

**Issued on completion of “KESAR GOLD”, Project Registration No.
P50500054355**

To,

M/s. Kesar India Limited

**F-101 1st Floor, Jagat Plaza, Amravati Road,
Law College Square, Nagpur – 440022.**

Subject: Certified of Completion of Construction Work “**KESAR GOLD**”, of the **Project Registration Number P50500054355**, situated on the Kh. No. 46/1 (Part) and 46/2, P.H. No. 16, Mouza - Khairi, Taluka – Kamptee, District – Nagpur. PIN – 441002, admeasuring 14,841.37 sq. mtrs. area being developed by **M/s. Kesar India Limited.**

Sr. No.	Letter No.	Date	Planning Authority	Plot No.	No. of Plots
1	E.E./NMRDA/ DPC/RL/1468	13/02/2024	Nagpur Metropolitan Region Development Authority	4,6,7,9,14,17, 29,32,37,38,39, 60,61,64,41,53, 90,91,95,98, 104,105,108, 118,119	25
2	A.E.(North)/148	12/06/2024	Nagpur Metropolitan Region Development Authority	1,2,3,5,8,10,11, 12,13,15,16,18, 19,20,21,22,23, 24,28,31,34,35, 36,40,42,43,44, 45,46,47,48,49, 50,51,52,56,57, 58,59,62,63,65, 66,67,68,69,70, 71,72,73,74,75, 76,78,83,85,86, 87,89,93,94,96, 97,99,100,101, 102,103,106, 107,117,120	72
3	A.E.(North)/338	13/12/2024	Nagpur Metropolitan Region Development Authority	25,26,27,30,33, 54,55,77,79,80, 81,82,84,88,92, 109	16

4	A.E.(North)/160	21/05/2025	Nagpur Metropolitan Region Development Authority	110,111,112, 113,114,115, 116	7
Total No. of Plots					120

All four released letter Attached.

**Agree and Accepted
Signature of Promoter**

Kesar India Limited


Authorised Signatory

Name: M/s. Kesar India Limited

Date: 15th December 2025

Please find herewith attached Commencement Certificate / Completion Certificate for Tracking ID 2025102913. This is an automated message. Please do not reply to this email.

From: NIT Establishment establishment@nitnagpur.org

To: mahareracc.nagpur@gmail.com , Yash Gopal Gupta Ygg@kesarlands.com

Date: Mon, 24 Nov 2025, 9:54 AM

 SCN2025102913.pdf 2.1 MB

Please find herewith attached Commencement Certificate / Completion Certificate for Tracking ID 2025102913. This is an automated message. Please do not reply to this email. and Layout KESAR INDIA LTD from Khasra No. 46/1, 46/2, Mouza Khairi Tahsil Kamptee Tahasil Document Link : 1.

<https://www.nitnagpur.org/demand/SCN2025102913.pdf>

Nagpur Metropolitan Region Development Authority

Letter No. E.E./NMRDA/ DP/RL/1468

Nagpur, Date: 13/02/2024

To,

**Kesar India Limited Through Director Shri. Sachin Gopal Gupta through
P.O.A Shri. Pawan Raviprasad Gupta
R/o.Flat No. 301, Swami Sadan Apartment,
GPO Square, Nagpur-440001.**

Subject :- Release of Plots in Layout on Land bearing Kh. No. **46/1 Part, 46/2 of
Mouza-Khairi, Tahsil-Kamptee, Dist. Nagpur.**

Reference :- 1) Your application **dated 12/02/2024.**
2) Development Agreement **dated 12/02/2024.**

With reference to above following **25** Nos. of Plots and Amenity Space are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from final approved layout plan as per Hon'ble Metropolitan Commissioner, NMRDA orders **dt. 23/01/2024.**

