



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/s Leverage Spaces LLP (FF/1/2/3 and 4th Floor, Girish Heights, LIC Square, Sadar, Nagpur-440001)

Sub:- Certificate of Financial Progress of Work of Leverage Green Woods Unity-C Grand MahaRERA Registration Number-(Not allotted Yet) being developed by M/s Leverage Spaces LLP.

Sir,

This certificate is being issued for RERA compliance for the Project Leverage Green Woods Unity-C Grand having MahaRERA Registration Number -(Not Allotted Yet) being developed by M/s Leverage Spaces LLP and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
	Estimated Cost	
	(At the time of Registration of project)	
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,18,17,241
b)	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	4,98,19,401
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	14,37,590
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 of 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 estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	7,30,74,232
	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)	56,37,75,011
(c)	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant 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.	4,62,95,949
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	3,33,600
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	6,51,16,014
	Sub-Total of DEVELOPMENT COST	67,55,20,574
	Total Cost of The project (Estimated)	74,85,94,806

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati - 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
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Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
	Incurred	
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,18,17,241
b)	Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	1,70,92,921
c)	Incurred Expenditure for Acquisition cost 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	14,37,590
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 the 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 payable to slum dwellers, tenants, apartment owners or appropriate authority of 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 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	4,03,47,752
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-
	(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, consultant 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.	-
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	4,03,47,752
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	5.39
5	Amount which can be withdrawn from the Designated Account.	4,03,47,752
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	4,03,47,752

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
23rd June 2023
UDIN : 23177608BGSMIS6501



Date:-23/06/2023
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati - 444601
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Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL	-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential Cum Commercial Project is Rs 42042 per sm. For Residential Flats and Rs 50,050/- Per Sq Mtr for Commercial Shops at Carpet Area (Rs.38220*1.1 and 45500*1.1 for Upto 4th Floor) (+5% From 5th Floor to 10th Floor & 7.5% From 11th Floor to 20th Floor)

Sr. No.	Shop/ Commerical Space	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	GF Shop No.1	165.73	91,23,990
2	GF Shop No.2	132.44	72,91,594
3	FF Shop No.1	174.86	96,26,972
4	FF Shop No.2	128.67	70,83,982
5	101	65.12	30,11,553
6	102	79.55	36,78,885
7	103	79.82	36,91,372
8	104	92.58	42,81,473
9	105	81.01	37,46,405
10	106	63.68	29,44,958
11	107	65.12	30,11,553
12	108	79.55	36,78,885
13	109	79.82	36,91,372
14	110	105.04	48,57,701
15	201	65.12	30,11,553
16	202	79.55	36,78,885
17	203	79.82	36,91,372
18	204	92.58	42,81,473
19	205	81.01	37,46,405
20	206	63.68	29,44,958
21	207	65.12	30,11,553
22	208	79.55	36,78,885
23	209	79.82	36,91,372
24	210	92.58	42,81,473
25	211	81.01	37,46,405
26	212	63.68	29,44,958
27	301	65.12	30,11,553
28	302	79.55	36,78,885



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29	303	79.82	36,91,372
30	304	92.58	42,81,473
31	305	81.01	37,46,405
32	306	63.68	29,44,958
33	307	65.12	30,11,553
34	308	79.55	36,78,885
35	309	79.82	36,91,372
36	310	92.58	42,81,473
37	311	81.01	37,46,405
38	312	63.68	29,44,958
39	401	65.12	30,11,553
40	402	79.55	36,78,885
41	403	79.82	36,91,372
42	404	92.58	42,81,473
43	405	81.01	37,46,405
44	406	63.68	29,44,958
45	407	65.12	30,11,553
46	408	79.55	36,78,885
47	409	79.82	36,91,372
48	410	92.58	42,81,473
49	411	81.01	37,46,405
50	412	63.68	29,44,958
51	501	65.12	31,62,130
52	502	79.55	38,62,829
53	503	79.82	38,75,940
54	504	92.58	44,95,547
55	505	81.01	39,33,725
56	506	63.68	30,92,206
57	507	65.12	31,62,130
58	508	79.55	38,62,829
59	509	79.82	38,75,940
60	510	92.58	44,95,547
61	511	81.01	39,33,725
62	512	63.68	30,92,206
63	601	65.12	31,62,130
64	602	79.55	38,62,829
65	603	79.82	38,75,940
66	604	92.58	44,95,547
67	605	81.01	39,33,725
68	606	63.68	30,92,206
69	607	65.12	31,62,130
70	608	79.55	38,62,829
71	609	79.82	38,75,940
72	610	92.58	44,95,547
73	611	81.01	39,33,725
74	612	63.68	30,92,206
75	701	65.12	31,62,130
76	702	79.55	38,62,829
77	703	79.82	38,75,940
78	704	92.58	44,95,547
79	705	81.01	39,33,725
80	706	63.68	30,92,206
81	707	65.12	31,62,130
82	708	79.55	38,62,829
83	709	79.82	38,75,940
84	710	92.58	44,95,547



