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 March 2024

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)	1,38,22,097
	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	8,68,96,329
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	56,37,75,011
	(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)	**76,24,16,903**

GAD & 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	39,58,162
	(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.	37,65,723
	(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	77,23,885
3	Total Cost of The project (Actual incurred as on date of certificate)	6,18,93,734
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	8.12
5	Amount which can be withdrawn from the Designated Account.	6,18,93,734
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,32,90,063
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,86,03,671

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





CA. Ankit Talreja
Nagpur
02nd April 2024
UDIN:24177608BKBIVY3889

Date:- 02/04/2024
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)	70,05,23,169
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)	21,56,08,187
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	15,023.40
	(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	73,47,46,246
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	95,03,54,433
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)	66,52,48,103

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	1,41,40,569
3	Withdrawals	1,32,90,063
4	Closing Balance	8,50,506

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 April 2024
UDIN:24177608BKBIVY3889

Date:- 02/04/2024
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	42,52,000	1,33,120	41,18,880
5	1106	63.68	43,11,000	4,74,258	38,36,742
6	1506	63.68	41,94,000	3,53,544	38,40,456
7	1606	63.68	43,10,000	4,53,566	38,56,434
8	1806	63.68	41,94,000	4,15,842	37,78,158
9	206	63.68	41,35,000	4,08,912	37,26,088
10	706	63.68	41,94,000	4,14,852	37,79,148
11	806	63.68	41,94,000	4,58,694	37,35,306
12	906	63.68	43,68,000	4,80,300	38,87,700
13	1004	92.58	55,00,000	2,38,810	52,61,190
14	1005	81.01	54,81,000	48,570	54,32,430
15	1104	92.58	50,00,000	8,10,474	41,89,526
16	1105	81.01	44,75,000	1,10,198	43,64,802
17	1205	81.01	44,75,000	50,496	44,24,504
18	1305	81.01	53,77,000	20,000	53,57,000
19	1404	92.58	50,00,000	3,34,284	46,65,716
20	1405	81.01	54,48,000	5,66,668	48,81,332
21	1504	92.58	58,50,000	1,25,428	57,24,572
22	1505	81.01	44,75,000	1,10,198	43,64,802
23	1605	81.01	44,90,000	2,48,514	42,41,486
24	1704	92.58	55,00,000	4,55,348	50,44,652
25	1804	92.58	50,00,000	10,00,950	39,99,050
26	204	92.58	59,28,000	10,00,951	49,27,049
27	304	92.58	59,28,000	12,21,048	47,06,952
28	405	81.01	44,75,000	10,86,140	33,88,860
29	504	92.58	57,72,000	9,11,606	48,60,394
30	505	81.01	52,36,000	48,570	51,87,430
31	605	81.01	44,75,000	8,75,048	35,99,952
32	704	92.58	60,84,000	6,52,971	54,31,029
33	705	81.01	52,36,000	48,570	51,87,430
34	805	81.01	54,48,000	5,18,856	49,29,144
35	904	92.58	59,28,000	7,68,950	51,59,050
36	905	81.01	44,75,000	2,18,814	42,56,186
37	1003	79.82	48,81,000	20,000	48,61,000
38	1204	92.58	49,75,000	4,77,140	44,97,860
39	1206	63.68	42,29,000	50,496	41,78,504
40	1304	92.58	50,00,000	48,570	49,51,430
41	1306	63.68	43,10,000	5,94,058	37,15,942
42	1406	63.68	43,10,000	1,49,006	41,60,994
43	1706	63.68	43,69,000	4,76,236	38,92,764
44	1904	92.58	60,84,000	14,56,335	46,27,665
45	2002	79.55	47,00,000	50,496	46,49,504
46	403	79.82	44,75,000	49,504	44,25,496
47	604	92.58	59,28,000	48,570	58,79,430
48	804	92.58	59,00,000	5,24,760	53,75,240
	TOTAL	**3,840.63**	**23,58,09,000**	**2,02,00,813**	**21,56,08,187**

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
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	306	63.68	29,44,958
29	307	65.12	30,11,553
30	308	79.55	36,78,885
31	309	79.82	36,91,372
32	310	92.58	42,81,473
33	311	81.01	37,46,405
34	312	63.68	29,44,958
35	401	65.12	30,11,553
36	402	79.55	36,78,885
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	506	63.68	30,92,206
49	507	65.12	31,62,130
50	508	79.55	38,62,829
51	509	79.82	38,75,940
52	510	92.58	44,95,547
53	511	81.01	39,33,725
54	512	63.68	30,92,206
55	601	65.12	31,62,130
56	602	79.55	38,62,829
57	603	79.82	38,75,940
58	606	63.68	30,92,206
59	607	65.12	31,62,130
60	608	79.55	38,62,829
61	609	79.82	38,75,940
62	610	92.58	44,95,547
63	611	81.01	39,33,725
64	612	63.68	30,92,206
65	701	65.12	31,62,130
66	702	79.55	38,62,829
67	703	79.82	38,75,940
68	707	65.12	31,62,130
69	708	79.55	38,62,829
70	709	79.82	38,75,940
71	710	92.58	44,95,547
72	711	81.01	39,33,725
73	712	63.68	30,92,206





