



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 26-07-2022

To: **Leverage Homes LLP, FF 1/2/3, 4TH Floor, Girish Heights, LIC Square, Sadar, Nagpur - 440001**

Subject: Certificate of Financial Progress of Work of **Leverage Green Villas - Skyview** having MahaRERA Registration Number NA (Only applicable after project registration) being developed by **Leverage Homes LLP**

Sir,

This certificate is being issued for RERA compliance for the **Leverage Green Villas - Skyview** having MahaRERA Registration Number NA (Only applicable after project registration) being developed by **Leverage Homes LLP** and is based on the records and documents produced before me and explanations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)		
Sr No.	Particulars	Estimated Cost (At the time of registration of Project)(INR)
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,59,82,676
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	59,96,523
c)	Estimated Acquisition cost of TDR (if any)	-
d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	11,88,966
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
f)	Under Rehabilitation scheme	-
g)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
h)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal / (illegal) occupants, cost for providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
i)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land Cost	2,31,68,165
ii) Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	24,56,16,000
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
(c)	Estimated expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	4,99,32,800
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	-
(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
	Sub Total of Development Cost	29,65,48,800
	Total Cost of the Project (Estimated)	31,97,16,965



Table B - Actual Cost Incurred on the Project (as on Date of Certificate)		
Sr No.	Particulars	Amount (INR) Incurred
1	(i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,59,82,676
b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	59,96,523
c)	Incurred Expenditure for Acquisition of TDR (if any)	-
d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	11,88,966
e)	Land premium paid for redevelopment of land owned by public authorities.	-
f)	Under Rehabilitation scheme:	-
i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
ii)	Incurred expenditure towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land cost	2,31,68,165

2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	9,25,126
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
ii)	Cost incurred on additional items not included is estimated cost (As per Engineer Certificate)	-
iii)	Incurred expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc; All costs incurred to complete the construction of the entire phase of project registered.	3,87,954
d)	Incurred Expenditure towards Taxes, cost, fees, charges, premiums interest etc to any Statutory Authority.	-
e)	Incurred Expenditure towards interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub Total of Development Cost	13,13,080
	Total Cost of the Project (Incurred)	2,44,81,245

3	Total Cost of the Project (Actual incurred as on date of certificate)	2,44,81,245
4	Proportion of the Cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	7.66%
5	Amount which can be withdrawn from the Designated Account	2,44,81,245
6	Less: Amount withdrawn till date of this certificate from Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,44,81,245

*Pass through charges or indirect taxes not included in incurred cost of the project



Table C - Statement of calculation of receivables from Sale of the Real Estate project