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85	711	81.01	39,33,725
86	712	63.68	30,92,206
87	801	65.12	31,62,130
88	802	66.91	32,49,050
89	803	79.82	38,75,940
90	804	92.58	44,95,547
91	805	81.01	39,33,725
92	806	63.68	30,92,206
93	807	65.12	31,62,130
94	808	66.91	32,49,050
95	809	79.82	38,75,940
96	810	92.58	44,95,547
97	811	81.01	39,33,725
98	812	63.68	30,92,206
99	901	65.12	31,62,130
100	902	79.55	38,62,829
101	903	79.82	38,75,940
102	904	92.58	44,95,547
103	905	81.01	39,33,725
104	906	63.68	30,92,206
105	907	65.12	31,62,130
106	908	79.55	38,62,829
107	909	79.82	38,75,940
108	910	92.58	44,95,547
109	911	81.01	39,33,725
110	912	63.68	30,92,206
111	1,001	65.12	31,62,130
112	1,002	79.55	38,62,829
113	1,003	79.82	38,75,940
114	1,004	92.58	44,95,547
115	1,005	81.01	39,33,725
116	1,006	63.68	30,92,206
117	1,007	65.12	31,62,130
118	1,008	79.55	38,62,829
119	1,009	79.82	38,75,940
120	1,010	92.58	44,95,547
121	1,011	81.01	39,33,725
122	1,012	63.68	30,92,206
123	1,101	65.12	32,37,419
124	1,102	79.55	39,54,802
125	1,103	79.82	39,68,225
126	1,104	92.58	46,02,584
127	1,105	81.01	40,27,385
128	1,106	63.68	31,65,830
129	1,107	65.12	32,37,419
130	1,108	79.55	39,54,802
131	1,109	79.82	39,68,225
132	1,110	92.58	46,02,584
133	1,111	81.01	40,27,385
134	1,112	63.68	31,65,830
135	1,201	65.12	32,37,419
136	1,202	79.55	39,54,802
137	1,203	79.82	39,68,225
138	1,204	92.58	46,02,584
139	1,205	81.01	40,27,385
140	1,206	63.68	31,65,830



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M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

141	1,207	65.12	32,37,419
142	1,208	79.55	39,54,802
143	1,209	79.82	39,68,225
144	1,210	92.58	46,02,584
145	1,211	81.01	40,27,385
146	1,212	63.68	31,65,830
147	1,301	65.12	32,37,419
148	1,302	66.91	33,26,408
149	1,303	79.82	39,68,225
150	1,304	92.58	46,02,584
151	1,305	81.01	40,27,385
152	1,306	63.68	31,65,830
153	1,307	65.12	32,37,419
154	1,308	66.91	33,26,408
155	1,309	79.82	39,68,225
156	1,310	92.58	46,02,584
157	1,311	81.01	40,27,385
158	1,312	63.68	31,65,830
159	1,401	65.12	32,37,419
160	1,402	79.55	39,54,802
161	1,403	79.82	39,68,225
162	1,404	92.58	46,02,584
163	1,405	81.01	40,27,385
164	1,406	63.68	31,65,830
165	1,407	65.12	32,37,419
166	1,408	79.55	39,54,802
167	1,409	79.82	39,68,225
168	1,410	92.58	46,02,584
169	1,411	81.01	40,27,385
170	1,412	63.68	31,65,830
171	1,501	65.12	32,37,419
172	1,502	79.55	39,54,802
173	1,503	79.82	39,68,225
174	1,504	92.58	46,02,584
175	1,505	81.01	40,27,385
176	1,506	63.68	31,65,830
177	1,507	65.12	32,37,419
178	1,508	79.55	39,54,802
179	1,509	79.82	39,68,225
180	1,510	92.58	46,02,584
181	1,511	81.01	40,27,385
182	1,512	63.68	31,65,830
183	1,601	65.12	32,37,419
184	1,602	79.55	39,54,802
185	1,603	79.82	39,68,225
186	1,604	92.58	46,02,584
187	1,605	81.01	40,27,385
188	1,606	63.68	31,65,830
189	1,607	65.12	32,37,419
190	1,608	79.55	39,54,802
191	1,609	79.82	39,68,225
192	1,610	92.58	46,02,584
193	1,611	81.01	40,27,385
194	1,612	63.68	31,65,830
195	1,701	65.12	32,37,419
196	1,702	79.55	39,54,802



