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 : 20/10/2023**

MahaRera Department

Maharashtra.

Subject: Certificate of Financial Progress of Work of having MahaRERA Registration Number P50500049151 (Only Applicable after project Registration) being developed by **M/s Leverage Realities for project Name : Leverage Green Heights Wing "A".**

Sir,

This Certificate is being issued for RERA compliance for the (Project Name) having MahaRERA Registration Number P50500049151 (Only Applicable after project Registration) being developed by **M/s Leverage Realities and is based on the records and documents produced before me and explanations provided to me by the Promoters.**

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

Sr.No.	Particulars	Amount (In Rs.) Estimated
1	**Land Cost:** **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	1,45,40,126.00 83,00,000.00

	(ASR) for redevelopment of land owned by public authorities **F)** Under Rehabiliation 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 **Sub – Total of Land Cost:**	**2,28,40,126.00**
2	**Development Cost/ Cost of Construction of Building** **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 **Sub – Total of Development Cost:** **TOTAL ESTIMATED COST OF THE PROJECT:**	23,23,44,000.00 2,76,60,000.00 1,65,96,000.00 **27,66,00,000.00** **29,94,40,126.00**

*Pass through charges or indirect taxes not included in estimated cost of project.

** Estimated cost shall be revised through correction application.

TABLE B- Actual cost Incurred on the project (As on Date of Certificate)

Sr.No.	Particulars	Amount (In Rs.) Estimated
1	**Land Cost:** A) Value of the land as ascertained from the Annual Statement of Rates (ASR). B) Incurred Expenditure on 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) Incurred Expenditure for Acquisition of TDR (if any) D) Amount 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 E) Land Premium paid for redevelopment of land owned by public authorities F) Under Rehabiliation Scheme: **i)** lncurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered a) Cost Incurred expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by Engineer b) Incurred Expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by CA. ii) Incurred expenditure for 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) Incurred expenditure towards 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**	**1,45,40,126.00** **83,00,000.00** **2,28,40,126.00**
2	**Development Cost/ Cost of Construction** i) Estimated Cost of Construction Minimum of (a) and (b) to be considered a) Cost Incurred expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by Engineer b) Incurred Expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by CA.	**1,99,10,750.00**

	ii) Cost Incurred on additional items not included in 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 the cost incurred to complete the construction of the entire phase of the project registered. iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. **Sub – Total of Development Cost:** **TOTAL COST INCURRED:**	**81,42,429.00** **19,31,821.00** **2,9985,000.00** **5,28,25,126.00**
3	**Total Cost of the Project (Actual Incurred as on date of certificate)**	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).	17.64%
5	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of cost incurred)	**5,28,25,126.00**
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**5,28,25,126.00**

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

TABLE C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Flat/Plot/Shop No.	Carpet Area (In Sq Meters)	Unit Consideration as per Agreement of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	105	64.03	3990000.00	395049	3594951
2	402	63.96	4060000.00	402970	3657030
3	503	66.19	40775000.00	1140867	2936633
4	506	63.75	3762000.00	50496	3711504
5	702	63.96	3828000.00	773268	3054732

6	**802**	**63.96**	**3770000.00**	**978021**	**2791979**
7	**901**	**63.96**	**4002000.00**	**199010**	**3802990**
8	**902**	**63.96**	**3747000.00**	**421781**	**3325219**
9	**1002**	**63.96**	**3900000.00**	**1010889**	**2889111**
10	**1003**	**66.19**	**3712000.00**	**30693**	**3681307**
11	**1006**	**63.75**	**3990000.00**	**18119**	**3971881**
12	**1102**	**63.96**	**3944000.00**	**1024596**	**2919404**
13	**1202**	**63.96**	**3944000.00**	**50495**	**3893505**
14	**1303**	**66.196**	**3961000.00**	**30694**	**3930306**
	TOTAL		**54687500.00**	**6526948.00**	**48160552.00**

