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 30th September 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**



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.	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 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	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 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	1,70,55,312
	(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.	1,25,41,059
	(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	2,95,96,371
3	Total Cost of The project (Actual incurred as on date of certificate)	9,10,79,331
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	11.95
5	Amount which can be withdrawn from the Designated Account.	9,10,79,331
6	Less: Amount withdrawn till date of this certificate from the Designated Account	4,67,88,643
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,42,90,688

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





CA. Ankit Talreja
Nagpur
14 October 2024
UDIN:24177608BKBJJB5039

Date:- 14-10-2024
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)	**67,13,37,572**
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)	**27,47,45,081**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**13,471.35**
	(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	**65,99,21,478**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**93,46,66,559**
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)	**65,42,66,591**

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	**4,68,58,643**
3	Withdrawals	**4,67,88,643**
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, 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
14 October 2024
UDIN:24177608BKBJJB5039

Date:- 14-10-2024
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	1001	65.12	43,10,500	5,44,555	37,65,945
2	1003	79.82	44,75,000	6,68,996	38,06,004
3	1004	92.58	55,00,000	13,14,240	41,85,760
4	1005	81.01	55,19,000	13,19,238	41,99,762
5	1006	63.68	42,52,000	9,24,210	33,27,790
6	104	92.58	60,84,000	48,571	60,35,429
7	1101	65.12	43,10,000	8,53,465	34,56,535
8	1104	92.58	59,28,000	10,97,617	48,30,383
9	1105	81.01	44,75,000	9,35,841	35,39,159
10	1106	63.68	43,11,000	11,53,466	31,57,534
11	1201	65.12	43,69,000	9,13,862	34,55,138
12	1204	92.58	49,75,000	9,05,710	40,69,290
13	1205	81.01	54,48,000	13,02,286	41,45,714
14	1206	63.68	42,29,000	7,08,314	35,20,686
15	1304	92.58	50,00,000	5,24,762	44,75,238
16	1305	81.01	53,77,000	13,27,620	40,49,380
17	1306	63.68	43,10,000	5,94,058	37,15,942
18	1401	65.12	43,10,000	3,94,059	39,15,941
19	1402	79.55	44,75,000	5,81,386	38,93,614
20	1403	79.82	52,25,000	12,48,822	39,76,178
21	1404	92.58	50,00,000	11,37,318	38,62,682
22	1405	81.01	54,48,000	14,03,238	40,44,762
23	1406	63.68	43,10,000	13,97,819	29,12,181
24	1504	92.58	58,50,000	12,39,714	46,10,286
25	1505	81.01	44,75,000	9,35,841	35,39,159
26	1506	63.68	41,94,000	12,28,715	29,65,285
27	1604	92.58	53,00,000	7,61,620	45,38,380
28	1605	81.01	44,90,000	10,63,563	34,26,437
29	1606	63.68	43,10,000	4,53,566	38,56,434
30	1701	65.12	43,10,000	50,496	42,59,504
31	1704	92.58	55,00,000	4,55,348	50,44,652
32	1706	63.68	43,69,000	9,08,910	34,60,090
33	1804	92.58	50,00,000	17,15,235	32,84,765
34	1805	81.01	55,18,500	2,90,419	52,28,081
35	1806	63.68	41,94,000	7,62,376	34,31,624
36	1904	92.58	60,84,000	14,56,335	46,27,665
37	2002	79.55	47,00,000	13,81,904	33,18,096
38	203	79.82	44,90,000	40,10,892	4,79,108
39	204	92.58	59,28,000	14,57,618	44,70,382
40	205	81.01	55,90,000	3,21,657	52,68,343
41	206	63.68	41,35,000	8,65,940	32,69,060
42	303	79.82	44,90,000	5,82,476	39,07,524
43	304	92.58	60,84,000	8,81,618	52,02,382
44	305	81.01	55,19,000	13,15,238	42,03,762
45	403	79.82	44,75,000	9,34,848	35,40,152
46	404	92.58	61,62,000	14,72,285	46,89,715
47	405	81.01	55,18,000	13,18,967	41,99,033
48	406	63.68	44,27,000	9,26,237	35,00,763
49	501	65.12	43,10,000	9,93,104	33,16,896
50	503	79.82	52,25,000	48,571	51,76,429
51	504	92.58	57,72,000	12,10,973	45,61,027
52	505	81.01	52,36,000	5,99,808	46,36,192
53	506	63.68	44,27,000	9,58,614	34,68,386
54	601	65.12	43,10,000	4,45,544	38,64,456
55	604	92.58	59,28,000	9,62,378	49,65,622
56	605	81.01	44,75,000	15,68,118	29,06,882
57	606	63.68	43,69,000	9,10,568	34,58,432
58	704	92.58	60,84,000	6,52,971	54,31,029
59	705	81.01	52,36,000	12,52,202	39,83,798
60	706	63.68	41,94,000	8,77,226	33,16,774
61	803	79.82	52,25,000	6,88,095	45,36,905
62	804	92.58	59,00,000	5,24,760	53,75,240
63	805	81.01	54,48,000	14,49,712	39,98,288
64	806	63.68	41,94,000	7,58,614	34,35,386

