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-P50500051810 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 -P50500051810 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.

For Quarter Ending 30th September 2023

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 iof 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance 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	51,78,06,976
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	4,25,21,156
	(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 :-	5,98,06,706
	Sub-Total of DEVELOPMENT COST	62,04,68,438
	Total Cost of The project (Estimated)	**69,35,42,670**

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 iof 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 infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	3,10,615
	(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 (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	11,38,830
	(iv) Incurred Expenditure towrds 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	**14,49,445**
3	Total Cost of The project (Actual incurred as on date of certificate)	4,17,97,197
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	6.03
5	Amount which can be withdrawn from the Designated Account.	4,17,97,197
6	Less: Amount withdrawn till date of this certificate from the Designated Account	6,27,973
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,11,69,224

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
02nd October 2023
UDIN : 23177608BGSMQS5722

Date:-02/10/2023
Place:-Nagpur

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)	65,17,45,473
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)	9,26,05,396
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	17,325.93
	(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	84,75,96,886
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	94,02,02,282
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)	65,81,41,597

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	6,27,973
3	Withdrawals	6,27,973
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, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
02nd October 2023
UDIN : 23177608BGSMQS5722

Date:-02/10/2023
Place:-Nagpur

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)
1	1004	92.58	54,60,000	50,496	54,09,504
2	106	63.68	40,77,500	50,496	40,27,004
3	1404	92.58	54,60,000	50,496	54,09,504
4	1205	81.01	49,52,500	50,496	49,02,004
5	1305	81.01	49,52,500	49,504	49,02,996
6	1504	92.58	54,60,000	20,794	54,39,206
7	1605	81.01	49,52,500	50,496	49,02,004
8	1606	63.68	40,77,500	50,496	40,27,004
9	1804	92.58	54,60,000	50,496	54,09,504
10	1806	63.68	40,77,500	50,496	40,27,004
11	204	92.58	54,60,000	50,497	54,09,503
12	303	79.82	48,12,500	50,496	47,62,004
13	405	81.01	49,52,500	50,496	49,02,004
14	504	92.58	54,60,000	48,571	54,11,429
15	605	81.01	49,52,500	50,496	49,02,004
16	705	81.01	49,52,500	50,496	49,02,004
17	706	63.68	40,77,500	50,496	40,27,004
18	505	81.01	49,52,500	50,496	49,02,004
19	905	81.01	49,52,500	20,794	49,31,706
	TOTAL	1,538.10	9,35,02,500	8,97,104	9,26,05,396

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	107	65.12	30,11,553
11	108	79.55	36,78,885
12	109	79.82	36,91,372
13	110	105.04	48,57,701

14	201	65.12	30,11,553
15	202	79.55	36,78,885
16	203	79.82	36,91,372
17	205	81.01	37,46,405
18	206	63.68	29,44,958
19	207	65.12	30,11,553
20	208	79.55	36,78,885
21	209	79.82	36,91,372
22	210	92.58	42,81,473
23	211	81.01	37,46,405
24	212	63.68	29,44,958
25	301	65.12	30,11,553
26	302	79.55	36,78,885
27	304	92.58	42,81,473
28	305	81.01	37,46,405
29	306	63.68	29,44,958
30	307	65.12	30,11,553
31	308	79.55	36,78,885
32	309	79.82	36,91,372
33	310	92.58	42,81,473
34	311	81.01	37,46,405
35	312	63.68	29,44,958
36	401	65.12	30,11,553
37	402	79.55	36,78,885
38	403	79.82	36,91,372
39	404	92.58	42,81,473
40	406	63.68	29,44,958
41	407	65.12	30,11,553
42	408	79.55	36,78,885
43	409	79.82	36,91,372
44	410	92.58	42,81,473
45	411	81.01	37,46,405
46	412	63.68	29,44,958
47	501	65.12	31,62,130
48	502	79.55	38,62,829
49	503	79.82	38,75,940
50	506	63.68	30,92,206
51	507	65.12	31,62,130
52	508	79.55	38,62,829
53	509	79.82	38,75,940
54	510	92.58	44,95,547
55	511	81.01	39,33,725
56	512	63.68	30,92,206
57	601	65.12	31,62,130
58	602	79.55	38,62,829
59	603	79.82	38,75,940
60	604	92.58	44,95,547
61	606	63.68	30,92,206
62	607	65.12	31,62,130
63	608	79.55	38,62,829
64	609	79.82	38,75,940
65	610	92.58	44,95,547
66	611	81.01	39,33,725
67	612	63.68	30,92,206
68	701	65.12	31,62,130
69	702	79.55	38,62,829
70	703	79.82	38,75,940
71	704	92.58	44,95,547
72	707	65.12	31,62,130





