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 2025

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**

G A D & ASSOCIATES * Chartered Accountants * FRN-145550W NAGPUR

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	6,97,08,660
	(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.	1,64,05,137
	(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 :-	33,05,798
	Sub-Total of DEVELOPMENT COST	8,94,19,595
3	Total Cost of The project (Actual incurred as on date of certificate)	15,09,02,555
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	19.79
5	Amount which can be withdrawn from the Designated Account.	15,09,02,555
6	Less: Amount withdrawn till date of this certificate from the Designated Account	8,51,39,916
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,57,62,639

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



CA. Ankit Takgis
Nagpur
23 April 2025
UDIN:25177608BMGYBQ3009

Date:- 23-04-2025
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)	**61,15,14,348**
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)	**29,50,54,049**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**12,286.31**
	(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	**60,23,63,882**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**89,74,17,931**
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)	**62,81,92,552**

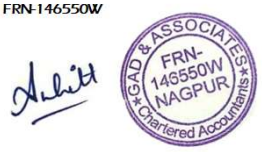
Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	**-**
2	Deposits	**8,51,39,916**
3	Withdrawals	**8,51,39,916**
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
23 April 2025
UDIN:25177608BMGYBQ3009

Date:- 23-04-2025
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	1001	65.12	43,10,000	11,39,705	31,70,295
2	1003	79.82	44,75,000	16,08,120	28,66,880
3	1004	92.58	55,00,000	19,73,288	35,26,712
4	1005	81.01	55,19,000	18,44,952	36,74,048
5	1006	63.68	42,52,000	12,21,240	30,30,760
6	101	65.12	40,00,000	49,505	39,50,495
7	103	79.82	55,00,000	48,571	54,51,429
8	104	92.58	60,84,000	21,86,190	38,97,810
9	106	63.68	44,27,000	8,12,872	36,14,128
10	1101	65.12	43,10,000	15,48,514	27,61,486
11	1103	79.82	44,90,000	11,19,358	33,70,642
12	1104	92.58	59,28,000	14,83,331	44,44,669
13	1105	81.01	44,75,000	13,39,801	31,35,199
14	1106	63.68	43,11,000	15,81,189	27,29,811
15	1201	65.12	43,69,000	15,71,287	27,97,713
16	1204	92.58	49,75,000	14,17,138	35,57,862
17	1205	81.01	54,48,000	21,19,429	33,28,571
18	1206	63.68	42,29,000	15,97,424	26,31,576
19	1301	65.12	44,27,000	7,30,000	36,97,000
20	1303	79.82	44,75,000	7,92,970	36,82,030
21	1304	92.58	50,00,000	14,77,143	35,22,857
22	1305	81.01	53,77,000	18,99,048	34,77,952
23	1306	63.68	43,10,000	12,87,128	30,22,872
24	1401	65.12	43,10,000	10,88,218	32,21,782
25	1402	79.55	44,75,000	8,51,554	36,23,446
26	1403	79.82	52,25,000	18,65,965	33,59,035
27	1404	92.58	50,00,000	16,24,951	33,75,049
28	1405	81.01	54,48,000	16,88,952	37,59,048
29	1406	63.68	43,10,000	15,50,294	27,59,706
30	1504	92.58	58,50,000	17,96,857	40,53,143
31	1505	81.01	44,75,000	13,39,801	31,35,199
32	1506	63.68	41,94,000	15,07,923	26,86,077
33	1603	79.82	55,00,000	20,000	54,80,000
34	1604	92.58	53,00,000	17,50,648	35,49,352
35	1605	81.01	44,90,000	15,33,860	29,56,140
36	1606	63.68	43,10,000	12,85,249	30,24,751
37	1701	65.12	43,10,000	15,49,605	27,60,395
38	1704	92.58	55,00,000	15,93,443	39,06,557
39	1705	81.01	53,77,000	9,52,381	44,24,619
40	1706	63.68	43,69,000	13,41,584	30,27,416
41	1803	79.82	44,90,000	50,496	44,39,504
42	1804	92.58	50,00,000	17,15,235	32,84,765
43	1805	81.01	55,18,500	16,20,000	38,98,500
44	1806	63.68	41,94,000	22,97,030	18,96,970
45	1901	65.12	44,75,000	1,69,406	43,05,594
46	1904	92.58	60,84,000	18,23,002	42,60,998
47	1906	63.68	38,44,000	13,84,000	24,60,000
48	2002	79.55	47,00,000	18,09,523	28,90,477
49	2004	92.58	54,60,000	48,572	54,11,428
50	201	65.12	40,00,000	7,20,495	32,79,505
51	203	79.82	44,90,000	40,10,892	4,79,108
52	204	92.58	59,28,000	19,82,380	39,45,620
53	205	81.01	55,90,000	16,02,666	39,87,334
54	206	63.68	41,35,000	14,86,732	26,48,268
55	303	79.82	44,90,000	9,78,516	35,11,484
56	304	92.58	60,84,000	21,60,666	39,23,334
57	305	81.01	55,19,000	18,92,382	36,26,618
58	306	63.68	44,75,000	13,79,953	30,95,047



