Form-3
(See Regulation-3)
CHARTERED ACCOUNTANTS CERTIFICATE
UDIN-23177898BGSUWV4274
(FOR WITHDRAWAL OF MONEY IN A PROJECT)
Name of Developer : M/s Leverage Realtors Pvt Ltd
Leverage Green Parks - OPAL
FF-1/2/3, 4th Floor, Girish Heights
Near LIC Square, Sadar
Nagpur-440001

Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1. i) Land Cost:			
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	7,953,572.00	7,953,572.00
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	6,166,499.00	6,166,499.00
c)	Acquisition cost of TDR (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, resgistration fees etc; and		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-	-
g)	Under Rehabilitation scheme:		-
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-	-
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub Total of LAND COST Rs	14,120,071.00	14,120,071.00

ii)	**Development Cost / Cost of Construction:**		
a (i)	Estimated Cost of Construction as certified by Engineer	114,800,000.00	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		26,760,818.00
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	5,740,000.00	2,635,180.00
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	5,064,128.00	5,064,128.00
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	17,220,000.00	6,494,803.00
	Sub Total of Development Cost	**142,824,128.00**	**40,954,929.00**
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	156,944,199.00	-
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	55,075,000.00	55,075,000.00
4	% completion of Construction Work (as per Project Architect's Certificate)		-
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	35.09%	-
6	Amount which can be withdrawn from the Designated Account	-	-
	Total Estimated Cost X Prportion of cost incurred	-	55,075,000.00
	(Sr. number 2 X Sr. number 5)	-	-
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	-	12,176,360.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-	42,898,640.00

This certificate is being issued for RERA compliance for M/s Leverage Realtors Pvt Ltd and is based on the records and documents produced before me and explanations provided to us as on 31st January 2023 by the management of M/s Leverage Realtors Pvt Ltd .

For W.S.KORKE & CO
CHARTERED ACCOUNTANTS

Place : Nagpur
Date : 22/02/2023

(CA Kartik Kejdiwal)
M. No.177898
Partner

LAND COST

BIFURCATION OF BASIC SALE DEED VALUE AND STAMP DUTY CHARGES TAKEN PROPORTIONATELY
NMRDA SANCTION FEES TAKEN AT ACTUAL

DIRECT EXPENSES

ALL THE EXPENSES ARE BOOKED

INDIRECT EXPENSES

INTEREST EXPENSE INCURRED IS BOOKED @18% FLAT ON THE AMOUNT INCURRED SO FAR IN THIS PRC

ɔJECT