74	801	65.12	31,62,130
75	802	66.91	32,49,050
76	803	79.82	38,75,940
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	1,007	65.12	31,62,130
94	1,008	79.55	38,62,829
95	1,009	79.82	38,75,940
96	1,010	92.58	44,95,547
97	1,011	81.01	39,33,725
98	1,012	63.68	30,92,206
99	1,101	65.12	32,37,419
100	1,102	79.55	39,54,802
101	1,103	79.82	39,68,225
102	1,107	65.12	32,37,419
103	1,108	79.55	39,54,802
104	1,109	79.82	39,68,225
105	1,110	92.58	46,02,584
106	1,111	81.01	40,27,385
107	1,112	63.68	31,65,830
108	1,201	65.12	32,37,419
109	1,202	79.55	39,54,802
110	1,203	79.82	39,68,225
111	1,207	65.12	32,37,419
112	1,208	79.55	39,54,802
113	1,209	79.82	39,68,225
114	1,210	92.58	46,02,584
115	1,211	81.01	40,27,385
116	1,212	63.68	31,65,830
117	1,301	65.12	32,37,419
118	1,302	66.91	33,26,408
119	1,303	79.82	39,68,225
120	1,307	65.12	32,37,419
121	1,308	66.91	33,26,408
122	1,309	79.82	39,68,225
123	1,310	92.58	46,02,584
124	1,311	81.01	40,27,385
125	1,312	63.68	31,65,830
126	1,401	65.12	32,37,419
127	1,403	79.82	39,68,225
128	1,407	65.12	32,37,419
129	1,408	79.55	39,54,802
130	1,409	79.82	39,68,225
131	1,410	92.58	46,02,584
132	1,411	81.01	40,27,385
133	1,412	63.68	31,65,830
134	1,501	65.12	32,37,419
135	1,502	79.55	39,54,802
136	1,503	79.82	39,68,225
137	1,507	65.12	32,37,419
138	1,508	79.55	39,54,802





139	1,509	79.82	39,68,225
140	1,510	92.58	46,02,584
141	1,511	81.01	40,27,385
142	1,512	63.68	31,65,830
143	1,601	65.12	32,37,419
144	1,602	79.55	39,54,802
145	1,603	79.82	39,68,225
146	1,604	92.58	46,02,584
147	1,607	65.12	32,37,419
148	1,608	79.55	39,54,802
149	1,609	79.82	39,68,225
150	1,610	92.58	46,02,584
151	1,611	81.01	40,27,385
152	1,612	63.68	31,65,830
153	1,701	65.12	32,37,419
154	1,702	79.55	39,54,802
155	1,703	79.82	39,68,225
156	1,705	81.01	40,27,385
157	1,707	65.12	32,37,419
158	1,708	79.55	39,54,802
159	1,709	79.82	39,68,225
160	1,710	92.58	46,02,584
161	1,711	81.01	40,27,385
162	1,712	63.68	31,65,830
163	1,801	65.12	32,37,419
164	1,802	66.91	33,26,408
165	1,803	79.82	39,68,225
166	1,805	81.01	40,27,385
167	1,807	65.12	32,37,419
168	1,808	66.91	33,26,408
169	1,809	79.82	39,68,225
170	1,810	92.58	46,02,584
171	1,811	81.01	40,27,385
172	1,812	63.68	31,65,830
173	1,901	65.12	32,37,419
174	1,902	79.55	39,54,802
175	1,903	79.82	39,68,225
176	1,905	81.01	40,27,385
177	1,906	63.68	31,65,830
178	1,907	65.12	32,37,419
179	1,908	79.55	39,54,802
180	1,909	79.82	39,68,225
181	1,910	92.58	46,02,584
182	1,911	81.01	40,27,385
183	1,912	63.68	31,65,830
184	2,001	65.12	32,37,419
185	2,003	79.82	39,68,225
186	2,004	92.58	46,02,584
187	2,005	81.01	40,27,385
188	2,006	63.68	31,65,830
189	2,007	65.12	32,37,419
190	2,008	79.55	39,54,802
191	2,009	79.82	39,68,225
192	2,010	92.58	46,02,584
193	2,011	81.01	40,27,385
194	2,012	63.68	31,65,830
	Total	**15,023.40**	**73,47,46,246.00**





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	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	2,25,61,427
4	Customer Receipts under for Project	92,23,00,861	97,05,55,246	1,93,50,307
5	**Total Funds for Project**	**1,04,23,00,861**	**1,09,05,55,246**	**6,18,93,734**
6	Total Estimated Cost (As per Table A)	76,24,16,903	76,24,16,903	6,18,93,734

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:24177608BKBIVY3889

Agreed and accepted by:

Name:- Aditya S/o Umesh Gupta

Leverage Spaces LLP
Place:-Nagpur
Date:- 02/04/2024