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (in Sqm.)	Deduction for Tan. (in Sqm.)	Net area of each plots (in Sqm.)	No. Of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(6)			(7)
1	4	1/2 (14.287 + 15.206) x 7.00	103.220	-	103.220	1	103.220
2	6	1/2 (16.127 + 17.094) x 7.00	116.270	-	116.270	1	116.270
3	7	1/2 (17.094 + 17.663) x 4.125 1/2 (17.663 + 18.125) x 3.375	71.686 60.393	-	132.070	1	132.070
4	9	1/2 (19.151 + 20.314) x 8.500	167.720	-	167.720	1	167.720
5	14	14.062 x 12.750	179.290	7.72	171.570	1	171.570
6	17	1/2 (14.299 + 14.582) x 6.500	93.860	-	93.860	1	93.860
7	29	1/2 (5.979 + 8.448) x 19.521	93.00	-	93.00	1	93.00
8	32	15.00 x 6.500	97.500	-	97.500	1	97.500
9	37, 38, 39, 60, 61, 64	15.00 x 7.200	108.00	-	108.00	6	648.00
10	41	15.00 x 10.00	150.00	7.72	142.280	1	142.280
11	53	15.00 x 6.500	97.500	-	97.500	1	97.500
12	90, 91	16.125 x 6.500	104.810	-	104.810	2	209.62
13	95, 98	15.00 x 7.00	105.00	-	105.00	2	210.00
14	104, 105	15.00 x 9.00	135.00	7.72	127.280	2	254.56
15	108	1/2 (9.912 + 9.449) x 15.00	145.210	-	145.210	1	145.210

16	118, 119	16.972 x 7.500	127.290	-	127.290	2	254.58
Total						25	2936.96
Amenity Space		1/2 (22.647 + 21.800) x 46.523 1/2 (22.647 + 21.800) x 46.523	1033.904 246.553	11.245	1269.212	1	1269.212

Total plot area released = 2936.96 Sq.m.

Amenity Space area released = 1269.212 Sq.m.


Executive Engineer-1,

 Nagpur Metropolitan Region Development Authority 

N.B. :-

- 1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **Kesar India Limited Through Director Shri. Sachin Gopal Gupta through P.O.A Shri. Pawan Raviprasad Gupta, R/o.Flat No. 301, Swami Sadan Apartment, GPO Square, Nagpur-440001.**
- 2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement **dated 12/02/2024.**

Copy to :-

1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (North), N.M.R.D.A., Vaishali Nagar, Nagpur.


Executive Engineer-1,

Nagpur Metropolitan Region Development Authority 

Nagpur Metropolitan Region Development Authority

NO. A.E. (North)/ 148

Nagpur, Dt. 12/6/24

To,

✓ Kesar India Limited through Director
Shri. Sachin Gopal Gupta through POA
Shri. Pawan Raviprasad Gupta,
R/o. Flat No. 301, Swami Sadan Apartment, GPO Square,
Nagpur-440001

Subject :- Release of Plots in layout bearing Kh. No. 46/1 Part, 42/2, Mouza – Khairi, Tah.-Kamptee, Dist. Nagpur.

Reference :- 1. Development Agreement dated. 12/02/2024.
2. Your application dated 03/06/2024.

With reference to the letter cited above this is to inform that, the Plot Nos. 1, 2, 3, 5, 8, 10, 11, 12, 13, 15, 16, 18, 19, 20, 21, 22, 23, 24, 28, 31, 34, 35, 36, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 56, 57, 58, 59, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 83, 85, 86, 87, 89, 93, 94, 96, 97, 99, 100, 101, 102, 103, 106, 107, 117 & 120 (Total : 72 Nos) at Kh. No. 46/1 Part, Mouza – Khairi, Tah- Nagpur (Rural) is released as per Hon. Metropolitan Commissioner, N.M.R.D.A. order dt. 11/06/2024 and tabulated below

Sr. No.	Plot No.	Dimension (m)	Plot Area (Sqm)	Deduction for Tangent (sqm)	Net Plot Area
1	1	$1/2 \times (8.093 + 9.570) \times 19.968 + 1/2 \times (11.939 + 12.460) \times 3.993$	225.069	11.15	213.910
2	2	$1/2 (12.460 + 13.373) \times 7.000$	90.410	0	90.410
3	3	$1/2 \times (13.373 + 14.077) \times 5.402 + 1/2 \times (14.077 + 14.287) \times 1.598$	96.800	0	96.800
4	5	$1/2 \times (15.206 + 16.064) \times 6.540 + 1/2 \times (16.064 + 16.127) \times 0.460$	109.650	0	109.650
5	8	$1/2 \times (18.125 + 19.151) \times 7.500$	139.780	0	139.780
6	10	$1/2 \times (20.314 + 21.252) \times 6.857 + 1/2 \times (21.252 + 21.487) \times 1.743$	179.750	0	179.750
7	11	$1/2 \times (21.487 + 22.767) \times 9.500$	210.200	0	210.20
8	12	$1/2 \times (22.767 + 23.956) \times 8.822 + 1/2 \times (23.956 + 24.042) \times 0.678$	222.360	0	222.36
9	13	$1/2 \times (24.042 + 25.300) \times 9.941$	245.250	0	245.250
10	15	14.062×9.00	126.560	0	126.56
11	16	$14.062 \times 3.550 + 1/2 \times (14.062 + 14.299) \times 5.450$	127.200	0	127.20

