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 30th JUNE 2024]

[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. 31,75,66,912/-
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. 41,21,824/-
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. 32,60,53,812/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 42,18,85,812/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**100%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 42,18,85,812/-**
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. 42,18,85,812/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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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

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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

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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
127	209	200	49,95,000	49,95,000	NIL
128	217	200	52,75,000	52,75,000	NIL
129	233	185	41,81,000	41,81,000	NIL
130	170	241.041	47,99,000	47,99,000	NIL
131	292	225	52,97,000	52,97,000	NIL

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

132	293	225	52,97,000	52,97,000	NIL
133	3	277.50	43,70,000	43,70,000	NIL
134	30	185.60	43,95,000	43,95,000	NIL
135	119	186.45	35,00,000	35,00,000	NIL
136	80	185	47,28,000	47,28,000	NIL
137	130	186.45	43,14,000	43,14,000	NIL
138	300	225	64,18,000	64,18,000	NIL
139	98	186.45	43,65,000	43,65,000	NIL
140	53	215	60,75,000	60,75,000	NIL
141	218	215.655	54,99,000	54,99,000	NIL
142	212	200	52,75,000	52,75,000	NIL
143	215	200	38,00,000	38,00,000	NIL
144	326	200	40,90,000	40,90,000	NIL
145	81	185	40,00,000	40,00,000	NIL
146	82	185	40,00,000	40,00,000	NIL
147	344	220	48,54,000	48,54,000	NIL
148	120	186.45	44,00,000	44,00,000	NIL
149	203	189.75	42,38,000	42,38,000	NIL
150	33	187.655	48,00,000	48,00,000	NIL
151	110	186.45	34,49,300	34,49,300	NIL
152	22	185.6	41,96,000	41,96,000	NIL
153	333	200	44,15,000	44,15,000	NIL
154	35	249.617	40,00,000	40,00,000	NIL
155	106	186.45	44,15,000	44,15,000	NIL
156	327	200	44,00,000	44,00,000	NIL
157	307	225	58,12,000	58,12,000	NIL
158	159	188.941	28,47,600	28,47,600	NIL
159	160	222.905	33,59,300	33,59,300	NIL
160	161	188.341	28,38,150	28,38,150	NIL
161	163	216.972	32,69,700	32,69,700	NIL
162	173	219.349	43,00,000	43,00,000	NIL
163	95	186.45	32,50,000	32,50,000	NIL
164	234	185	40,82,000	40,82,000	NIL
165	128	186.45	44,50,000	44,50,000	NIL
166	127	186.45	45,00,000	45,00,000	NIL
167	340	209	47,00,000	47,00,000	NIL

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168	210	200	51,67,000	51,67,000	NIL
169	129	186.45	44,50,000	44,50,000	NIL
170	121	186.45	45,15,000	45,15,000	NIL
171	271	185	32,35,000	32,35,000	NIL
172	270	185	32,35,000	32,35,000	NIL
173	21	185.60	45,35,000	45,35,000	NIL
174	205	215.655	37,23,000	37,23,000	NIL
175	94	186.45	31,61,000	31,61,000	NIL
176	117	186.45	32,14,000	32,14,000	NIL
177	118	186.45	32,14,500	32,14,500	NIL
178	350	242	53,40,000	53,40,000	NIL
179	230	185	37,83,000	37,83,000	NIL
180	136	186.45	42,64,000	42,64,000	NIL
181	137	186.45	42,64,000	42,64,000	NIL
182	86	186.45	48,17,000	48,17,000	NIL
183	269	185	31,65,000	31,65,000	NIL
184	24	185.6	44,00,000	44,00,000	NIL
185	182	206.312	34,82,000	34,82,000	NIL
186	183	196.814	33,39,000	33,39,000	NIL
187	90	186.45	44,90,000	44,90,000	NIL
188	288	239.78	68,26,800	68,26,800	NIL
189	62	185	41,81,000	41,81,000	NIL
190	5	274.17	72,31,000	72,31,000	NIL
191	76	185	39,78,000	39,78,000	NIL
192	181	215.871	42,41,000	42,41,000	NIL
193	108	193.655	31,94,000	31,94,000	NIL
Total		**38908.86 Sq. Mtrs.**	**Rs. 81,96,53,625/-**	**Rs. 81,96,53,625/-**	

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

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3	4	274.170	21,11,109
4	6	285.050	21,94,885
5	7	214.900	16,54,730
6	8	264.410	20,35,957
7	9	187.650	14,44,905
8	12	185.60	14,29,120
9	13	207.080	15,94,516
10	14	225.540	17,36,658
11	15	194.730	14,99,421
12	16	186.560	14,36,512
13	17	209.800	16,15,460
14	18	214.280	16,49,956
15	19	191.500	14,74,550
16	20	185.600	14,29,120
17	23	186.650	14,37,205
18	25	294.930	22,70,961
19	26	258.240	19,88,448
20	27	234.750	18,07,575
21	28	251.270	19,34,779
22	34	229.480	17,66,996
23	38	193.650	14,91,105
24	39	186.450	14,35,665
25	41	186.450	14,35,665
26	42	202.950	15,62,715
27	46	186.450	14,35,665
28	47	190.270	14,65,079
29	48	224.470	17,28,419
30	49	215.000	16,55,500
31	50	215.000	16,55,500
32	54	215.000	16,55,500
33	55	215.000	16,55,500
34	57	199.150	15,33,455

