

CHARTERED ACCOUNT'S CERTIFICATE

(FOR THE PURPOSE OF PROJECT COST OF BUILDING G+7, YAMUNA ENCLAVE (PMAY) SITE DEVELOPMENT AND CONSTRUCTION OF EWS / AFFORDABLE HOUSES AND ITS SERVICES)

Dated : 16.09.2019

Subject: Certificate for estimated cost of YAMUNA ENCLAVE (PMAY) project in Mauja Jalalpur Ghosi, Tehsil-Sadar, Prayagraj, estimated cost of the project Registered under RERA No. **TD20304**

Total estimated cost of the project – 20,88,82,879/- (G+7)


S.No.	BRIEF DESCRIPTION OF HEAD'S / PARTICULARS	Total Cost Estimated	Amount Spent by Company against project.
1.	(a) Land Cost	3,94,026	3,94,026
	(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.	72,92,379	72,92,379
2.	Project Clearance Fees		
	(a) Fees paid to RERA	40,500	40,500
	(b) Consultant / Architect Fees (directly attributable to Project	14,50,000	7,00,000
	(c) Fee paid for obtaining NOC's in different department	1,00,000	1,00,000
	SUB TOTAL FEES PAID (in Rs.)	15,90,500	8,40,500
3A	Cost of Construction of building	20,00,00,000	
	(a) Cost of infrastructure and construction	14,10,53,270	1,50,00,000
	(i) Infrastructure (water, service road, roads electricity to construction site etc.), Site Overheads.	1,00,00,000	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);	10,00,000	25,00,000
	(d) Cost of material actually purchased, Cost of Salary (excluding cost of salaries	3,00,00,000	50,00,000

	of employees of the company not directly attached to project. (e) Wages / miscellaneous.	39,46,730	10,00,000
	SUB TOTAL OF CONSTRUCTION COST (In Rs.) sum of (a to e of row 3A)	20,00,00,000	3,05,00,000
3.	TOTAL DEVELOPMENT CONSTRUCTION AND LAND COST	16,33,45,649	
4.	AMOUNT TOTAL SPENT BY COMPANY (3-4)		3,86,32,876
5.	AMOUNT REQUIRED AS PER ESTIMATED COST		17,02,50,003
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 YAMUNA ENCLAVE (G+7) 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