[Signature]
1

Sr. No.	Plot No.	Dimension (m)	Plot Area (Sqm)	Deduction for Tangent (sqm)	Net Plot Area
12	18	$1/2 \times (14.582 + 14.865) \times 6.500$	95.700	0	95.700
13	19	$1/2 \times (14.865 + 15.147) \times 6.500$	97.530	0	97.530
14	20	$1/2 \times (15.147 + 15.249) \times 2.343$ $+ 1/2 \times (15.249 + 15.429) \times 4.157$	99.370	0	99.370
15	21	$1/2 \times (15.429 + 15.722) \times 6.750$	105.130	0	105.130
16	22	$1/2 \times (15.722 + 16.014) \times 6.750$	107.100	0	107.100
17	23	$1/2 \times (16.014 + 16.200) \times 4.297$ $+ 1/2 \times (16.200 + 16.310) \times 2.453$	109.080	0	109.080
18	24	$1/2 \times (16.310 + 16.611) \times 6.750$	111.100	0	111.100
19	28	15.000 x 6.200	93.000	0	93.000
20	31	15.000 x 6.500	97.500	0	97.500
21	34	15.000 x 8.350	125.250	0	125.250
22	35	15.000 x 7.200	108.000	0	108.000
23	36	15.000 x 7.200	108.000	0	108.000
24	40	15.000 x 10.000	150.000	7.72	142.280
25	42	15.000 x 7.200	108.000	0	108.000
26	43	15.000 x 7.200	108.000	0	108.000
27	44	15.000 x 7.200	108.000	0	108.000
28	45	15.000 x 7.200	108.000	0	108.000
29	46	15.000 x 7.200	108.000	0	108.000
30	47	15.000 x 8.350	125.250	0	125.250
31	48	15.000 x 8.350	125.250	0	125.250
32	49	15.000 x 6.500	97.500	0	97.500
33	50	15.000 x 6.500	97.500	0	97.500
34	51	15.000 x 6.500	97.500	0	97.500
35	52	15.000 x 6.500	97.500	0	97.500
36	56	15.000 x 6.500	97.500	0	97.500
37	57	15.000 x 6.500	97.500	0	97.500
38	58	15.000 x 6.500	97.500	0	97.500
39	59	15.000 x 6.500	97.500	0	97.500
40	62	15.000 x 7.200	108.000	0	108.000
41	63	15.000 x 7.200	108.000	0	108.000
42	65	15.000 x 10.000	150.000	7.72	142.280
43	66	15.000 x 10.000	150.000	7.72	142.280
44	67	15.000 x 7.200	108.000	0	108.000
45	68	15.000 x 7.200	108.000	0	108.000
46	69	15.000 x 7.200	108.000	0	108.000
47	70	15.000 x 7.200	108.000	0	108.000
48	71	15.000 x 7.200	108.000	0	108.000
49	72	15.000 x 6.500	97.500	0	97.500

