

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 31st December 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 linked 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.	2,44,06,032
	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	6,14,82,960
	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	3,80,81,256
	(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.	1,33,93,420
	(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 :-	20,34,177
	Sub-Total of DEVELOPMENT COST	5,35,08,853
3	Total Cost of The project (Actual incurred as on date of certificate)	11,49,91,813
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	15.08
5	Amount which can be withdrawn from the Designated Account.	11,49,91,813
6	Less: Amount withdrawn till date of this certificate from the Designated Account	7,06,48,277
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,43,43,536

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



Ankit

CA. Ankit Talreja
Nagpur
14 January 2025
UDIN:25177608BMGXTK8388

Date:- 14-01-2025
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)	64,74,25,090
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)	31,11,46,890
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	12,409.73
	(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	60,81,81,516
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	91,93,28,406
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)	64,35,29,884

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	7,07,18,277
3	Withdrawals	7,06,48,277
4	Closing Balance	70,000

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
14 January 2025
UDIN:25177608BMGXTK8388

Date:- 14-01-2025
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	103	79.82	55,00,000	48,571	54,51,429
2	104	92.58	60,84,000	20,67,142	40,16,858
3	106	63.68	44,27,000	4,16,832	40,10,168
4	201	65.12	44,75,500	5,45,545	39,29,955
5	203	79.82	44,90,000	40,10,892	4,79,108
6	204	92.58	59,28,000	19,82,380	39,45,620
7	205	81.01	55,90,000	16,02,666	39,87,334
8	206	63.68	41,35,000	12,37,227	28,97,773
9	303	79.82	44,90,000	5,82,476	39,07,524
10	304	92.58	60,84,000	14,61,618	46,22,382
11	305	81.01	55,19,000	16,94,286	38,24,714
12	306	63.68	44,75,000	50,496	44,24,504
13	403	79.82	44,75,000	13,78,412	30,96,588
14	404	92.58	61,62,000	17,10,380	44,51,620
15	405	81.01	55,18,000	18,44,681	36,73,319
16	406	63.68	44,27,000	9,26,237	35,00,763
17	501	65.12	43,10,000	9,93,104	33,16,896
18	504	92.58	57,72,000	17,31,925	40,40,075
19	503	79.82	52,25,000	17,74,905	34,50,095
20	505	81.01	52,36,000	12,88,379	39,47,621
21	506	63.68	44,27,000	9,58,614	34,68,386
22	601	65.12	43,10,000	4,45,544	38,64,456
23	603	79.82	44,75,000	50,495	44,24,505
24	604	92.58	59,28,000	19,81,426	39,46,574
25	605	81.01	44,75,000	18,65,148	26,09,852
26	606	63.68	43,69,000	14,05,618	29,63,382
27	704	92.58	60,84,000	20,39,716	40,44,284
28	705	81.01	52,36,000	17,50,297	34,85,703
29	706	63.68	41,94,000	12,93,068	29,00,932
30	804	92.58	59,00,000	10,96,188	48,03,812
31	805	81.01	54,48,000	15,73,522	38,74,478
32	806	63.68	41,94,000	7,58,614	34,35,386
33	901	65.12	43,10,000	6,44,554	36,65,446
34	903	79.82	44,75,000	10,90,100	33,84,900
35	904	92.58	59,28,000	17,95,616	41,32,384
36	905	81.01	55,19,000	15,81,924	39,37,076
37	906	63.68	43,68,000	12,96,341	30,71,659
38	1001	65.12	43,10,000	7,43,665	35,66,335
39	1003	79.82	44,75,000	12,69,506	32,05,494
40	1004	92.58	55,00,000	18,38,050	36,61,950
41	1005	81.01	55,19,000	18,44,952	36,74,048
42	1006	63.68	42,52,000	9,24,210	33,27,790
43	1011	81.01	63,32,000	48,571	62,83,429
44	1101	65.12	43,10,000	11,97,029	31,12,971
45	1103	79.82	44,90,000	11,19,358	33,70,642
46	1104	92.58	59,28,000	14,83,331	44,44,669
47	1105	81.01	44,75,000	13,39,801	31,35,199
48	1106	63.68	43,11,000	15,81,189	27,29,811
49	1201	65.12	43,69,000	13,46,535	30,22,465
50	1203	79.82	44,75,000	50,495	44,24,505
51	1204	92.58	49,75,000	14,17,138	35,57,862
52	1205	81.01	54,48,000	21,19,429	33,28,571
53	1206	63.68	42,29,000	12,26,136	30,02,864
54	1301	65.12	44,27,000	20,792	44,06,208
55	1304	92.58	50,00,000	10,00,953	39,99,047
56	1305	81.01	53,77,000	16,60,953	37,16,047
57	1306	63.68	43,10,000	9,90,098	33,19,902
58	1401	65.12	43,10,000	10,88,218	32,21,782
59	1402	79.55	44,75,000	8,51,554	36,23,446
60	1403	79.82	52,25,000	15,53,584	36,71,416
61	1404	92.58	50,00,000	11,37,318	38,62,682
62	1405	81.01	54,48,000	14,03,238	40,44,762
63	1406	63.68	43,10,000	13,97,819	29,12,181
64	1504	92.58	58,50,000	17,96,857	40,53,143
65	1505	81.01	44,75,000	13,39,801	31,35,199
66	1506	63.68	41,94,000	12,28,715	29,65,285
67	1603	79.82	55,00,000	20,792	54,79,208
68	1604	92.58	53,00,000	17,50,648	35,49,352
69	1605	81.01	44,90,000	13,35,840	31,54,160
70	1606	63.68	43,10,000	4,53,566	38,56,434
71	1701	65.12	43,10,000	10,38,714	32,71,286
72	1704	92.58	55,00,000	15,93,443	39,06,557

