RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE QUARTER ENDED 31st DECEMBER 2023]

[KESAR GATEWAY – Project Registration Number – P50500032514]

Date: 11th December 2024

To,
M/s. Kesar Gateway Pvt Ltd.
F-101 1st Floor, Jagat Plaza, Amrawati Road,
Law College Square, Nagpur – 440010.

Subject: **Certificate of Financial Progress of Work of "KESAR GATEWAY", at** Plot No. 108, 109, 110, 111/1, 111/2, 113, Mouza – Yerkheda (CT), Taluka – Kamptee, District - Nagpur; total project area admeasuring 145200 Sq. Mtrs.; **being developed by M/s. Kesar Gateway Pvt Ltd.**

Sir,

This certificate is being issued for RERA compliance for the project **"KESAR GATEWAY"**, Plot No. 108, 109, 110, 111/1, 111/2, 113, Mouza – Yerkheda (CT), Taluka – Kamptee, District - Nagpur; total project area admeasuring 145200 Sq. Mtrs.; **being developed by M/s. Kesar Gateway Pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 24,39,36,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government /	NIL

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	UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	NIL
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.	NIL
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(iii) Estimated Cost of 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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		**Rs. 24,39,36,000/-**

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	(ii) DEVELOPMENT COST / COST OF CONSTRUCTION	
a.	Estimated cost of development as Certified by Engineer	Rs. 10,00,00,000/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	NIL
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 2,50,00,000/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL
	Sub – Total of DEVELOPMENT COST	**Rs. 12,50,00,000/-**
	TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)	**Rs. 36,89,36,000/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 9,58,32,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
d.	Amounts paid to State Government / UT Administration or	NIL

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	Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		**Rs. 9,58,32,000/-**

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2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
i.	Expenditure for construction. Minimum of (a) and (b) to be considered. (a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	Rs. 12,10,66,117/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	Rs. 20,51,556/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 17,71,972/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	Rs. 25,93,104/-
Sub – Total of DEVELOPMENT COST		**Rs. 12,74,82,749/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 22,33,14,749/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**60.52%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 22,33,14,749/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**NIL**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 22,33,14,749/-**

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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No. (1)	Flat No. (2)	Area (in Sq. Mtrs.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	73	185	41,19,000	41,19,000	**NIL**
2	142 & 143	372.9	71,00,000	71,00,000	NIL
3	178	186.82	31,50,000	31,50,000	NIL
4	345	220	42,11,000	42,11,000	NIL
5	262	185	31,65,000	31,65,000	NIL
6	225	185	35,50,000	35,50,000	NIL
7	254	185	31,00,000	31,00,000	NIL
8	318	200	34,10,000	34,10,000	NIL
9	63	185	41,20,000	41,20,000	NIL
10	336	193.171	36,90,000	36,90,000	NIL
11	59	185	41,19,000	41,19,000	NIL
12	177	190.467	32,08,000	32,08,000	NIL
13	260	185	34,84,800	34,84,800	NIL
14	261	185	31,65,000	31,65,000	NIL
15	61	185	40,98,200	40,98,200	NIL
16	265	185	31,35,000	31,35,000	NIL
17	253	185	31,35,080	31,35,080	NIL
18	251	185	31,38,000	31,38,000	NIL
19	144	186.45	35,12,500	35,12,500	NIL
20	263	185	31,35,000	31,35,000	NIL
21	141	186.45	35,31,000	35,31,000	NIL
22	226	185	35,48,400	35,48,400	NIL
23	250	185	31,55,000	31,55,000	NIL
24	337	192.021	36/83,000	36/83,000	NIL

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25	317	200	33,75,560	33,75,560	NIL
26	324	200	40,69,000	40,69,000	NIL
27	227	185	34,84,775	34,84,775	NIL
28	268	185	31,36,000	31,36,000	NIL
29	249	185	31,50,000	31,50,000	NIL
30	351	242	48,00,000	48,00,000	NIL
31	248	185	31,86,000	31,86,000	NIL
32	266	185	31,65,080	31,65,080	NIL
33	267	185	31,65,080	31,65,080	NIL
34	43	202.95	57,00,000	57,00,000	NIL
35	64	185	41,00,000	41,00,000	NIL
36	93	186.45	41,51,000	41,51,000	NIL
37	348	242	45,88,000	45,88,000	NIL
38	68	185	41,50,000	41,50,000	NIL
39	176	197.712	36,00,000	36,00,000	NIL
40	334	200	38,24,000	38,24,000	NIL
41	175	204.932	34,76,000	34,76,000	NIL
42	44	186.45	51,18,000	51,18,000	NIL
43	60	185	41,19,000	41,19,000	NIL
44	171	233.901	42,17,000	42,17,000	NIL
45	264	185	31,35,000	31,35,000	NIL
46	70	185	42,81,000	42,81,000	NIL
47	32	185.6	40,95,000	40,95,000	NIL
48	11	185.6	42,95,000	42,95,000	NIL
49	146	186.45	36,50,000	36,50,000	NIL
50	96	186.45	43,50,000	43,50,000	NIL
51	316	200	36,59,000	36,59,000	NIL
52	97	186.45	43,65,000	43,65,000	NIL
53	338	209	46,11,000	46,11,000	NIL
54	291	225	62,36,000	62,36,000	NIL
55	305	225	48,50,000	48,50,000	NIL
56	294	225	62,97,000	62,97,000	NIL
57	69	185	42,81,000	42,81,000	NIL
58	235	185	37,83,000	37,83,000	NIL
59	202	189.75	37,27,000	37,27,000	NIL
60	329	200	31,00,000	31,00,000	NIL



