

UDIN 20535354AAAACH7827

**FORM-3 [see Regulation 3]**

CHARTERED ACCOUNTANTS CERTIFICATE

PROJECT NAME		(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)	
		Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration number PBRERA-	
Canvas Residential Project for - 32 Independent floors, in Sector 85, Wave Estate, S.A.S. Nagar, Mohali-140308)			
S.NO	Particulars	Estimated (Column - A)	Incurred & Paid (Column - B)
<b>Land Cost:</b>			
1. (i)	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	4,81,23,250	4,26,14,700
a	Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	-	-
b	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.	47,40,700	6,97,100
c		5,28,63,950	4,33,11,800
<b>Sub Total of LAND COST</b>			
<b>Development Cost/Cost of Construction:</b>			
(ii)	Estimated Cost of Construction as certified by Engineer	9,28,97,388	-
a (i)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	-
a (ii)	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-





a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	3,42,38,662	-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	-
c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-	-
	<b>Sub-Total of Development Cost</b>	<b>12,71,36,050</b>	<b>-</b>
2	Total Estimated Cost of the Real Estate Project (i) + 1 (ii) of Estimated Column -A		18,00,00,000
3	Total Cost Incurred of the Real Estate Project (i) + 1 (ii) of Incurred Column - B		4,33,11,800
4	%age of completion of Construction Work (as per Project Architect's Certificate on completion of project)		As per Architect's Certificate 24%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)		4,33,11,800
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)		-
7	Less - Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		4,33,11,800

**Designated Bank Account under this certificate**

<b>BANK NAME</b>	HDFC BANK
<b>A/C NAME</b>	CA
<b>A/C NUMBER</b>	

This certificate is being issued for RERA compliance for the Company [CANVAS PROMOTERS AND DEVELOPERS] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully  
**SACHIN JAIN**  
 PROP.  
 Membership Number 535354



Date: 31-07-2020  
 Place: CHANDIGARH