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73	1705	81.01	53,77,000	95,238	52,81,762
74	1706	63.68	43,69,000	13,41,584	30,27,416
75	1804	92.58	50,00,000	17,15,235	32,84,765
76	1805	81.01	55,18,500	16,20,000	38,98,500
77	1806	63.68	41,94,000	13,06,930	28,87,070
78	1801	65.12	44,80,000	1,19,802	43,60,198
79	1901	65.12	44,75,000	20,792	44,54,208
80	1904	92.58	60,84,000	18,23,002	42,60,998
81	1906	63.68	38,44,000	11,53,000	26,91,000
82	2001	65.12	44,80,000	1,30,693	43,49,307
83	2002	79.55	47,00,000	13,81,904	33,18,096
84	2006	63.68	44,80,000	1,30,693	43,49,307
	TOTAL	6,454.30	41,21,73,000	10,10,26,110	31,11,46,890

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	105	81.01	37,46,405
8	107	65.12	30,11,553
9	108	79.55	36,78,885
10	109	79.82	36,91,372
11	110	105.04	48,57,701
12	202	79.55	36,78,885
13	207	65.12	30,11,553
14	208	79.55	36,78,885
15	209	79.82	36,91,372
16	210	92.58	42,81,473
17	211	81.01	37,46,405
18	212	63.68	29,44,958
19	301	65.12	30,11,553
20	302	79.55	36,78,885
21	307	65.12	30,11,553
22	308	79.55	36,78,885
23	309	79.82	36,91,372
24	310	92.58	42,81,473
25	311	81.01	37,46,405
26	312	63.68	29,44,958
27	401	65.12	30,11,553
28	402	79.55	36,78,885
29	407	65.12	30,11,553
30	408	79.55	36,78,885
31	409	79.82	36,91,372
32	410	92.58	42,81,473
33	411	81.01	37,46,405
34	412	63.68	29,44,958
35	502	79.55	38,62,829
36	507	65.12	31,62,130
37	508	79.55	38,62,829
38	509	79.82	38,75,940
39	510	92.58	44,95,547
40	511	81.01	39,33,725
41	512	63.68	30,92,206
42	602	79.55	38,62,829
43	607	65.12	31,62,130
44	608	79.55	38,62,829