73	708	79.55	38,62,829
74	709	79.82	38,75,940
75	710	92.58	44,95,547
76	711	81.01	39,33,725
77	712	63.68	30,92,206
78	801	65.12	31,62,130
79	802	66.91	32,49,050
80	803	79.82	38,75,940
81	804	92.58	44,95,547
82	805	81.01	39,33,725
83	806	63.68	30,92,206
84	807	65.12	31,62,130
85	808	66.91	32,49,050
86	809	79.82	38,75,940
87	810	92.58	44,95,547
88	811	81.01	39,33,725
89	812	63.68	30,92,206
90	901	65.12	31,62,130
91	902	79.55	38,62,829
92	903	79.82	38,75,940
93	904	92.58	44,95,547
94	906	63.68	30,92,206
95	907	65.12	31,62,130
96	908	79.55	38,62,829
97	909	79.82	38,75,940
98	910	92.58	44,95,547
99	911	81.01	39,33,725
100	912	63.68	30,92,206
101	1001	65.12	31,62,130
102	1002	79.55	38,62,829
103	1003	79.82	38,75,940
104	1005	81.01	39,33,725
105	1006	63.68	30,92,206
106	1007	65.12	31,62,130
107	1008	79.55	38,62,829
108	1009	79.82	38,75,940
109	1010	92.58	44,95,547
110	1011	81.01	39,33,725
111	1012	63.68	30,92,206
112	1101	65.12	32,37,419
113	1102	79.55	39,54,802
114	1103	79.82	39,68,225
115	1104	92.58	46,02,584
116	1105	81.01	40,27,385
117	1106	63.68	31,65,830
118	1107	65.12	32,37,419
119	1108	79.55	39,54,802
120	1109	79.82	39,68,225
121	1110	92.58	46,02,584
122	1111	81.01	40,27,385
123	1112	63.68	31,65,830
124	1201	65.12	32,37,419
125	1202	79.55	39,54,802
126	1203	79.82	39,68,225
127	1204	92.58	46,02,584
128	1206	63.68	31,65,830
129	1207	65.12	32,37,419
130	1208	79.55	39,54,802
131	1209	79.82	39,68,225



132	1210	92.58	46,02,584
133	1211	81.01	40,27,385
134	1212	63.68	31,65,830
135	1301	65.12	32,37,419
136	1302	66.91	33,26,408
137	1303	79.82	39,68,225
138	1304	92.58	46,02,584
139	1306	63.68	31,65,830
140	1307	65.12	32,37,419
141	1308	66.91	33,26,408
142	1309	79.82	39,68,225
143	1310	92.58	46,02,584
144	1311	81.01	40,27,385
145	1312	63.68	31,65,830
146	1401	65.12	32,37,419
147	1402	79.55	39,54,802
148	1403	79.82	39,68,225
149	1405	81.01	40,27,385
150	1406	63.68	31,65,830
151	1407	65.12	32,37,419
152	1408	79.55	39,54,802
153	1409	79.82	39,68,225
154	1410	92.58	46,02,584
155	1411	81.01	40,27,385
156	1412	63.68	31,65,830
157	1501	65.12	32,37,419
158	1502	79.55	39,54,802
159	1503	79.82	39,68,225
160	1505	81.01	40,27,385
161	1506	63.68	31,65,830
162	1507	65.12	32,37,419
163	1508	79.55	39,54,802
164	1509	79.82	39,68,225
165	1510	92.58	46,02,584
166	1511	81.01	40,27,385
167	1512	63.68	31,65,830
168	1601	65.12	32,37,419
169	1602	79.55	39,54,802
170	1603	79.82	39,68,225
171	1604	92.58	46,02,584
172	1607	65.12	32,37,419
173	1608	79.55	39,54,802
174	1609	79.82	39,68,225
175	1610	92.58	46,02,584
176	1611	81.01	40,27,385
177	1612	63.68	31,65,830
178	1701	65.12	32,37,419
179	1702	79.55	39,54,802
180	1703	79.82	39,68,225
181	1704	92.58	46,02,584
182	1705	81.01	40,27,385
183	1706	63.68	31,65,830
184	1707	65.12	32,37,419
185	1708	79.55	39,54,802
186	1709	79.82	39,68,225
187	1710	92.58	46,02,584
188	1711	81.01	40,27,385
189	1712	63.68	31,65,830
190	1801	65.12	32,37,419



191	1802	66.91	33,26,408
192	1803	79.82	39,68,225
193	1805	81.01	40,27,385
194	1807	65.12	32,37,419
195	1808	66.91	33,26,408
196	1809	79.82	39,68,225
197	1810	92.58	46,02,584
198	1811	81.01	40,27,385
199	1812	63.68	31,65,830
200	1901	65.12	32,37,419
201	1902	79.55	39,54,802
202	1903	79.82	39,68,225
203	1904	92.58	46,02,584
204	1905	81.01	40,27,385
205	1906	63.68	31,65,830
206	1907	65.12	32,37,419
207	1908	79.55	39,54,802
208	1909	79.82	39,68,225
209	1910	92.58	46,02,584
210	1911	81.01	40,27,385
211	1912	63.68	31,65,830
212	2001	65.12	32,37,419
213	2002	79.55	39,54,802
214	2003	79.82	39,68,225
215	2004	92.58	46,02,584
216	2005	81.01	40,27,385
217	2006	63.68	31,65,830
218	2007	65.12	32,37,419
219	2008	79.55	39,54,802
220	2009	79.82	39,68,225
221	2010	92.58	46,02,584
222	2011	81.01	40,27,385
223	2012	63.68	31,65,830
TOTAL		**17,325.93**	**84,75,96,886.00**





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	3,11,69,224
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	1,00,00,000
4	Customer Receipts under for Project	92,23,00,861	94,10,99,386	6,27,973
5	Total Funds for Project	1,04,23,00,861	1,06,10,99,386	4,17,97,197
6	Total Estimated Cost (As per Table A)	69,35,42,670	69,35,42,670	4,17,97,197

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 : 23177608BGSMQS5722

Agreed and accepted by:



Name: Shri Aditya S/o Umesh Gupta
Partner
Leverage Spaces LLP
Date:-02/10/2023