61	29	276.8	42,74,000	42,74,000	NIL
62	339	209	42,74,000	42,74,000	NIL
63	201	189.75	38,80,000	38,80,000	NIL
64	349	242	48.19,000	48.19,000	NIL
65	45	186.45	53,38,000	53,38,000	NIL
66	71	185	42,41,000	42,41,000	NIL
67	330	200	31,00,000	31,00,000	NIL
68	167	262.643	46,64,000	46,64,000	NIL
69	342	220	44,40,000	44,40,000	NIL
70	228	185	36,84,000	36,84,000	NIL
71	229	185	36,84,000	36,84,000	NIL
72	67	185	41,29,000	41,29,000	NIL
73	231	185	37,83,000	37,83,000	NIL
74	341	220	43,21,800	43,21,800	NIL
75	31	185.6	43,00,000	43,00,000	NIL
76	252	185	34,84,000	34,84,000	NIL
77	56	228.78	65,25,000	65,25,000	NIL
78	165	283.336	48,80,000	48,80,000	NIL
79	145	186.45	36,50,000	36,50,000	NIL
80	172	226.528	40,84,000	40,84,000	NIL
81	246	185	33,24,000	33,24,000	NIL
82	247	185	33,21,000	33,21,000	NIL
83	72	185	42,81,000	42,81,000	NIL
84	325	200	40,90,000	40,90,000	NIL
85	290	225	64,00,000	64,00,000	NIL
86	297	225	64,00,000	64,00,000	NIL
87	332	200	40,90,000	40,90,000	NIL
88	343	220	44,40,000	44,40,000	NIL
89	113	186.45	43,94,000	43,94,000	NIL
90	114	186.45	44,15,000	44,15,000	NIL
91	36 & 37	481.553	1,15,00,000	1,15,00,000	NIL
92	112	186.45	40,00,000	40,00,000	NIL
93	198	189.75	42,80,000	42,80,000	NIL
94	315	200	36,06,000	36,06,000	NIL
95	91	193.655	46,51,000	46,51,000	NIL



96	306	225	55,70,000	55,70,000	NIL
97	213	200	50,00,000	50,00,000	NIL
98	289	225	53,00,000	53,00,000	NIL
99	299	225	53,00,000	53,00,000	NIL
100	85	186.45	48,16,000	48,16,000	NIL
101	298	225	49,30,000	49,30,000	NIL
102	58	185	41,60,000	41,60,000	NIL
103	102	186.45	44,50,000	44,50,000	NIL
104	109	186.45	45,15,000	45,15,000	NIL
105	295	225	62,85,000	62,85,000	NIL
106	296	225	59,94,300	59,94,300	NIL
107	255	185	39,82,000	39,82,000	NIL
108	103	186.45	44,15,000	44,15,000	NIL
109	105	186.45	44,55,000	44,55,000	NIL
110	214	200	50,00,000	50,00,000	NIL
111	51	215	59,84,000	59,84,000	NIL
112	52	215	59,84,000	59,84,000	NIL
113	314	200	36,06,000	36,06,000	NIL
114	10	185.6	44,95,000	44,95,000	NIL
115	101	186.45	43,15,000	43,15,000	NIL
116	331	200	31,00,000	31,00,000	NIL
117	122	186.45	45,64,000	45,64,000	NIL
118	123	193.655	49,51,000	49,51,000	NIL
119	232	185	37,83,000	37,83,000	NIL
120	104	186.45	45,15,000	45,15,000	NIL
121	259	185	43,81,000	43,81,000	NIL
122	207	200	34,51,000	34,51,000	NIL
123	208	200	34,51,000	34,51,000	NIL
124	40	186.45	42,93,000	42,93,000	NIL
125	87	186.45	48,16,700	48,16,700	NIL
126	211	200	39,00,000	39,00,000	NIL
Total		**25449.37 Sq. Mtrs.**	**Rs. 52,89,59,275/-**	**Rs. 52,89,59,275/-**	