65	901	65.12	43,10,000	6,44,554	36,65,446
66	903	79.82	44,75,000	10,90,100	33,84,900
67	904	92.58	59,28,000	12,30,854	46,97,146
68	905	81.01	55,19,000	11,13,472	44,05,528
69	906	63.68	43,68,000	8,69,410	34,98,590
	TOTAL	**5,392.68**	**34,16,86,000**	**6,69,40,919**	**27,47,45,081**

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	105	81.01	37,46,405
9	106	63.68	29,44,958
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	207	65.12	30,11,553
17	208	79.55	36,78,885
18	209	79.82	36,91,372
19	210	92.58	42,81,473
20	211	81.01	37,46,405
21	212	63.68	29,44,958
22	301	65.12	30,11,553
23	302	79.55	36,78,885
24	306	63.68	29,44,958
25	307	65.12	30,11,553
26	308	79.55	36,78,885
27	309	79.82	36,91,372
28	310	92.58	42,81,473
29	311	81.01	37,46,405
30	312	63.68	29,44,958
31	401	65.12	30,11,553
32	402	79.55	36,78,885
33	407	65.12	30,11,553
34	408	79.55	36,78,885
35	409	79.82	36,91,372
36	410	92.58	42,81,473
37	411	81.01	37,46,405
38	412	63.68	29,44,958
39	502	79.55	38,62,829
40	507	65.12	31,62,130
41	508	79.55	38,62,829
42	509	79.82	38,75,940
43	510	92.58	44,95,547
44	511	81.01	39,33,725
45	512	63.68	30,92,206
46	602	79.55	38,62,829
47	603	79.82	38,75,940
48	607	65.12	31,62,130
49	608	79.55	38,62,829
50	609	79.82	38,75,940