59	403	79.82	44,75,000	16,09,105	28,65,895
60	404	92.58	61,62,000	18,43,713	43,18,287
61	405	81.01	55,18,000	18,44,681	36,73,319
62	406	63.68	44,27,000	15,91,584	28,35,416
63	501	65.12	43,10,000	14,88,154	28,21,846
64	503	79.82	52,25,000	17,74,905	34,50,095
65	504	92.58	57,72,000	20,61,449	37,10,551
66	505	81.01	52,36,000	18,56,950	33,79,050
67	506	63.68	44,27,000	14,97,228	29,29,772
68	601	65.12	43,10,000	12,87,128	30,22,872
69	603	79.82	44,75,000	8,42,575	36,32,425
70	604	92.58	59,28,000	21,27,140	38,00,860
71	605	81.01	44,75,000	18,65,148	26,09,852
72	606	63.68	43,69,000	14,05,618	29,63,382
73	704	92.58	60,84,000	20,39,716	40,44,284
74	705	81.01	52,36,000	18,78,868	33,57,132
75	706	63.68	41,94,000	12,93,068	29,00,932
76	803	79.82	44,75,000	50,495	44,24,505
77	804	92.58	59,00,000	15,72,378	43,27,622
78	805	81.01	54,48,000	15,73,522	38,74,478
79	806	63.68	41,94,000	9,56,634	32,37,366
80	901	65.12	43,10,000	11,89,109	31,20,891
81	1011	81.01	63,32,000	6,05,714	57,26,286
82	903	79.82	44,75,000	11,36,350	33,38,650
83	904	92.58	59,28,000	20,37,520	38,90,480
84	905	81.01	55,19,000	15,81,924	39,37,076
85	906	63.68	43,68,000	12,96,341	30,71,659
	TOTAL	**6,577.72**	**41,66,82,500**	**12,16,28,451**	**29,50,54,049**

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	102	79.55	36,78,885
6	105	81.01	37,46,405
7	107	65.12	30,11,553
8	108	79.55	36,78,885
9	109	79.82	36,91,372
10	110	105.04	48,57,701
11	202	79.55	36,78,885
12	207	65.12	30,11,553
13	208	79.55	36,78,885
14	209	79.82	36,91,372
15	210	92.58	42,81,473
16	211	81.01	37,46,405
17	212	63.68	29,44,958
18	301	65.12	30,11,553
19	302	79.55	36,78,885
20	307	65.12	30,11,553
21	308	79.55	36,78,885
22	309	79.82	36,91,372
23	310	92.58	42,81,473
24	311	81.01	37,46,405