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UNSOLD INVENTORY

Sr. No.	Plot No.	Carpet Area (in Sq. Mtrs.)	Unit Consideration as per Ready Recknor Rate (ASR) Rs. 7,700/- per Sq. Mtr.)
1	1	6435.160	4,95,50,732
2	2	284.250	21,88,725
3	3	277.500	21,36,750
4	4	274.170	21,11,109
5	5	274.170	21,11,109
6	6	285.050	21,94,885
7	7	214.900	16,54,730
8	8	264.410	20,35,957
9	9	187.650	14,44,905
10	12	185.60	14,29,120
11	13	207.080	15,94,516
12	14	225.540	17,36,658
13	15	194.730	14,99,421
14	16	186.560	14,36,512
15	17	209.800	16,15,460
16	18	214.280	16,49,956
17	19	191.500	14,74,550
18	20	185.600	14,29,120
19	21	185.600	14,29,120
20	22	185.600	14,29,120
21	23	186.650	14,37,205
22	24	203.720	15,68,644
23	25	294.930	22,70,961
24	26	258.240	19,88,448
25	27	234.750	18,07,575
26	28	251.270	19,34,779
27	33	187.650	14,44,905
28	34	229.480	17,66,996

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29	35	249.580	19,21,766
30	38	193.650	14,91,105
31	39	186.450	14,35,665
32	41	186.450	14,35,665
33	42	202.950	15,62,715
34	46	186.450	14,35,665
35	47	190.270	14,65,079
36	48	224.470	17,28,419
37	49	215.000	16,55,500
38	50	215.000	16,55,500
39	53	215.000	16,55,500
40	54	215.000	16,55,500
41	55	215.000	16,55,500
42	57	199.150	15,33,455
43	62	185.000	14,24,500
44	65	195.450	15,04,965
45	66	195.450	15,04,965
46	74	199.150	15,33,455
47	75	199.150	15,33,455
48	76	185.000	14,24,500
49	77	185.000	14,24,500
50	78	185.000	14,24,500
51	79	185.000	14,24,500
52	80	185.000	14,24,500
53	81	185.000	14,24,500
54	82	185.000	14,24,500
55	83	195.450	15,04,965
56	84	193.650	14,91,105
57	86	186.450	14,35,665
58	88	186.450	14,35,665
59	89	186.450	14,35,665
60	90	186.450	14,35,665



61	92	193.650	14,91,105
62	94	186.450	14,35,665
63	95	186.450	14,35,665
64	98	186.450	14,35,665
65	99	193.650	14,91,105
66	100	193.650	14,91,105
67	106	186.450	14,35,665
68	107	193.650	14,91,105
69	108	193.650	14,91,105
70	110	186.450	14,35,665
71	111	186.450	14,35,665
72	115	193.650	14,91,105
73	116	193.650	14,91,105
74	117	186.450	14,35,665
75	118	186.450	14,35,665
76	119	186.450	14,35,665
77	120	186.450	14,35,665
78	121	186.450	14,35,665
79	124	193.650	14,91,105
80	125	186.450	14,35,665
81	126	186.450	14,35,665
82	127	186.450	14,35,665
83	128	186.450	14,35,665
84	129	186.450	14,35,665
85	130	186.450	14,35,665
86	131	193.650	14,91,105
87	132	193.650	14,91,105
88	133	186.450	14,35,665
89	134	186.450	14,35,665
90	135	186.450	14,35,665
91	136	186.450	14,35,665
92	137	186.450	14,35,665

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93	138	186.450	14,35,665
94	139	193.650	14,91,105
95	140	193.650	14,91,105
96	147	193.650	14,91,105
97	148	219.940	16,93,538
98	149	205.910	15,85,507
99	150	219.700	16,91,690
100	151	191.680	14,75,936
101	152	192.360	14,81,172
102	153	200.980	15,47,546
103	154	218.510	16,82,527
104	155	199.790	15,38,383
105	156	188.420	14,50,834
106	157	200.850	15,46,545
107	158	196.060	15,09,662
108	159	189.040	14,55,608
109	160	221.790	17,07,783
110	161	188.330	14,50,141
111	162	188.420	14,50,834
112	163	217.040	16,71,208
113	164	282.870	21,78,099
114	166	292.150	22,49,555
115	168	250.450	19,28,465
116	169	248.230	19,11,371
117	170	241.000	18,55,700
118	173	219.340	16,88,918
119	174	212.120	16,33,324
120	179	185.960	14,31,892
121	180	220.310	16,96,387
122	181	215.890	16,62,353
123	182	206.340	15,88,818
124	183	196.790	15,15,283