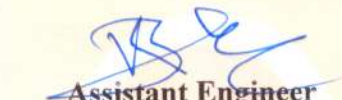

 Assistant Engineer (North)
 Nagpur Metropolitan Region

Nagpur Metropolitan Region Development Authority

Sr. No.	Plot No.	Dimension (m)	Plot Area (Sqm)	Deduction for Tangent (sqm)	Net Plot Area
50	73	15.000 x 6.500	97.500	0	97.500
51	74	15.000 x 6.500	97.500	0	97.500
52	75	15.000 x 6.500	97.500	0	97.500
53	76	15.000 x 9.438	141.560	0	141.560
54	78	$\frac{1}{2} \times (15.733 + 15.771) \times 0.668$ $+ \frac{1}{2} \times (15.771 + 15.990) \times 6.532$	114.250	0	114.250
55	83	$\frac{1}{2} \times (17.483 + 17.875) \times 7.173$ $+ \frac{1}{2} \times (17.875 + 17.944) \times 0.827$	141.620	0	141.620
56	85	$\frac{1}{2} \times (18.613 + 19.324) \times 8.500$	161.232	0	161.230
57	86	$\frac{1}{2} \times (19.324 + 19.383) \times 0.697$ $+ \frac{1}{2} \times (19.383 + 20.049) \times 8.803$	187.020	7.72	179.300
58	87	10.000 x 15.000	150.000	0	150.000
59	89	16.125 x 9.000	145.125	7.72	137.400
60	93	$\frac{1}{2} \times (9.247 + 8.784) \times 15.000$	135.230	0	135.230
61	94	15.000 x 7.000	105.000	0	105.000
62	96	15.000 x 9.000	135.000	7.72	127.280
63	97	15.000 x 9.000	135.000	7.72	127.280
64	99	15.000 x 7.000	105.000	0	105.000
65	100	$\frac{1}{2} \times (9.709 + 9.247) \times 15.000$	142.170	0	142.170
66	101	$\frac{1}{2} \times (9.449 + 8.987) \times 15.000$	138.270	0	138.270
67	102	15.000 x 7.500	112.500	0	112.500
68	103	15.000 x 7.500	112.500	0	112.500
69	106	15.000 x 7.500	112.500	0	112.500
70	107	15.000 x 7.500	112.500	0	112.500
71	117	$\frac{1}{2} \times (11.275 + 10.554) \times 16.972$	185.240	0	185.240
72	120	16.972 x 10.000	169.720	7.72	162.000
TOTAL AREA (sq. m.)					8864.807

Total :- 72 (Seventy Two) Nos. of Plot.

- Note :-**
- 1) The Plot area is released subject to payment of betterment/ abandonment peripheral charges as and when demanded by N.M.R.D.A. as per agreement executed with the Land Owner.
 - 2) The dimensions are duly certified by Architect & Owner, N.M.R.D.A. will not be responsible for the same. You have to get demarcate plots from City Survey Department/TLR.
 - 3) N.M.R.D.A. will not demarcate the Plot. The area of Plot is subjected to revision as per City Survey Record/TLR.


Assistant Engineer
(North)
N.M.R.D.A., Nagpur.

Copy To:-

- 1) Executive Engineer - 1, N.M.R.D.A., Nagpur for information please
- 2) Executive Engineer - 2, N.M.R.D.A., Nagpur for information please



नागपूर महानगर प्रदेश
विकास प्राधिकरण

Nagpur Metropolitan Region Development Authority

NO. A.E. (North)/ 338

Nagpur, Dt. 13/11/24

To,

✓ **Kesar India Limited through Director**
Shri. Sachin Gopal Gupta through POA
Shri. Pawan Raviprasad Gupta,
R/o. Flat No. 301, Swami Sadan Apartment, GPO Square,
Nagpur-440001

Subject :- Release of Plots in layout bearing Kh. No. 46/1 Part, 46/2, Mouza – Khairi, Tah.– Kamptee, Dist. Nagpur.

Reference :- 1. Development Agreement dated. 12/02/2024.
2. Your application dated 17/10/2024.

With reference to the letter cited above this is to inform that, the Plot Nos. 25, 26, 27, 30, 33, 54, 55, 77, 79, 80, 81, 82, 84, 88, 92 & 109 (Total : 16 Nos) at Kh. No. **46/1 Part**, Mouza – **Khairi**, Tah- **Nagpur (Rural)** is released as per Hon. Metropolitan Commissioner, N.M.R.D.A. order dt. **04/12/2024** and tabulated below

Sr. No.	Plot No	Dimension (m)	Plot Area (Sqm)	Deduction for Tangent (sqm)	Net Plot Area
1	25	$1/2 \times (16.611 + 16.911) \times 6.750$	113.130	0	113.130
2	26	$1/2 \times (5.979 + 8.448) \times 19.521$	140.810	0	140.810
3	27	$1/2 \times (7.232 + 8.024) \times 4.509 + 1/2 \times (8.024 + 10.147) \times 10.491$	129.700	0	129.700
4	30	15.000×6.500	97.500	0	97.500
5	33	15.000×8.350	125.250	0	125.250
6	54	$1/2 \times (9.547 + 12.582) \times 15.000$	165.960	0	165.960
7	55	15.000×9.438	141.560	0	141.560
8	77	$1/2 \times (14.391 + 15.271) \times 2.910 + 1/2 \times (15.271 + 15.733) \times 8.228$	170.700	0	170.700
9	79	$1/2 \times (15.990 + 16.232) \times 7.200$	116.000	0	116.000
10	80	$1/2 \times (16.232 + 16.252) \times 0.576 + 1/2 \times (16.252 + 16.645) \times 6.624$	118.300	0	118.300
11	81	$1/2 \times (16.645 + 17.072) \times 7.200$	121.370	0	121.370
12	82	$1/2 \times (17.072 + 17.483) \times 7.500$	129.580	0	129.580
13	84	$1/2 \times (17.944 + 18.613) \times 8.000$	146.228	0	146.228
14	88	10.000×15.000	150.000	0	150.000
15	92	$1/2 \times (9.507 + 9.010) \times 16.125$	149.290	0	149.290
16	109	$1/2 \times (9.652 + 9.189) \times 15.000$	141.300	0	141.300
		TOTAL AREA (sq. m.)			2156.678