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45	609	79.82	38,75,940
46	610	92.58	44,95,547
47	611	81.01	39,33,725
48	612	63.68	30,92,206
49	701	65.12	31,62,130
50	702	79.55	38,62,829
51	703	79.82	38,75,940
52	707	65.12	31,62,130
53	708	79.55	38,62,829
54	709	79.82	38,75,940
55	710	92.58	44,95,547
56	711	81.01	39,33,725
57	712	63.68	30,92,206
58	801	65.12	31,62,130
59	802	66.91	32,49,050
60	803	79.82	38,75,940
61	807	65.12	31,62,130
62	808	66.91	32,49,050
63	809	79.82	38,75,940
64	810	92.58	44,95,547
65	811	81.01	39,33,725
66	812	63.68	30,92,206
67	902	79.55	38,62,829
68	907	65.12	31,62,130
69	908	79.55	38,62,829
70	909	79.82	38,75,940
71	910	92.58	44,95,547
72	911	81.01	39,33,725
73	912	63.68	30,92,206
74	1002	79.55	38,62,829
75	1007	65.12	31,62,130
76	1008	79.55	38,62,829
77	1009	79.82	38,75,940
78	1010	92.58	44,95,547
79	1012	63.68	30,92,206
80	1102	79.55	39,54,802
81	1107	65.12	32,37,419
82	1108	79.55	39,54,802
83	1109	79.82	39,68,225
84	1110	92.58	46,02,584
85	1111	81.01	40,27,385
86	1112	63.68	31,65,830
87	1202	79.55	39,54,802
88	1207	65.12	32,37,419
89	1208	79.55	39,54,802
90	1209	79.82	39,68,225
91	1210	92.58	46,02,584
92	1211	81.01	40,27,385
93	1212	63.68	31,65,830
94	1302	66.91	33,26,408
95	1303	79.82	39,68,225
96	1307	65.12	32,37,419
97	1308	66.91	33,26,408
98	1309	79.82	39,68,225
99	1310	92.58	46,02,584
100	1311	81.01	40,27,385
101	1312	63.68	31,65,830
102	1407	65.12	32,37,419
103	1408	79.55	39,54,802
104	1409	79.82	39,68,225
105	1410	92.58	46,02,584
106	1411	81.01	40,27,385
107	1412	63.68	31,65,830
108	1501	65.12	32,37,419
109	1502	79.55	39,54,802



110	1503	79.82	39,68,225
111	1507	65.12	32,37,419
112	1508	79.55	39,54,802
113	1509	79.82	39,68,225
114	1510	92.58	46,02,584
115	1511	81.01	40,27,385
116	1512	63.68	31,65,830
117	1601	65.12	32,37,419
118	1602	79.55	39,54,802
119	1607	65.12	32,37,419
120	1608	79.55	39,54,802
121	1609	79.82	39,68,225
122	1610	92.58	46,02,584
123	1611	81.01	40,27,385
124	1612	63.68	31,65,830
125	1702	79.55	39,54,802
126	1703	79.82	39,68,225
127	1707	65.12	32,37,419
128	1708	79.55	39,54,802
129	1709	79.82	39,68,225
130	1710	92.58	46,02,584
131	1711	81.01	40,27,385
132	1712	63.68	31,65,830
133	1802	66.91	33,26,408
134	1803	79.82	39,68,225
135	1807	65.12	32,37,419
136	1808	66.91	33,26,408
137	1809	79.82	39,68,225
138	1810	92.58	46,02,584
139	1811	81.01	40,27,385
140	1812	63.68	31,65,830
141	1902	79.55	39,54,802
142	1903	79.82	39,68,225
143	1905	81.01	40,27,385
144	1907	65.12	32,37,419
145	1908	79.55	39,54,802
146	1909	79.82	39,68,225
147	1910	92.58	46,02,584
148	1911	81.01	40,27,385
149	1912	63.68	31,65,830
150	2003	79.82	39,68,225
151	2004	92.58	46,02,584
152	2005	81.01	40,27,385
153	2007	65.12	32,37,419
154	2008	79.55	39,54,802
155	2009	79.82	39,68,225
156	2010	92.58	46,02,584
157	2011	81.01	40,27,385
158	2012	63.68	31,65,830
Total		12,409.73	60,81,81,516.00

Anil



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	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	4,50,60,300
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	1,02,03,54,516	6,99,31,513
5	Total Funds for Project	1,04,23,00,861	1,14,03,54,516	11,49,91,813
6	Total Estimated Cost (As per Table A)	76,24,16,903	76,24,16,903	11,49,91,813

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:25177608BMGXTK8388

Agreed and accepted by:

Aditya S/o Umesh Gupta

Name:- Aditya S/o Umesh Gupta
Leverage Spaces LLP
Place:-Nagpur
Date:- 14-01-2025