

W.S. Korke & Co
Chartered Accountants

215, Siddhivinayak Apartments, North Bazar Road, Gokulpeth, Nagpur-440010.

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ANNEXURE D

FORM – 3

CHARTERED ACCOUNTANT'S CERTIFICATE

**(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF PROJECT AND
FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)**

To,

Date : 18/02/2025

MahaRera Department

Maharashtra.

Subject: Certificate of Financial Progress of Work of having MahaRERA Registration Number P50500046620 (Only Applicable after project Registration) being developed by **M/s Leverage Realities for project Name : Leverage Green Villas- Skyview**

Sir,

This Certificate is being issued for RERA compliance for the (Leverage Green Villas- Skyview ".) having MahaRERA Registration Number P50500046620 (Only Applicable after project Registration) being developed by M/s Leverage Homes LLP and is based on the records and documents produced before me and explanations provided to me by the Promoters.

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TABLE A- Estimated cost of the project (at the time of Registration of Project)

Sr.No.	Particulars	Amount (In Rs.) Estimated
1	<u>Land Cost:</u> A) Value of the land as ascertained from the Annual Statement of Rates (ASR). B) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority 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 E) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities F) Under Rehabilitation Scheme: i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer ii) 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. iii) 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 incurred on the borrowing done specifically for construction of rehabilitation component <u>Sub – Total of Land Cost:</u>	1,59,82,676.00 59,96,523.00 11,88,966.00 2,31,68,165.00
2	<u>Development Cost/ Cost of Construction of Building</u> A) Estimated Cost of Construction as certified by Engineer 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 (a) 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. D) Estimated Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. E) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	24,66,16,000.00 4,99,32,800.00

(1)	(2)	(3)	(4)	(5)	(6)
1	AS PER ANNEXURE "A"				
2					
	TOTAL				

- Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Flat/Plot/Shop No.	Carpet Area (In Sq Meters)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	AS PER ANNEXURE "A"	AS PER ANNEXURE "A"	AS PER ANNEXURE "A"
2			
3			
4			
5			
6			
	TOTAL		

TABLE D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
1	Estimated Cost to complete the Real Estate Project (Difference of Total Estimated Project Cost less cost incurred)	11,99,58,198.00
2	Balance amount of receivables from sold units as per Table C of this certificate (as certified by CA as verified from the records and books of accounts)	9,38,85,395.00
3	i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) ii) Estimated amount of sales proceeds in respect of unsold units (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.	371.99 Sq mtrs 1,30,37,308.00
4	Estimated Receivables of ongoing project (Sum of 2 + 3 (ii))	10,69,22,703.00

5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than I, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than I, then 100%; of the balance receivables of ongoing project will be deposited in designated Account	7,48,45,892.10
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Table E

Designated Bank Account Details

Sr. No.	Particulars	Actual Amount till Date (From the start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	19,32,48,678.00
3	Withdrawals	19,24,19,878.00
4	Closing Balance	8,28,800.00

Table F

Means of Finance

Sr. No.	Particulars	Estimated (At the 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	31,97,16,965.00	31,97,16,965.00	
2	Total Borrowed Fund (Secured) - Availed till date			
3	Total Borrowed Funds (Unsecured) - Availed till date			
4	Customer Receipts used for Project			21,42,70,166.00
5	Total Funds for Project	31,97,16,965.00	31,97,16,965.00	21,42,70,166.00
6	Total Estimated cost (As per Table A)	31,97,16,965.00	31,97,16,965.00	31,97,16,965.00

Table G

Any Comments/Observations of CA

1	
2	
3	
4	

Yours Faithfully,

KARTIK KEJDIWAL
Digitally signed by KARTIK KEJDIWAL
Date: 2025.02.25 16:51:05 +05'30'

UDIN: 25177898BMHUFU5426

M. No: 177898

Name: Kartik Kejdiwal

Agreed and Accepted by:

ADITYA UMESH GUPTA
Digitally signed by ADITYA UMESH GUPTA
Date: 2025.02.25 16:51:35 +05'30'

Signature of Promoters

Name: Aditya Gupta

Date: 17/02/2025