25	312	63.68	29,44,958
26	401	65.12	30,11,553
27	402	79.55	36,78,885
28	407	65.12	30,11,553
29	408	79.55	36,78,885
30	409	79.82	36,91,372
31	410	92.58	42,81,473
32	411	81.01	37,46,405
33	412	63.68	29,44,958
34	502	79.55	38,62,829
35	507	65.12	31,62,130
36	508	79.55	38,62,829
37	509	79.82	38,75,940
38	510	92.58	44,95,547
39	511	81.01	39,33,725
40	512	63.68	30,92,206
41	602	79.55	38,62,829
42	607	65.12	31,62,130
43	608	79.55	38,62,829
44	609	79.82	38,75,940
45	610	92.58	44,95,547
46	611	81.01	39,33,725
47	612	63.68	30,92,206
48	701	65.12	31,62,130
49	702	79.55	38,62,829
50	703	79.82	38,75,940
51	707	65.12	31,62,130
52	708	79.55	38,62,829
53	709	79.82	38,75,940
54	710	92.58	44,95,547
55	711	81.01	39,33,725
56	712	63.68	30,92,206
57	801	65.12	31,62,130
58	802	66.91	32,49,050
59	807	65.12	31,62,130
60	808	66.91	32,49,050
61	809	79.82	38,75,940
62	810	92.58	44,95,547
63	811	81.01	39,33,725
64	812	63.68	30,92,206
65	902	79.55	38,62,829
66	907	65.12	31,62,130
67	908	79.55	38,62,829
68	909	79.82	38,75,940
69	910	92.58	44,95,547
70	911	81.01	39,33,725
71	912	63.68	30,92,206
72	1002	79.55	38,62,829
73	1007	65.12	31,62,130
74	1008	79.55	38,62,829
75	1009	79.82	38,75,940
76	1010	92.58	44,95,547
77	1012	63.68	30,92,206
78	1102	79.55	39,54,802
79	1107	65.12	32,37,419
80	1108	79.55	39,54,802
81	1109	79.82	39,68,225
82	1110	92.58	46,02,584
83	1111	81.01	40,27,385
84	1112	63.68	31,65,830
85	1202	79.55	39,54,802
86	1203	79.82	39,68,225
87	1207	65.12	32,37,419
88	1208	79.55	39,54,802
89	1209	79.82	39,68,225
90	1210	92.58	46,02,584
91	1211	81.01	40,27,385



92	1212	63.68	31,65,830
93	1302	66.91	33,26,408
94	1307	65.12	32,37,419
95	1308	66.91	33,26,408
96	1309	79.82	39,68,225
97	1310	92.58	46,02,584
98	1311	81.01	40,27,385
99	1312	63.68	31,65,830
100	1407	65.12	32,37,419
101	1408	79.55	39,54,802
102	1409	79.82	39,68,225
103	1410	92.58	46,02,584
104	1411	81.01	40,27,385
105	1412	63.68	31,65,830
106	1501	65.12	32,37,419
107	1502	79.55	39,54,802
108	1503	79.82	39,68,225
109	1507	65.12	32,37,419
110	1508	79.55	39,54,802
111	1509	79.82	39,68,225
112	1510	92.58	46,02,584
113	1511	81.01	40,27,385
114	1512	63.68	31,65,830
115	1601	65.12	32,37,419
116	1602	79.55	39,54,802
117	1607	65.12	32,37,419
118	1608	79.55	39,54,802
119	1609	79.82	39,68,225
120	1610	92.58	46,02,584
121	1611	81.01	40,27,385
122	1612	63.68	31,65,830
123	1702	79.55	39,54,802
124	1703	79.82	39,68,225
125	1707	65.12	32,37,419
126	1708	79.55	39,54,802
127	1709	79.82	39,68,225
128	1710	92.58	46,02,584
129	1711	81.01	40,27,385
130	1712	63.68	31,65,830
131	1801	65.12	32,37,419
132	1802	66.91	33,26,408
133	1807	65.12	32,37,419
134	1808	66.91	33,26,408
135	1809	79.82	39,68,225
136	1810	92.58	46,02,584
137	1811	81.01	40,27,385
138	1812	63.68	31,65,830
139	1902	79.55	39,54,802
140	1903	79.82	39,68,225
141	1905	81.01	40,27,385
142	1907	65.12	32,37,419
143	1908	79.55	39,54,802
144	1909	79.82	39,68,225
145	1910	92.58	46,02,584
146	1911	81.01	40,27,385
147	1912	63.68	31,65,830
148	2001	65.12	32,37,419
149	2003	79.82	39,68,225
150	2005	81.01	40,27,385
151	2006	63.68	31,65,830
152	2007	65.12	32,37,419
153	2008	79.55	39,54,802
154	2009	79.82	39,68,225
155	2010	92.58	46,02,584
156	2011	81.01	40,27,385
157	2012	63.68	31,65,830
	Total	**12,286.31**	**60,23,63,882.00**



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	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	5,80,79,359
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	1,01,90,46,382	9,28,23,196
5	**Total Funds for Project**	**1,04,23,00,861**	**1,13,90,46,382**	**15,09,02,555**
6	Total Estimated Cost (As per Table A)	76,24,16,903	76,24,16,903	15,09,02,555

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:25177608BMGYBQ3009

Agreed and accepted by:

Name:- Aditya S/o Umesh Gupta
Leverage Spaces LLP
Place:-Nagpur
Date:- 23-04-2025