

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 Quarter Ending 30th June 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 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)	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 appropriate authority of government or concessionaire which are not refundable and so on.	-
(iii)	Estimated Cost of ASR lined premium, fees, charges and security deposits of 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	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 (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)	76,24,16,903



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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)	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 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	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 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	82,96,468
	(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.	52,02,711
	(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	1,34,99,179
3	Total Cost of The project (Actual incurred as on date of certificate)	6,76,69,028
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	8.88
5	Amount which can be withdrawn from the Designated Account.	6,76,69,028
6	Less: Amount withdrawn till date of this certificate from the Designated Account	3,20,71,528
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,55,97,500

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



Ankit

Date:- 04-07-2024
Place:- Nagpur

CA. Ankit Talreja
Nagpur
04 July 2024
UDIN:24177608BKBJFQ1654

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)	69,47,47,875
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)	22,48,88,388
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	14,513.58
	(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	71,00,47,352
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	93,49,35,740
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)	65,44,55,018

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	3,23,21,528
3	Withdrawals	3,20,71,528
4	Closing Balance	2,50,000

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.

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



Ankit

CA. Ankit Talreja
Nagpur
04 July 2024
UDIN:24177608BKBJFQ1654

Date:- 04-07-2024
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	1003	79.82	48,81,000	20,000	48,61,000
2	1004	92.58	55,00,000	13,14,240	41,85,760
3	1005	81.01	55,19,000	8,12,214	47,06,786
4	1006	63.68	42,52,000	9,24,210	33,27,790
5	1104	92.58	50,00,000	8,10,474	41,89,526
6	1105	81.01	44,75,000	6,98,316	37,76,684
7	1106	63.68	43,11,000	11,53,466	31,57,534
8	1201	65.12	43,69,000	20,792	43,48,208
9	1204	92.58	49,75,000	9,05,710	40,69,290
10	1205	81.01	54,48,000	13,02,286	41,45,714
11	1206	63.68	42,29,000	6,09,304	36,19,696
12	1304	92.58	50,00,000	5,24,762	44,75,238
13	1305	81.01	53,77,000	12,32,382	41,44,618
14	1306	63.68	43,10,000	5,94,058	37,15,942
15	1402	79.55	44,75,000	5,81,386	38,93,614
16	1403	79.82	52,25,000	48,570	51,76,430
17	1404	92.58	50,00,000	10,39,818	39,60,182
18	1405	81.01	54,48,000	14,03,238	40,44,762
19	1406	63.68	43,10,000	7,01,878	36,08,122
20	1504	92.58	58,50,000	12,39,714	46,10,286
21	1505	81.01	44,75,000	6,98,316	37,76,684
22	1506	63.68	41,94,000	5,53,467	36,40,533
23	1604	92.58	53,00,000	7,47,058	45,52,942
24	1605	81.01	44,90,000	4,96,039	39,93,961
25	1606	63.68	43,10,000	4,53,566	38,56,434
26	1704	92.58	55,00,000	4,55,348	50,44,652
27	1706	63.68	43,69,000	9,08,910	34,60,090
28	1804	92.58	50,00,000	10,00,950	39,99,050
29	1806	63.68	41,94,000	7,62,376	34,31,624
30	1904	92.58	60,84,000	14,56,335	46,27,665
31	2002	79.55	47,00,000	10,00,952	36,99,048
32	203	79.82	44,90,000	40,10,892	4,79,108
33	204	92.58	59,28,000	10,00,951	49,27,049
34	206	63.68	41,35,000	8,65,940	32,69,060
35	303	79.82	44,90,000	5,82,476	39,07,524
36	403	79.82	44,75,000	9,34,848	35,40,152
37	404	92.58	61,62,000	48,571	61,13,429
38	405	81.01	55,18,000	20,000	54,98,000
39	406	63.68	44,27,000	49,504	43,77,496
40	504	92.58	57,72,000	9,11,606	48,60,394
41	505	81.01	52,36,000	4,09,332	48,26,668
42	601	65.12	43,10,000	4,45,544	38,64,456
43	604	92.58	59,28,000	7,71,902	51,56,098
44	605	81.01	44,75,000	12,71,088	32,03,912
45	606	63.68	43,69,000	9,13,068	34,55,932
46	704	92.58	60,84,000	6,52,971	54,31,029
47	705	81.01	52,36,000	12,52,202	39,83,798
48	706	63.68	41,94,000	8,77,226	33,16,774
49	804	92.58	59,00,000	5,24,760	53,75,240
50	805	81.01	54,48,000	14,49,712	39,98,288
51	806	63.68	41,94,000	7,58,614	34,35,386
52	903	79.82	44,75,000	10,90,100	33,84,900
53	904	92.58	59,28,000	10,40,378	48,87,622
54	905	81.01	49,50,000	9,52,382	39,97,618
55	906	63.68	43,68,000	8,69,410	34,98,590
	TOTAL	4,350.45	27,10,62,000	4,61,73,612	22,48,88,388

