M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041

email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

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 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 Qurter Ending 31st December 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	2,18,17,241
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	
	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 linked 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:	56,37,75,011
	(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 (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.	4,62,95,949
	(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

G A D & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

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)	1,38,22,097
	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	5,41,69,849
	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	3,19,196
	(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.	16,14,643
	(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	19,33,839
3	Total Cost of The project (Actual incurred as on date of certificate)	5,61,03,688
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	7.49
5	Amount which can be withdrawn from the Designated Account.	5,61,03,688
6	Less: Amount withdrawn till date of this certificate from the Designated Account	74,28,199
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,86,75,489

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

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Tarejа
Nagpur
02nd January 2024
UDIN:24177608BKBRV5036

Date:- 02/01/2024
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)	69,24,91,118
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)	18,10,05,964
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	15,708.16
	(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	76,85,73,771
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	94,95,79,735
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)	66,47,05,815

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	78,06,775
2	Deposits	74,28,199
3	Withdrawals	3,78,576
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 January 2024
UDIN:24177608BKBIRV5036

Date:- 02/01/2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the 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	1402	79.55	44,75,000	50,496	44,24,504
2	303	79.82	44,90,000	50,496	44,39,504
3	903	79.82	44,75,000	10,90,100	33,84,900
4	1006	63.68	40,77,500	50,496	40,27,004
5	1106	63.68	43,11,000	4,74,258	38,36,742
6	1506	63.68	41,94,000	5,45,543	36,48,457
7	1606	63.68	43,10,000	3,54,556	39,55,444
8	1806	63.68	41,94,000	4,15,842	37.78,158
9	206	63.68	41,35,000	20,792	41,14,208
10	306	63.68	41,94,000	50,496	41,43,504
11	506	63.68	41,94,000	20,792	41,73,208
12	606	63.68	41,94,000	50,496	41,43,504
13	706	63.68	41,94,000	50,496	41,43,504
14	806	63.68	41,94,000	7,50,694	34,43,306
15	906	63.68	43,68,000	50,496	43,17,504
16	1004	92.58	55,00,000	2,38,810	52,61,190
17	1005	81.01	54,81,000	48,570	54,32,430
18	1104	92.58	50,00,000	8,10,474	41,89,526
19	1105	81.01	44,75,000	50,496	44,24,504
20	1205	81.01	44,75,000	50,496	44,24,504
21	1305	81.01	53,77,000	20,000	53,57,000
22	1404	92.58	50,00,000	3,34,284	46,65,716
23	1405	81.01	44,50,000	50,496	43,99,504
24	1504	92.58	58,50,000	20,000	58,30,000
25	1505	81.01	44,75,000	50,496	44,24,504
26	1605	81.01	44,90,000	2,48,514	42,41,486
27	1704	92.58	50,00,000	48,570	49,51,430
28	1804	92.58	50,00,000	48,570	49,51,430
29	1805	81.01	52,25,000	48,572	51,76,428
30	204	92.58	59,28,000	10,00,951	49,27,049
31	304	92.58	59,28,000	6,13,334	53,14,666
32	405	81.01	44,75,000	10,86,140	33,88,860
33	504	92.58	57,72,000	5,50,476	52,21,524
34	505	81.01	52,36,000	48,570	51,87,430
35	605	81.01	44,75,000	8,25,742	36,49,258
36	704	92.58	54,60,000	50,496	54,09,504
37	705	81.01	52,36,000	48,570	51,87,430
38	805	81.01	54,48,000	5,18,856	49,29,144
39	904	92.58	59,28,000	96,190	58,31,810
40	905	81.01	44,75,000	2,18,814	42,56,186
	TOTAL	**3,155.87**	**19,21,58,500**	**1,11,52,536**	**18,10,05,964**

Unsold Inventory

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.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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	205	81.01	37,46,405
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	305	81.01	37,46,405
28	307	65.12	30,11,553
29	308	79.55	36,78,885
30	309	79.82	36,91,372
31	310	92.58	42,81,473
32	311	81.01	37,46,405
33	312	63.68	29,44,958
34	401	65.12	30,11,553
35	402	79.55	36,78,885
36	403	79.82	36,91,372
37	404	92.58	42,81,473
38	406	63.68	29,44,958
39	407	65.12	30,11,553
40	408	79.55	36,78,885
41	409	79.82	36,91,372
42	410	92.58	42,81,473
43	411	81.01	37,46,405
44	412	63.68	29,44,958
45	501	65.12	31,62,130
46	502	79.55	38,62,829
47	503	79.82	38,75,940
48	507	65.12	31,62,130
49	508	79.55	38,62,829
50	509	79.82	38,75,940
51	510	92.58	44,95,547
52	511	81.01	39,33,725
53	512	63.68	30,92,206
54	601	65.12	31,62,130
55	602	79.55	38,62,829
56	603	79.82	38,75,940
57	604	92.58	44,95,547
58	607	65.12	31,62,130
59	608	79.55	38,62,829
60	609	79.82	38,75,940
61	610	92.58	44,95,547
62	611	81.01	39,33,725
63	612	63.68	30,92,206
64	701	65.12	31,62,130
65	702	79.55	38,62,829
66	703	79.82	38,75,940
67	707	65.12	31,62,130
68	708	79.55	38,62,829
69	709	79.82	38,75,940
70	710	92.58	44,95,547
71	711	81.01	39,33,725
72	712	63.68	30,92,206
73	801	65.12	31,62,130
74	802	66.91	32,49,050
75	803	79.82	38,75,940
76	804	92.58	44,95,547
77	807	65.12	31,62,130



