

Dated: 09-09-2019

Subject: Certificate for estimated cost of solitaire valley's project in Mauja Jalapur Ghoshi , Tehsil- Sadar, Prayagraj, estimated cost of the project Registered under RERA No. UPRERAPRJ5660

Total estimated cost of the project – 60,31,00,000

S.NO.	BRIEF DESCRIPTION OF HEAD'S /PARTICULARS	Rs. In Lacs	Rs. In Lacs
1	1	2	3
1	Land Cost (a) Application Cost of land (purchase of through Registered sale deed with land Owner) and legal costs on land transaction spend by company. (b) Amount payable to obtain development rights, additional FAR and any other incentive. (c) Amount payable to State Government for conversation 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:	24,00,00,000	2,50,00,000
		2,00,00,000	2,00,00,000
		24,00,00,000	2,50,00,000
		2,00,00,000	28,50,00,000
			28,50,00,000
			28,50,00,000



S. No	BRIEF DESCRIPTION OF HEAD'S / PARTICULARS	Total Cost Estimated	Amount Spend by Company against project
1		2	4.00
2	Project Clearance Fees (a) Fees paid to RERA (b) Consultant/ Architect Fees (directly attributable to Project (c) Fee paid for obtaining Noc's in different department	2,68,000 5,00,000 50,00,000	2,68,000 1,00,000 50,00,000
	SUB TOTAL FEES PAID (in Rs.)	57,68,000	53,68,000
3A	Cost of Construction of building (a) Cost of infrastructure and construction (water, service road, roads electricity to construction site etc), Site Overheads (b) Depreciation Cost of machinery and equipment purchased or hired an long as these costs are directly incurred in construction of the concerned project; (c) Cost of material actually purchased, (d) Cost of Salary (excluding cost of salaries of employees of the company not directly attached to project); (e) Wages / miscellaneous	21,56,00,000 7,88,00,000 25,00,000 1,00,00,000 54,32,000	2,00,00,000 1,50,00,000 25,00,000 60,00,000 3,00,000
	Sub Total of Construction Cost (in Rs.)(sum of (a) to (e) of row 3a)	31,23,32,000	3,30,00,000
3	TOTAL DEVELOPMENT CONSTRUCTION AND LAND COST	60,31,00,000	
4	AMOUNT TOTAL SPEND BY COMPANY (3-4)		32,33,68,000
5	AMOUNT REQUIRED AS PER ESTIMATED COST	27,97,32,000	
6	Percentage completion of total project (Proportionate cost incurred on the project to the total estimated cost)	53.61%	



This certificate is being issued on specific request of M/S THE INNOVATORS ADS. DIGITAL PVT. LTD.
PROJECT SOLITAIRE VALLEY 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.

M. Agarwal & Co.

Ashish Gupta F-423395
Chartered Accountant

