



CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Subject : Certificate for amount incurred on Solitaire Pride for construction of S + 10 Tower- 100 Unit situated on Arazi No. 94,95 demarcated by its boundaries Latitude 25.404936° and Longitude 81.750497° of the end point of Village Jalalpur Ghosi, Tehsil-Sadar, District- Prayagraj, Prayagraj Development Authority admeasuring 1048 sq. meter being developed by The Innovators Digital Ads Pvt. Ltd. having RERA No. A/F, Designated A/c No. 77110200003433, Bank Name- Bank of Baroda, V N Marg, Allahabad.			
		Rs.	Rs.
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	49903880	49903880
	(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;	1024000	1024000
	(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);	1472120	1472120
	(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.		
	SUB TOTAL LAND COST (in Rs.)	52400000	52400000
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	10058	-
	(b) Fees paid to Local Authority	9000000	900000
	(c) Consultant/Architect Fees (directly attributable to project)	1028800	1028800
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	10038858	1928800
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	431456800	10000000
	(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);	143200	143200
	(c) Cost of material actually purchased;	20000000	10000000
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	5000000	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	456600000	20143200
3B	Cost of construction incurred (As Certified by Project Engineer)	456600000	20143200
3C	Total Construction Cost (Lower of 3A and 3B.)	456600000	20143200
3D	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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	456600000	20143200
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	519038858	74472000
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)%		14.35%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-

9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project)	74472000
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)	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	74472000

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: November 22,2022

UDIN: 22092739BDUVQX9343