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35	65	195.450	15,04,965
36	66	195.450	15,04,965
37	74	199.150	15,33,455
38	75	199.150	15,33,455
39	77	185.000	14,24,500
40	78	185.000	14,24,500
41	79	185.000	14,24,500
42	83	195.450	15,04,965
43	84	193.650	14,91,105
44	88	186.450	14,35,665
45	89	186.450	14,35,665
46	92	193.650	14,91,105
47	99	193.650	14,91,105
48	100	193.650	14,91,105
49	107	193.650	14,91,105
50	111	186.450	14,35,665
51	115	193.650	14,91,105
52	116	193.650	14,91,105
53	124	193.650	14,91,105
54	125	186.450	14,35,665
55	126	186.450	14,35,665
56	131	193.650	14,91,105
57	132	193.650	14,91,105
58	133	186.450	14,35,665
59	134	186.450	14,35,665
60	135	186.450	14,35,665
61	138	186.450	14,35,665
62	139	193.650	14,91,105
63	140	193.650	14,91,105
64	147	193.650	14,91,105
65	148	219.940	16,93,538
66	149	205.910	15,85,507



67	150	219.700	16,91,690
68	151	191.680	14,75,936
69	152	192.360	14,81,172
70	153	200.980	15,47,546
71	154	218.510	16,82,527
72	155	199.790	15,38,383
73	156	188.420	14,50,834
74	157	200.850	15,46,545
75	158	196.060	15,09,662
76	162	188.420	14,50,834
77	164	282.870	21,78,099
78	166	292.150	22,49,555
79	168	250.450	19,28,465
80	169	248.230	19,11,371
81	174	212.120	16,33,324
82	179	185.960	14,31,892
83	180	220.310	16,96,387
84	184	187.240	14,41,748
85	185	229.870	17,69,999
86	186	213.620	16,44,874
87	187	209.960	16,16,692
88	188	269.430	20,74,611
89	189	211.670	16,29,859
90	190	189.750	14,61,075
91	191	290.900	22,39,930
92	192	300.590	23,14,543
93	193	310.140	23,88,078
94	194	189.750	14,61,075
95	195	189.750	14,61,075
96	196	189.750	14,61,075
97	197	189.750	14,61,075
98	199	189.750	14,61,075



99	200	189.750	14,61,075
100	204	185.400	14,27,580
101	206	200.000	15,40,000
102	216	200.000	15,40,000
103	219	189.000	14,55,300
104	220	189.000	14,55,300
105	221	184.660	14,21,882
106	222	346.500	26,68,050
107	223	346.500	26,68,050
108	224	199.150	15,33,455
109	236	185.000	14,24,500
110	237	185.000	14,24,500
111	238	185.000	14,24,500
112	239	185.000	14,24,500
113	240	298.620	22,99,374
114	241	203.640	15,68,028
115	242	185.000	14,24,500
116	243	185.000	14,24,500
117	244	185.000	14,24,500
118	245	185.000	14,24,500
119	256	185.000	14,24,500
120	257	199.150	15,33,455
121	258	199.150	15,33,455
122	272	185.000	14,24,500
123	273	247.450	19,05,365
124	274	535.110	41,20,347
125	275	215.000	16,55,500
126	276	215.000	16,55,500
127	277	215.000	16,55,500
128	278	215.000	16,55,500
129	279	215.000	16,55,500
130	280	215.000	16,55,500



131	281	215.000	16,55,500
132	282	215.000	16,55,500
133	283	215.000	16,55,500
134	284	215.000	16,55,500
135	285	215.000	16,55,500
136	286	215.000	16,55,500
137	287	232.140	17,87,478
138	301	243.150	18,72,255
139	302	243.150	18,72,255
140	303	225.000	17,32,500
141	304	225.000	17,32,500
142	308	225.000	17,32,500
143	309	225.000	17,32,500
144	310	225.000	17,32,500
145	311	225.000	17,32,500
146	312	618.030	47,58,831
147	313	610.250	46,98,925
148	319	200.000	15,40,000
149	320	200.000	15,40,000
150	321	215.650	16,60,505
151	322	215.650	16,60,505
152	323	200.000	15,40,000
153	328	200.000	15,40,000
154	335	215.650	16,60,505
155	346	237.650	18,29,905
156	347	237.650	18,29,905
157	352	626.770	48,26,129
Total		**41032.04 Sq. Mtrs.**	**Rs. 31,59,46,708/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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

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)	**NIL**
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	**41032.04 Sq. Mtrs.** **Rs. 31,59,46,708/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 31,59,46,708/-**
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 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.	**100%**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
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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	NIL
2	Deposits	Rs. 1,95,41,261/-
3	Withdrawals	Rs. 1,770/-
4	Closing Balance	Rs. 1,95,39,491/-

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.

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

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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3	Total Borrowed Funds (Unsecured) Drawdown - availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	NIL	NIL	Rs. 81,96,53,625/-
5	Total Funds for Project	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 42,18,85,812/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 42,18,85,812/-**

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: 24130169BKAALR9260)
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