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

51	610	92.58	44,95,547
52	611	81.01	39,33,725
53	612	63.68	30,92,206
54	701	65.12	31,62,130
55	702	79.55	38,62,829
56	703	79.82	38,75,940
57	707	65.12	31,62,130
58	708	79.55	38,62,829
59	709	79.82	38,75,940
60	710	92.58	44,95,547
61	711	81.01	39,33,725
62	712	63.68	30,92,206
63	801	65.12	31,62,130
64	802	66.91	32,49,050
65	807	65.12	31,62,130
66	808	66.91	32,49,050
67	809	79.82	38,75,940
68	810	92.58	44,95,547
69	811	81.01	39,33,725
70	812	63.68	30,92,206
71	902	79.55	38,62,829
72	907	65.12	31,62,130
73	908	79.55	38,62,829
74	909	79.82	38,75,940
75	910	92.58	44,95,547
76	911	81.01	39,33,725
77	912	63.68	30,92,206
78	1002	79.55	38,62,829
79	1007	65.12	31,62,130
80	1008	79.55	38,62,829
81	1009	79.82	38,75,940
82	1010	92.58	44,95,547
83	1011	81.01	39,33,725
84	1012	63.68	30,92,206
85	1102	79.55	39,54,802
86	1103	79.82	39,68,225
87	1107	65.12	32,37,419
88	1108	79.55	39,54,802
89	1109	79.82	39,68,225
90	1110	92.58	46,02,584
91	1111	81.01	40,27,385
92	1112	63.68	31,65,830
93	1202	79.55	39,54,802
94	1203	79.82	39,68,225
95	1207	65.12	32,37,419
96	1208	79.55	39,54,802
97	1209	79.82	39,68,225
98	1210	92.58	46,02,584
99	1211	81.01	40,27,385
100	1212	63.68	31,65,830
101	1301	65.12	32,37,419
102	1302	66.91	33,26,408
103	1303	79.82	39,68,225
104	1307	65.12	32,37,419
105	1308	66.91	33,26,408
106	1309	79.82	39,68,225
107	1310	92.58	46,02,584
108	1311	81.01	40,27,385
109	1312	63.68	31,65,830
110	1407	65.12	32,37,419
111	1408	79.55	39,54,802
112	1409	79.82	39,68,225
113	1410	92.58	46,02,584
114	1411	81.01	40,27,385
115	1412	63.68	31,65,830





116	1501	65.12	32,37,419
117	1502	79.55	39,54,802
118	1503	79.82	39,68,225
119	1507	65.12	32,37,419
120	1508	79.55	39,54,802
121	1509	79.82	39,68,225
122	1510	92.58	46,02,584
123	1511	81.01	40,27,385
124	1512	63.68	31,65,830
125	1601	65.12	32,37,419
126	1602	79.55	39,54,802
127	1603	79.82	39,68,225
128	1607	65.12	32,37,419
129	1608	79.55	39,54,802
130	1609	79.82	39,68,225
131	1610	92.58	46,02,584
132	1611	81.01	40,27,385
133	1612	63.68	31,65,830
134	1702	79.55	39,54,802
135	1703	79.82	39,68,225
136	1705	81.01	40,27,385
137	1707	65.12	32,37,419
138	1708	79.55	39,54,802
139	1709	79.82	39,68,225
140	1710	92.58	46,02,584
141	1711	81.01	40,27,385
142	1712	63.68	31,65,830
143	1801	65.12	32,37,419
144	1802	66.91	33,26,408
145	1803	79.82	39,68,225
146	1807	65.12	32,37,419
147	1808	66.91	33,26,408
148	1809	79.82	39,68,225
149	1810	92.58	46,02,584
150	1811	81.01	40,27,385
151	1812	63.68	31,65,830
152	1901	65.12	32,37,419
153	1902	79.55	39,54,802
154	1903	79.82	39,68,225
155	1905	81.01	40,27,385
156	1906	63.68	31,65,830
157	1907	65.12	32,37,419
158	1908	79.55	39,54,802
159	1909	79.82	39,68,225
160	1910	92.58	46,02,584
161	1911	81.01	40,27,385
162	1912	63.68	31,65,830
163	2001	65.12	32,37,419
164	2003	79.82	39,68,225
165	2004	92.58	46,02,584
166	2005	81.01	40,27,385
167	2006	63.68	31,65,830
168	2007	65.12	32,37,419
169	2008	79.55	39,54,802
170	2009	79.82	39,68,225
171	2010	92.58	46,02,584
172	2011	81.01	40,27,385
173	2012	63.68	31,65,830
	Total	**13,471.35**	**65,99,21,478.00**





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	1,08,37,518
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	3,34,53,170
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	1,00,16,07,478	4,67,88,643
5	**Total Funds for Project**	**1,04,23,00,861**	**1,12,16,07,478**	**9,10,79,331**
6	Total Estimated Cost (As per Table A)	76,24,16,903	76,24,16,903	9,10,79,331

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:24177608BKBJJB5039

Agreed and accepted by:

Name:- Aditya S/o Umesh Gupta
Leverage Spaces LLP
Place:-Nagpur
Date:- 14-10-2024