Sold Inventory					
Sr. No	Floor No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	-	-	-	-	-
Total			-	-	-
Unsold Inventory					
Sr. No	Floor No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate		
1	101	72.907		25,90,262	
2	102	85.024		29,59,261	
3	103	64.32		22,45,154	
4	104	85.024		29,68,634	
5	105	72.919		25,90,262	
6	106	64.713		22,75,957	
7	201	72.907		25,90,262	
8	202	85.024		29,59,261	
9	203	64.32		22,45,154	
10	204	85.024		29,68,634	
11	205	72.919		25,90,262	
12	206	64.713		22,75,957	
13	301	72.907		25,90,262	
14	302	85.024		29,59,261	
15	303	64.32		22,45,154	
16	304	85.024		29,68,634	
17	305	72.919		25,90,262	
18	306	64.713		22,75,957	
19	401	72.907		25,90,262	
20	402	85.024		29,59,261	
21	403	64.32		22,45,154	
22	404	85.024		29,68,634	
23	405	72.919		25,90,262	
24	406	64.713		22,75,957	
25	501	72.907		25,90,262	
26	502	85.024		29,59,261	
27	503	64.32		22,45,154	
28	504	85.024		29,68,634	
29	505	72.919		25,90,262	
30	506	64.713		22,75,957	
31	601	72.907		25,90,262	
32	602	85.024		29,59,261	
33	603	64.32		22,45,154	
34	604	85.024		29,68,634	
35	605	72.919		25,90,262	
36	606	64.713		22,75,957	
37	701	72.907		25,90,262	
38	702	85.024		29,59,261	
39	703	64.32		22,45,154	
40	704	85.024		29,68,634	
41	705	72.919		25,90,262	
42	706	64.713		22,75,957	
43	801	72.907		25,90,262	
44	802	85.024		29,59,261	
45	803	64.32		22,45,154	
46	804	85.024		29,68,634	
47	805	72.919		25,90,262	
48	806	64.713		22,75,957	
49	901	72.907		25,90,262	
50	902	85.024		29,59,261	
51	903	64.32		22,45,154	
52	904	85.024		29,68,634	
53	905	72.919		25,90,262	
54	906	64.713		22,75,957	
55	1001	72.907		25,90,262	
56	1002	85.024		29,59,261	
57	1003	64.32		22,45,154	
58	1004	85.024		29,68,634	
59	1005	72.919		25,90,262	
60	1006	64.713		22,75,957	
61	1101	72.907		25,90,262	
62	1102	85.024		29,59,261	
63	1103	64.32		22,45,154	
64	1104	85.024		29,68,634	
65	1105	72.919		25,90,262	
66	1106	64.713		22,75,957	
67	1201	72.907		25,90,262	



68	1202	85.024	29,59,261
69	1203	64.32	22,45,154
70	1204	85.024	29,68,634
71	1205	72.919	25,90,262
72	1206	64.713	22,75,957
73	1301	72.907	25,90,262
74	1302	85.024	29,59,261
75	1303	64.32	22,45,154
76	1304	85.024	29,68,634
77	1305	72.919	25,90,262
78	1306	64.713	22,75,957
79	1401	72.907	25,90,262
80	1402	85.024	29,59,261
81	1403	64.32	22,45,154
82	1404	85.024	29,68,634
83	1405	72.919	25,90,262
84	1406	64.713	22,75,957
85	1501	72.907	25,90,262
86	1502	85.024	29,59,261
87	1503	64.32	22,45,154
88	1504	85.024	29,68,634
89	1505	72.919	25,90,262
90	1506	64.713	22,75,957
91	1601	72.907	25,90,262
92	1602	85.024	29,59,261
93	1603	64.32	22,45,154
94	1604	85.024	29,68,634
95	1605	72.919	25,90,262
96	1606	64.713	22,75,957
Total		7,119	25,00,72,488



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	29,52,35,720
2	Balance amount of receivables from sold Apartments as per Table C of this certificate (As certified by Chartered Accountant as verified from the records and books of accounts)	-
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	7,118.51
	(ii) Estimated amount of sales proceeds in respect of unsold Apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this Certificate	25,00,72,488
4	Estimated receivables of ongoing project. [Sum of (2)+(i)]	25,00,72,488
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100%. If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account. If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account. If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	100%

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing balance	-

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certify that Mr. Pawan Alam Prakash Chawla has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means of Finance				
Sr No.	Particulars	Estimated (At time of registration) (In Rs.) (proposed and Indicative)	Proposed/ Estimated (As on the date of Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	31,97,16,965	31,97,16,965	31,97,16,965
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	-	-	-
5	Total funds for project	31,97,16,965	31,97,16,965	31,97,16,965
6	Total estimated cost (As per Table A)	31,97,16,965	31,97,16,965	31,97,16,965

Table G - Any Comments/ Observations of CA	
1	NA
2	
3	
4	

Yours Faithfully

Agreed and Accepted by:

LEVERAGE HOMES LLP

[Signature]

PARTNER

Authorized signatory

Date: 26-07-2022

For, Amit A. Agrawal & Associates
Chartered Accountants
Reg No. : 110402W



[Signature]

CA Amit A. Agrawal
Proprietor
M. No. 128825

UDIN : 22128825ANKWTG4245