltd. PROJECT SOLITAIRE GRANDE for UP RERA Compliance. The certification is based on the information and a record produced before us/me and is true to the best of our /my knowledge and belief.

For: M. Agrawal & Co.
Chartered Accountants

Ashish Gupta (F-423395)
Partner

Date: 29.11.2019

Place: Prayagraj