125	184	187.240	14,41,748
126	185	229.870	17,69,999
127	186	213.620	16,44,874
128	187	209.960	16,16,692
129	188	269.430	20,74,611
130	189	211.670	16,29,859
131	190	189.750	14,61,075
132	191	290.900	22,39,930
133	192	300.590	23,14,543
134	193	310.140	23,88,078
135	194	189.750	14,61,075
136	195	189.750	14,61,075
137	196	189.750	14,61,075
138	197	189.750	14,61,075
139	199	189.750	14,61,075
140	200	189.750	14,61,075
141	203	189.750	14,61,075
142	204	185.400	14,27,580
143	205	215.650	16,60,505
144	206	200.000	15,40,000
145	209	200.000	15,40,000
146	210	200.000	15,40,000
147	212	200.000	15,40,000
148	215	200.000	15,40,000
149	216	200.000	15,40,000
150	217	200.000	15,40,000
151	218	215.650	16,60,505
152	219	189.000	14,55,300
153	220	189.000	14,55,300
154	221	184.660	14,21,882
155	222	346.500	26,68,050
156	223	346.500	26,68,050



157	224	199.150	15,33,455
158	230	185.000	14,24,500
159	233	185.000	14,24,500
160	234	185.000	14,24,500
161	236	185.000	14,24,500
162	237	185.000	14,24,500
163	238	185.000	14,24,500
164	239	185.000	14,24,500
165	240	298.620	22,99,374
166	241	203.640	15,68,028
167	242	185.000	14,24,500
168	243	185.000	14,24,500
169	244	185.000	14,24,500
170	245	185.000	14,24,500
171	256	185.000	14,24,500
172	257	199.150	15,33,455
173	258	199.150	15,33,455
174	269	185.000	14,24,500
175	270	185.000	14,24,500
176	271	185.000	14,24,500
177	272	185.000	14,24,500
178	273	247.450	19,05,365
179	274	535.110	41,20,347
180	275	215.000	16,55,500
181	276	215.000	16,55,500
182	277	215.000	16,55,500
183	278	215.000	16,55,500
184	279	215.000	16,55,500
185	280	215.000	16,55,500
186	281	215.000	16,55,500
187	282	215.000	16,55,500
188	283	215.000	16,55,500

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

189	284	215.000	16,55,500
190	285	215.000	16,55,500
191	286	215.000	16,55,500
192	287	232.140	17,87,478
193	288	239.770	18,46,229
194	292	225.000	17,32,500
195	293	225.000	17,32,500
196	300	225.000	17,32,500
197	301	243.150	18,72,255
198	302	243.150	18,72,255
199	303	225.000	17,32,500
200	304	225.000	17,32,500
201	307	225.000	17,32,500
202	308	225.000	17,32,500
203	309	225.000	17,32,500
204	310	225.000	17,32,500
205	311	225.000	17,32,500
206	312	618.030	47,58,831
207	313	610.250	46,98,925
208	319	200.000	15,40,000
209	320	200.000	15,40,000
210	321	215.650	16,60,505
211	322	215.650	16,60,505
212	323	200.000	15,40,000
213	326	200.000	15,40,000
214	327	200.000	15,40,000
215	328	200.000	15,40,000
216	333	200.000	15,40,000
217	335	215.650	16,60,505
218	340	209.000	16,09,300
219	344	220.000	16,94,000
220	346	237.650	18,29,905

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
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221	347	237.650	18,29,905
222	350	242.000	18,63,400
223	352	626.770	48,26,129
Total		**54322.99 Sq. Mtrs.**	**Rs. 41,82,87,023/-**

TABLE D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**Rs. 14,56,21,251/-**
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)	**NIL**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	**54322.99 Sq. Mtrs.** **Rs. 41,82,87,023/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 41,82,87,023/-**
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70 % or 100%. IF 4 is greater than 1, then 70% of the balance	**70%**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

	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.	

TABLE E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	Rs. 4,30,78,868/-
2	Deposits	Rs. 13,41,12,114/-
3	Withdrawals	Rs. 15,53,51,737/-
4	Closing Balance	Rs. 2,18,39,245/-

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. Kesar Gateway Pvt Ltd,** 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.

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

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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 the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 36,89,36,000/-	Rs. 36,89,36,000/-	NIL
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	NIL	NIL	Rs. 52,89,59,275/-
5	Total Funds for Project	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 22,33,14,749/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 22,33,14,749/-**



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CHARTERED ACCOUNTANTS

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TABLE G

Any Comments / Observations of C.A.

1.	The above figures are collect from the unaudited books of accounts.
2.	The above amounts are verified by the limited information provided by the client with respect to the above project only.

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number: 130169)
(UDIN: 24130169BKAALP8290)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

KESAR GATEWAY PRIVATE LIMITED

AUTHORISED SIGNATORY

Name: M/s. Kesar Gateway Pvt Ltd

Date: 11th December 2024
Place: Nagpur