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

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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	205	81.01	37,46,405
18	207	65.12	30,11,553
19	208	79.55	36,78,885
20	209	79.82	36,91,372
21	210	92.58	42,81,473
22	211	81.01	37,46,405
23	212	63.68	29,44,958
24	301	65.12	30,11,553
25	302	79.55	36,78,885
26	304	92.58	42,81,473
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	407	65.12	30,11,553
38	408	79.55	36,78,885
39	409	79.82	36,91,372
40	410	92.58	42,81,473
41	411	81.01	37,46,405
42	412	63.68	29,44,958
43	501	65.12	31,62,130
44	502	79.55	38,62,829
45	503	79.82	38,75,940
46	506	63.68	30,92,206
47	507	65.12	31,62,130
48	508	79.55	38,62,829
49	509	79.82	38,75,940
50	510	92.58	44,95,547
51	511	81.01	39,33,725
52	512	63.68	30,92,206
53	602	79.55	38,62,829
54	603	79.82	38,75,940
55	607	65.12	31,62,130
56	608	79.55	38,62,829
57	609	79.82	38,75,940
58	610	92.58	44,95,547
59	611	81.01	39,33,725
60	612	63.68	30,92,206
61	701	65.12	31,62,130
62	702	79.55	38,62,829
63	703	79.82	38,75,940
64	707	65.12	31,62,130
65	708	79.55	38,62,829
66	709	79.82	38,75,940
67	710	92.58	44,95,547

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68	711	81.01	39,33,725
69	712	63.68	30,92,206
70	801	65.12	31,62,130
71	802	66.91	32,49,050
72	803	79.82	38,75,940
73	807	65.12	31,62,130
74	808	66.91	32,49,050
75	809	79.82	38,75,940
76	810	92.58	44,95,547
77	811	81.01	39,33,725
78	812	63.68	30,92,206
79	901	65.12	31,62,130
80	902	79.55	38,62,829
81	907	65.12	31,62,130
82	908	79.55	38,62,829
83	909	79.82	38,75,940
84	910	92.58	44,95,547
85	911	81.01	39,33,725
86	912	63.68	30,92,206
87	1,001	65.12	31,62,130
88	1,002	79.55	38,62,829
89	1,007	65.12	31,62,130
90	1,008	79.55	38,62,829
91	1,009	79.82	38,75,940
92	1,010	92.58	44,95,547
93	1,011	81.01	39,33,725
94	1,012	63.68	30,92,206
95	1,101	65.12	32,37,419
96	1,102	79.55	39,54,802
97	1,103	79.82	39,68,225
98	1,107	65.12	32,37,419
99	1,108	79.55	39,54,802
100	1,109	79.82	39,68,225
101	1,110	92.58	46,02,584
102	1,111	81.01	40,27,385
103	1,112	63.68	31,65,830
104	1,202	79.55	39,54,802
105	1,203	79.82	39,68,225
106	1,207	65.12	32,37,419
107	1,208	79.55	39,54,802
108	1,209	79.82	39,68,225
109	1,210	92.58	46,02,584
110	1,211	81.01	40,27,385
111	1,212	63.68	31,65,830
112	1,301	65.12	32,37,419
113	1,302	66.91	33,26,408
114	1,303	79.82	39,68,225
115	1,307	65.12	32,37,419
116	1,308	66.91	33,26,408
117	1,309	79.82	39,68,225
118	1,310	92.58	46,02,584
119	1,311	81.01	40,27,385
120	1,312	63.68	31,65,830
121	1,401	65.12	32,37,419
122	1,407	65.12	32,37,419
123	1,408	79.55	39,54,802
124	1,409	79.82	39,68,225
125	1,410	92.58	46,02,584
126	1,411	81.01	40,27,385
127	1,412	63.68	31,65,830
128	1,501	65.12	32,37,419
129	1,502	79.55	39,54,802
130	1,503	79.82	39,68,225
131	1,507	65.12	32,37,419
132	1,508	79.55	39,54,802