78	808	66.91	32,49,050
79	809	79.82	38,75,940
80	810	92.58	44,95,547
81	811	81.01	39,33,725
82	812	63.68	30,92,206
83	901	65.12	31,62,130
84	902	79.55	38,62,829
85	907	65.12	31,62,130
86	908	79.55	38,62,829
87	909	79.82	38,75,940
88	910	92.58	44,95,547
89	911	81.01	39,33,725
90	912	63.68	30,92,206
91	1,001	65.12	31,62,130
92	1,002	79.55	38,62,829
93	1,003	79.82	38,75,940
94	1,007	65.12	31,62,130
95	1,008	79.55	38,62,829
96	1,009	79.82	38,75,940
97	1,010	92.58	44,95,547
98	1,011	81.01	39,33,725
99	1,012	63.68	30,92,206
100	1,101	65.12	32,37,419
101	1,102	79.55	39,54,802
102	1,103	79.82	39,68,225
103	1,107	65.12	32,37,419
104	1,108	79.55	39,54,802
105	1,109	79.82	39,68,225
106	1,110	92.58	46,02,584
107	1,111	81.01	40,27,385
108	1,112	63.68	31,65,830
109	1,201	65.12	32,37,419
110	1,202	79.55	39,54,802
111	1,203	79.82	39,68,225
112	1,204	92.58	46,02,584
113	1,206	63.68	31,65,830
114	1,207	65.12	32,37,419
115	1,208	79.55	39,54,802
116	1,209	79.82	39,68,225
117	1,210	92.58	46,02,584
118	1,211	81.01	40,27,385
119	1,212	63.68	31,65,830
120	1,301	65.12	32,37,419
121	1,302	66.91	33,26,408
122	1,303	79.82	39,68,225
123	1,304	92.58	46,02,584
124	1,306	63.68	31,65,830
125	1,307	65.12	32,37,419
126	1,308	66.91	33,26,408
127	1,309	79.82	39,68,225
128	1,310	92.58	46,02,584
129	1,311	81.01	40,27,385
130	1,312	63.68	31,65,830
131	1,401	65.12	32,37,419
132	1,403	79.82	39,68,225
133	1,406	63.68	31,65,830
134	1,407	65.12	32,37,419
135	1,408	79.55	39,54,802
136	1,409	79.82	39,68,225
137	1,410	92.58	46,02,584
138	1,411	81.01	40,27,385
139	1,412	63.68	31,65,830
140	1,501	65.12	32,37,419
141	1,502	79.55	39,54,802
142	1,503	79.82	39,68,225

GAD & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

143	1,507	65.12	32,37,419
144	1,508	79.55	39,54,802
145	1,509	79.82	39,68,225
146	1,510	92.58	46,02,584
147	1,511	81.01	40,27,385
148	1,512	63.68	31,65,830
149	1,601	65.12	32,37,419
150	1,602	79.55	39,54,802
151	1,603	79.82	39,68,225
152	1,604	92.58	46,02,584
153	1,607	65.12	32,37,419
154	1,608	79.55	39,54,802
155	1,609	79.82	39,68,225
156	1,610	92.58	46,02,584
157	1,611	81.01	40,27,385
158	1,612	63.68	31,65,830
159	1,701	65.12	32,37,419
160	1,702	79.55	39,54,802
161	1,703	79.82	39,68,225
162	1,705	81.01	40,27,385
163	1,706	63.68	31,65,830
164	1,707	65.12	32,37,419
165	1,708	79.55	39,54,802
166	1,709	79.82	39,68,225
167	1,710	92.58	46,02,584
168	1,711	81.01	40,27,385
169	1,712	63.68	31,65,830
170	1,801	65.12	32,37,419
171	1,802	66.91	33,26,408
172	1,803	79.82	39,68,225
173	1,807	65.12	32,37,419
174	1,808	66.91	33,26,408
175	1,809	79.82	39,68,225
176	1,810	92.58	46,02,584
177	1,811	81.01	40,27,385
178	1,812	63.68	31,65,830
179	1,901	65.12	32,37,419
180	1,902	79.55	39,54,802
181	1,903	79.82	39,68,225
182	1,904	92.58	46,02,584
183	1,905	81.01	40,27,385
184	1,906	63.68	31,65,830
185	1,907	65.12	32,37,419
186	1,908	79.55	39,54,802
187	1,909	79.82	39,68,225
188	1,910	92.58	46,02,584
189	1,911	81.01	40,27,385
190	1,912	63.68	31,65,830
191	2,001	65.12	32,37,419
192	2,002	79.55	39,54,802
193	2,003	79.82	39,68,225
194	2,004	92.58	46,02,584
195	2,005	81.01	40,27,385
196	2,006	63.68	31,65,830
197	2,007	65.12	32,37,419
198	2,008	79.55	39,54,802
199	2,009	79.82	39,68,225
200	2,010	92.58	46,02,584
201	2,011	81.01	40,27,385
202	2,012	63.68	31,65,830
Total		**15,708.16**	**76,85,73,771.00**

GAD & ASSOCIATES
FRN-
146550W
NAGPUR
Chartered Accountants

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	1,99,82,000
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	2,53,47,728
4	Customer Receipts under for Project	92,23,00,861	96,07,32,271	1,07,73,960
5	**Total Funds for Project**	**1,04,23,00,861**	**1,08,07,32,271**	**5,61,03,688**
6	Total Estimated Cost (As per Table A)	74,85,94,806	74,85,94,806	5,61,03,688

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:24177608BKBIRV5036

Agreed and accepted by:

Name:- Aditya S/o Umesh Gupta

Leverage Spaces LLP
Place:-Nagpur
Date:- 02/01/2024