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 SEPTEMBER 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. 32,35,30,912/-
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. 41,92,324/-
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. 33,20,88,312/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 42,79,20,312/-**
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. 42,79,20,312/-**
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. 42,79,20,312/-**

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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



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



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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



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



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
194	236	185	40,50,000	40,50,000	NIL
195	126	186.45	45,15,000	45,15,000	NIL
196	184	187.193	31,94,000	31,94,000	NIL
197	39	186.45	47,17,000	47,17,000	NIL
198	17	209.772	35,00,000	35,00,000	NIL
199	18	213.852	36,00,000	36,00,000	NIL
200	41	186.45	45,15,000	45,15,000	NIL
201	308	225	56,91,000	56,91,000	NIL
202	282	215	54,39,000	54,39,000	NIL
203	285	215	54,39,000	54,39,000	NIL



204	286	215	54,39,000	54,39,000	NIL
205	256	185	47,50,000	47,50,000	NIL
206	89	186.45	35,05,500	35,05,500	NIL
207	179	186.929	44,26,700	44,26,700	NIL
208	216	200	35,00,000	35,00,000	NIL
209	328	200	43,05,000	43,05,000	NIL
210	283	215	54,39,000	54,39,000	NIL
211	284	215	54,39,000	54,39,000	NIL
212	16	186.57	31,60,000	31,60,000	NIL
213	174	212.118	43,38,000	43,38,000	NIL
214	20	185.6	44,00,000	44,00,000	NIL
215	135	186.45	45,15,000	45,15,000	NIL
216	309	225	45,00,000	45,00,000	NIL
217	50	215	62,49,000	62,49,000	NIL
218	200	189.75	41,00,000	41,00,000	NIL
219	323	200	52,75,000	52,75,000	NIL
220	199	189.75	41,00,000	41,00,000	NIL
221	206	200	33,44,000	33,44,000	NIL
222	23	185.6	43,95,000	43,95,000	NIL
223	88	186.45	48,16,000	48,16,000	NIL
224	19	191.218	51,46,000	51,46,000	NIL
Total		**45075.91 Sq. Mtrs.**	**Rs. 95,94,55,825/-**	**Rs. 95,94,55,825/-**	

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	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

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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	25	294.930	22,70,961
13	26	258.240	19,88,448
14	27	234.750	18,07,575
15	28	251.270	19,34,779
16	34	229.480	17,66,996
17	38	193.650	14,91,105
18	42	202.950	15,62,715
19	46	186.450	14,35,665
20	47	190.270	14,65,079
21	48	224.470	17,28,419
22	49	215.000	16,55,500
23	54	215.000	16,55,500
24	55	215.000	16,55,500
25	57	199.150	15,33,455
26	65	195.450	15,04,965
27	66	195.450	15,04,965
28	74	199.150	15,33,455
29	75	199.150	15,33,455
30	77	185.000	14,24,500
31	78	185.000	14,24,500
32	79	185.000	14,24,500
33	83	195.450	15,04,965
34	84	193.650	14,91,105
35	92	193.650	14,91,105
36	99	193.650	14,91,105
37	100	193.650	14,91,105
38	107	193.650	14,91,105



RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

39	111	186.450	14,35,665
40	115	193.650	14,91,105
41	116	193.650	14,91,105
42	124	193.650	14,91,105
43	125	186.450	14,35,665
44	131	193.650	14,91,105
45	132	193.650	14,91,105
46	133	186.450	14,35,665
47	134	186.450	14,35,665
48	138	186.450	14,35,665
49	139	193.650	14,91,105
50	140	193.650	14,91,105
51	147	193.650	14,91,105
52	148	219.940	16,93,538
53	149	205.910	15,85,507
54	150	219.700	16,91,690
55	151	191.680	14,75,936
56	152	192.360	14,81,172
57	153	200.980	15,47,546
58	154	218.510	16,82,527
59	155	199.790	15,38,383
60	156	188.420	14,50,834
61	157	200.850	15,46,545
62	158	196.060	15,09,662
63	162	188.420	14,50,834
64	164	282.870	21,78,099
65	166	292.150	22,49,555
66	168	250.450	19,28,465
67	169	248.230	19,11,371
68	180	220.310	16,96,387
69	185	229.870	17,69,999
70	186	213.620	16,44,874

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

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71	187	209.960	16,16,692
72	188	269.430	20,74,611
73	189	211.670	16,29,859
74	190	189.750	14,61,075
75	191	290.900	22,39,930
76	192	300.590	23,14,543
77	193	310.140	23,88,078
78	194	189.750	14,61,075
79	195	189.750	14,61,075
80	196	189.750	14,61,075
81	197	189.750	14,61,075
82	204	185.400	14,27,580
83	219	189.000	14,55,300
84	220	189.000	14,55,300
85	221	184.660	14,21,882
86	222	346.500	26,68,050
87	223	346.500	26,68,050
88	224	199.150	15,33,455
89	237	185.000	14,24,500
90	238	185.000	14,24,500
91	239	185.000	14,24,500
92	240	298.620	22,99,374
93	241	203.640	15,68,028
94	242	185.000	14,24,500
95	243	185.000	14,24,500
96	244	185.000	14,24,500
97	245	185.000	14,24,500
98	257	199.150	15,33,455
99	258	199.150	15,33,455
100	272	185.000	14,24,500
101	273	247.450	19,05,365
102	274	535.110	41,20,347



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103	275	215.000	16,55,500
104	276	215.000	16,55,500
105	277	215.000	16,55,500
106	278	215.000	16,55,500
107	279	215.000	16,55,500
108	280	215.000	16,55,500
109	281	215.000	16,55,500
110	287	232.140	17,87,478
111	301	243.150	18,72,255
112	302	243.150	18,72,255
113	303	225.000	17,32,500
114	304	225.000	17,32,500
115	310	225.000	17,32,500
116	311	225.000	17,32,500
117	312	618.030	47,58,831
118	313	610.250	46,98,925
119	319	200.000	15,40,000
120	320	200.000	15,40,000
121	321	215.650	16,60,505
122	322	215.650	16,60,505
123	335	215.650	16,60,505
124	346	237.650	18,29,905
125	347	237.650	18,29,905
126	352	626.770	48,26,129
Total		**34864.13 Sq. Mtrs.**	**Rs. 26,84,53,801/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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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	**34864.13 Sq. Mtrs.** **Rs. 26,84,53,801/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 26,84,53,801/-**
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 PRACTISING 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	Rs. 5,67,200/-
2	Deposits	Rs. 12,68,15,280/-
3	Withdrawals	Rs. 10,40,11,679/-
4	Closing Balance	Rs. 2,33,70,801/-

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. 95,94,55,825/-
5	Total Funds for Project	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 42,79,20,312/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 36,89,36,000/-**	**Rs. 36,89,36,000/-**	**Rs. 42,79,20,312/-**

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: 24130169BKAALS2624)
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