- 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. Mtrs)	Unit Consideration as per Ready Reckoner Rate
1	101	73.705	32,70,292
2	102	73.571	32,70,292
3	103	74.427	32,88,365
4	104	72.055	32,31,248
5	106	71.543	32,00,899
6	201	73.705	32,70,292
7	202	73.571	32,70,292
8	203	74.427	32,88,365
9	204	72.055	32,31,248
10	205	71.974	32,04,991
11	206	71.543	32,00,899
12	301	73.705	32,70,292
13	302	73.571	32,70,292
14	303	74.427	32,88,365
15	304	72.055	32,31,248

16	305	71.974	32,04,991
17	306	71.543	32,00,899
18	401	73.705	32,70,292
19	403	74.427	32,88,365
20	404	72.055	32,31,248
21	405	71.974	32,04,991
22	406	71.543	32,00,899
23	501	73.705	32,70,292
24	502	73.571	32,70,292
25	504	72.055	32,31,248
26	505	71.974	32,04,991
27	601	73.705	32,70,292
28	602	73.571	32,70,292
29	603	74.427	32,88,365
30	604	72.055	32,31,248
31	605	71.974	32,04,991
32	606	71.543	32,00,899
33	701	73.705	32,70,292
34	703	74.427	32,88,365
35	704	72.055	32,31,248
36	705	71.974	32,04,991
37	706	71.543	32,00,899
38	801	73.705	32,70,292
39	803	74.427	32,88,365

40	804	72.055	32,31,248
41	805	71.974	32,04,991
42	806	71.543	32,00,899
43	903	74.427	32,88,365
44	904	72.055	32,31,248
45	905	71.974	32,04,991
46	906	71.543	32,00,899
47	1001	73.705	32,70,292
48	1004	72.055	32,31,248
49	1005	71.974	32,04,991
50	1101	73.705	32,70,292
51	1103	74.427	32,88,365
52	1104	72.055	32,31,248
53	1105	71.974	32,04,991
54	1106	71.543	32,00,899
55	1201	73.705	32,70,292
56	1203	74.427	32,88,365
57	1204	72.055	32,31,248
58	1205	71.974	32,04,991
59	1206	71.543	32,00,899
60	1301	73.705	32,70,292
61	1302	73.571	32,70,292
62	1304	72.055	32,31,248
63	1305	71.974	32,04,991

64	1306	71.543	32,00,899
65	1401	73.705	32,70,292
66	1402	73.571	32,70,292
67	1403	74.427	32,88,365
68	1404	72.055	32,31,248
69	1405	71.974	32,04,991
70	1406	71.543	32,00,899
71	1501	73.705	32,70,292
72	1502	73.571	32,70,292
73	1503	74.427	32,88,365
74	1504	72.055	32,31,248
75	1505	71.974	32,04,991
76	1506	71.543	32,00,899
77	1601	73.705	32,70,292
78	1602	73.571	32,70,292
79	1603	74.427	32,88,365
80	1604	72.055	32,31,248
81	1605	71.974	32,04,991
82	1606	71.543	32,00,899
		TOTAL CONSIDERATION	**26,58,23,172.00**

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)	**24,66,15,000.00**
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)	**4,81,60,552.00**
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.	**26,58,23,172.00**
4	Estimated Receivables of ongoing project (Sum of 2 + 3 (ii))	**31,39,83,724.00**
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 ll:4 is lesser than I, then 100%.; of the balance receivables of ongoing project will be deposited h designated Account	

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**	0.00
3	**Withdrawals**	0.00
4	**Closing Balance**	0.00

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**			
2	**Total Borrowed Fund (Secured)** - **Availed till date**	0	11,00,00,000.00	1,50,00,000.00
3	**Total Borrowed Funds (Unsecured)** - **Availed till date**	3,71,25,093.00	3,71,25,093.00	3,12,98,178.00
4	**Customer Receipts used for Project**	26,23,15,033.00	15,23,15,033.00	65,26,948.00
5	**Total Funds for Project**	29,94,40,126.00	29,94,40,126.00	29,94,40,126.00
6	**Total Estimated cost (As per Table A)**	29,94,40,126.00	29,94,40,126.00	29,94,40,126.00

Table G

Any Comments/Observations of CA

1	
2	

KKejdiwal **Yours Faithfully,**

UDIN: 23177898BGSUZZ9398

M. No: 177898

Name: CA Kartik kejdiwal

Agreed and Accepted by:

Signature of Promoters

Name: Aditya Gupta

Date: 20/10/2023