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197	1,703	79.82	39,68,225
198	1,704	92.58	46,02,584
199	1,705	81.01	40,27,385
200	1,706	63.68	31,65,830
201	1,707	65.12	32,37,419
202	1,708	79.55	39,54,802
203	1,709	79.82	39,68,225
204	1,710	92.58	46,02,584
205	1,711	81.01	40,27,385
206	1,712	63.68	31,65,830
207	1,801	65.12	32,37,419
208	1,802	66.91	33,26,408
209	1,803	79.82	39,68,225
210	1,804	92.58	46,02,584
211	1,805	81.01	40,27,385
212	1,806	63.68	31,65,830
213	1,807	65.12	32,37,419
214	1,808	66.91	33,26,408
215	1,809	79.82	39,68,225
216	1,810	92.58	46,02,584
217	1,811	81.01	40,27,385
218	1,812	63.68	31,65,830
219	1,901	65.12	32,37,419
220	1,902	79.55	39,54,802
221	1,903	79.82	39,68,225
222	1,904	92.58	46,02,584
223	1,905	81.01	40,27,385
224	1,906	63.68	31,65,830
225	1,907	65.12	32,37,419
226	1,908	79.55	39,54,802
227	1,909	79.82	39,68,225
228	1,910	92.58	46,02,584
229	1,911	81.01	40,27,385
230	1,912	63.68	31,65,830
231	2,001	65.12	32,37,419
232	2,002	79.55	39,54,802
233	2,003	79.82	39,68,225
234	2,004	92.58	46,02,584
235	2,005	81.01	40,27,385





**M/s GAD & ASSOCIATES
CHARTERED ACCOUNTANTS**

236	2,006	63.68	31,65,830
237	2,007	65.12	32,37,419
238	2,008	79.55	39,54,802
239	2,009	79.82	39,68,225
240	2,010	92.58	46,02,584
241	2,011	81.01	40,27,385
242	2,012	63.68	31,65,830
TOTAL		18,864.03	92,23,00,861.00





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	70,82,47,054
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)	18,864.03
	(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	92,23,00,861
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	92,23,00,861
5	Amount to be deposited in Designated Account – 70% or 100% (if 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	64,56,10,603

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details 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 allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s Leverage Spaces LLP has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Date:-23/06/2023
Place:-Nagpur

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit
CA. Ankit Talreja

Nagpur
23rd June 2023

UDIN : 23177608BGSMIS6501



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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 this certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	7,00,00,000	7,00,00,000	4,03,47,752
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	5,00,00,000	5,00,00,000	-
4	Customer Receipts under for Project	92,23,00,861	92,23,00,861	-
5	Total Funds for Project	1,04,23,00,861	1,04,23,00,861	4,03,47,752
6	Total Estimated Cost (As per Table A)	74,85,94,806	74,85,94,806	4,03,47,752

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
---	---------------------

Yours Faithfully,
For G A D & Associates
FRN - 146550W


CA. Ankit Talreja
Partner
M. no. 177608

UDIN : 23177608BGSMIS6501



Agreed and accepted by:



Name: Shri Aditya S/o Umesh Gupta
Partner
Leverage Spaces LLP
Date:-23/06/2023