Total :- 16 (Sixteen) Nos. of Plot.

Assistant Engineer (North)
Nagpur Metropolitan Region
Development Authority

1

- Note :-** 1) The Plot area is released subject to payment of betterment/ abandonment peripheral charges as and when demanded by N.M.R.D.A. as per agreement executed with the Land Owner.
2) The dimensions are duly certified by Architect & Owner, N.M.R.D.A. will not be responsible for the same. You have to get demarcate plots from City Survey Department/TLR.
3) N.M.R.D.A. will not demarcate the Plot. The area of Plot is subjected to revision as per City Survey Record/TLR.


Assistant Engineer
(North) 
N.M.R.D.A., Nagpur.

Copy To:-

- 1) Executive Engineer - 1, N.M.R.D.A., Nagpur for information please
- 2) Executive Engineer - 2, N.M.R.D.A., Nagpur for information please

Nagpur Metropolitan Region Development Authority

NO. A.E. (North)/ 160

Nagpur, Dt. 21/05/2024

To,

**Kesar India Limited through Director
Shri. Sachin Gopal Gupta through POA
Shri. Pawan Raviprasad Gupta,
R/o. Flat No. 301, Swami Sadan Apartment, GPO Square,
Nagpur-440001**

Subject :- Release of Plots in layout bearing Kh. No. 46/1 Part, 46/2, Mouza – Khairi, Tah.- Kamptee, Dist. Nagpur.

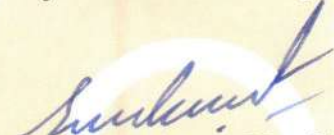
Reference :- 1. Development Agreement dated. 12/02/2024.
2. Your application dated 27/02/2025.

With reference to the letter cited above this is to inform that, the Plot Nos. 110, 111, 112, 113, 114, 115 & 116 (Total : 07 Nos) at Kh. No. 46/1 Part, 46/2, Mouza-Khairi, Tah-Kamptee is released as per Hon. Metropolitan Commissioner, N.M.R.D.A. order dt. 16/05/2025 and tabulated below

Sr. No.	Plot No	Dimension (m)	Plot Area (Sqm)	Deduction for Tangent (sqm)	Net Plot Area
1	110	15.000 x 7.500	112.500	0	112.500
2	111	15.000 x 7.500	112.500	0	112.500
3	112	15.000 x 10.000	150.000	7.72	142.280
4	113	15.000 x 10.000	150.000	7.72	142.280
5	114	15.000 x 7.5000	112.500	0	112.500
6	115	15.000 x 7.5000	112.500	0	112.500
7	116	1/2 (10.171 + 9.963) x 4.898 + 1/2 (9.963 + 9.652) x 10.102	148.380	0	148.380
TOTAL AREA (sq. m.)					882.940

Total :- 07 (Seven) Nos. of Plot.

Note :- 1) The Plot area is released subject to payment of betterment/ abandonment peripheral charges as and when demanded by N.M.R.D.A. as per agreement executed with the Land Owner.
2) The dimensions are duly certified by Architect & Owner, N.M.R.D.A. will not be responsible for the same. You have to get demarcate plots from City Survey Department/TLR.
3) N.M.R.D.A. will not demarcate the Plot. The area of Plot is subjected to revision as per City Survey Record/TLR.


Assistant Engineer (North)
N.M.R.D.A., Nagpur.

Copy To:-

- 1) Executive Engineer - 1, N.M.R.D.A., Nagpur for information please
- 2) Executive Engineer - 2, N.M.R.D.A., Nagpur for information please