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133	1,509	79.82	39,68,225
134	1,510	92.58	46,02,584
135	1,511	81.01	40,27,385
136	1,512	63.68	31,65,830
137	1,601	65.12	32,37,419
138	1,602	79.55	39,54,802
139	1,603	79.82	39,68,225
140	1,607	65.12	32,37,419
141	1,608	79.55	39,54,802
142	1,609	79.82	39,68,225
143	1,610	92.58	46,02,584
144	1,611	81.01	40,27,385
145	1,612	63.68	31,65,830
146	1,701	65.12	32,37,419
147	1,702	79.55	39,54,802
148	1,703	79.82	39,68,225
149	1,705	81.01	40,27,385
150	1,707	65.12	32,37,419
151	1,708	79.55	39,54,802
152	1,709	79.82	39,68,225
153	1,710	92.58	46,02,584
154	1,711	81.01	40,27,385
155	1,712	63.68	31,65,830
156	1,801	65.12	32,37,419
157	1,802	66.91	33,26,408
158	1,803	79.82	39,68,225
159	1,805	81.01	40,27,385
160	1,807	65.12	32,37,419
161	1,808	66.91	33,26,408
162	1,809	79.82	39,68,225
163	1,810	92.58	46,02,584
164	1,811	81.01	40,27,385
165	1,812	63.68	31,65,830
166	1,901	65.12	32,37,419
167	1,902	79.55	39,54,802
168	1,903	79.82	39,68,225
169	1,905	81.01	40,27,385
170	1,906	63.68	31,65,830
171	1,907	65.12	32,37,419
172	1,908	79.55	39,54,802
173	1,909	79.82	39,68,225
174	1,910	92.58	46,02,584
175	1,911	81.01	40,27,385
176	1,912	63.68	31,65,830
177	2,001	65.12	32,37,419
178	2,003	79.82	39,68,225
179	2,004	92.58	46,02,584
180	2,005	81.01	40,27,385
181	2,006	63.68	31,65,830
182	2,007	65.12	32,37,419
183	2,008	79.55	39,54,802
184	2,009	79.82	39,68,225
185	2,010	92.58	46,02,584
186	2,011	81.01	40,27,385
187	2,012	63.68	31,65,830
Total		14,513.58	71,00,47,352.00

Audit



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	86,89,475
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	2,69,08,025
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	98,11,09,352	3,20,71,528
5	Total Funds for Project	1,04,23,00,861	1,10,11,09,352	6,76,69,028
6	Total Estimated Cost (As per Table A)	76,24,16,903	76,24,16,903	6,76,69,028

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W



Ankit

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:24177608BKBJFQ1654

Agreed and accepted by:

Aditya S/o Umesh Gupta

Name:- Aditya S/o Umesh Gupta

Leverage Spaces LLP
Place:-Nagpur
Date:- 04-07-2024