

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45500BR2018PTC038337	Name of Firm	KASTCREATE BUILMAT PRIVATE LIMITED
Firm Address :	2 nd Floor, Commercial Building II, Maurya Complex, South Gandhi Maidan, Patna-800001		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	01	Residential
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	01	Residential

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP12764-001/69/R-1695/2024	Name of Project/Phase of Registered Project	KRISHNA SAVITRI GARDENS
Name of Promoter	KASTCREATE BUILMAT PRIVATE LIMITED	Project Address	Mohanpur, Punaichak, Patna
Name of Co-promoter	N/A		
Project Registration is valid up to	07-01-2029		
Starting date of Project or Phase of the Project	10-04-2024		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	07-01-2029		

Kastcrete Buildmat Pvt. Ltd.

P. Shanti

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - Flat -16	Total Number of Apartments in Landowner's share - Flat -15
ONE	1. 1 BHK	04		31	1. Booked / Allotted -10	3. Booked/ Allotted- 07
	2. 2 BHK, -	27			2. Sold-NIL	Sold -NIL
	3. 3 BHK					
	4. Shop					
	5. Bungalow					
	6. Plot etc.				Percentage of booking 62.5%	Percentage of booking 33.33%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
ONE	31	1. Booked/Allotted	17
		2. Sold	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

Kasterete Buildmat Pvt. Ltd.

Prashant

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. P/DHAKANPURA/PRN-1B+G+3/738/2023

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	70%	
3.	Podiums (if any)		
4.	Plinth		
5.	Stilt Floor		
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	

Kastcrete Building Pvt. Ltd.



Director

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%	
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VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water			

Kastcrete Buildmat Pvt. Ltd.

G. Shanti

Director

9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

Kasterete Buildmat Pvt. Ltd.

Bhattacharya

Director

9.	Energy Management			
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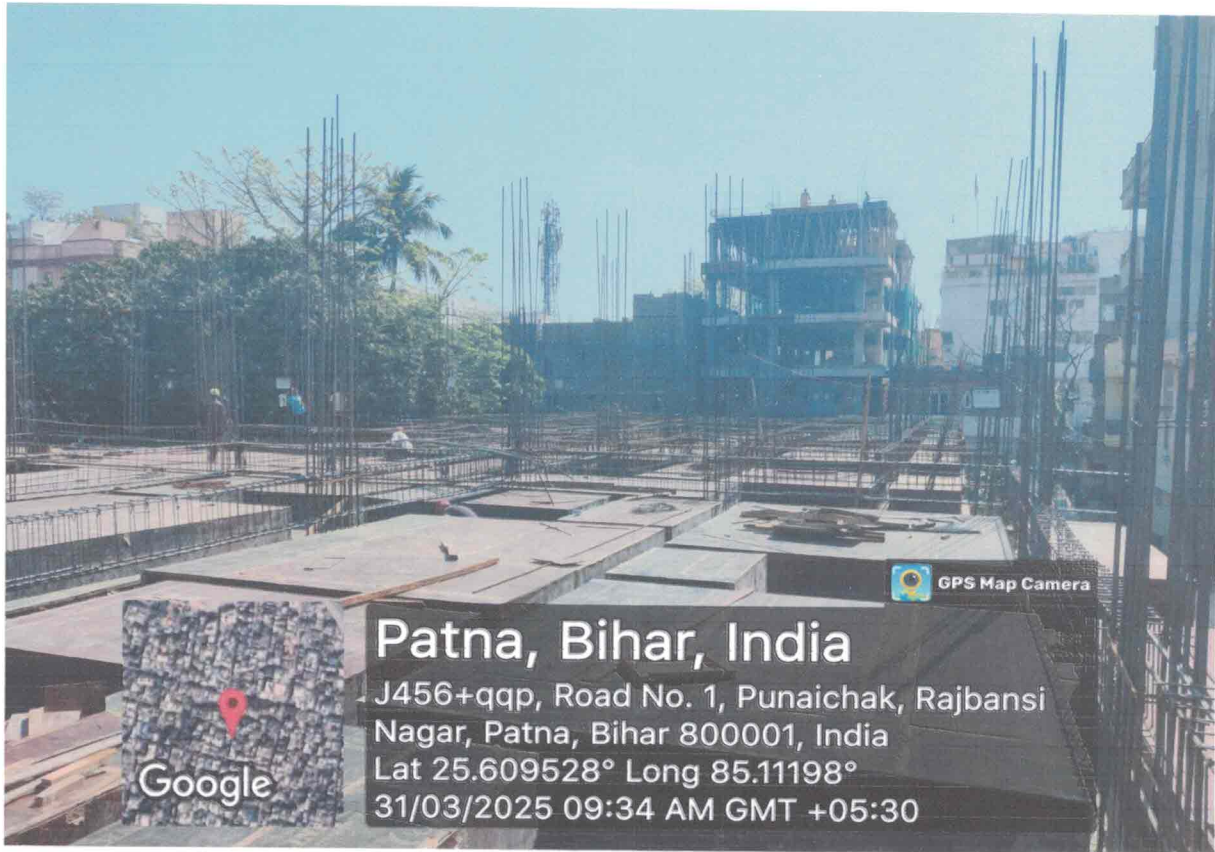
IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



Kastcrete Buildmat Pvt. Ltd.

Bharti

Director



Kastcrete Buildmat Pvt. Ltd.

Poharti
Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	057905004882
2.	Estimated Cost of the Project including land cost at the start of the Project	13,95,34,286=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	7,01,08,286=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	50,98,731=00
6.	Actual Cost Incurred during the Quarter	1,07,56,080=00
7.	Net amount at end of the Quarter	6,50,721=00
8.	Total expenditure on Project till date	2,30,66,686=00
9.	Cumulative fund collected till the end of Quarter in question	1,36,03,466=00
10.	Cumulative expenditure done till the end of Quarter in question	2,30,66,686=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED		

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL

Kastcrete Buildmat Pvt. Ltd.

P. Phant
Director

2.	Agreement for Sale	01
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments 1 BHK- 2 BHK -04 3 BHK-27 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
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XV. BROCHURE /Prospectus

XVI Grievance Redressal Officer

Name : Faisal Alam

Contact No : 9835037271

Email id : kastcretesales@gmail.com

Address : COMMERCIAL BUILDING-II, 2ND FLOOR, MOURYA COMPLEX, SOUTH GANDHI MAIDAN, PATNA

Kastcrete Buildmat Pvt. Ltd.

Bharti

Director

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Kastcrete Buildmat Pvt. Ltd.


Signature of Promoter
Director

Name:

Date:

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 08-04-2025

To,
The **The Kasterete Buildmat Pvt Ltd** (Name & Address of Promoter),

Commercial Building II, 2nd floor, Maurya Complex, South Gandhi Maidan

Patna-800001

Subject: **Certificate of Percentage of Completion of Construction Work of one No. of Building(s)/ One Wing(s) of the First Phase of the Project BRERAP12764-001/69/R-1695/2024** [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No **540** demarcated by its boundaries (latitude and longitude of the end points) **20 ft RCC Road** to the North **Mr. Mannu Singh** to the South **Late Kishun Rai** to the East **Late Satyanarayan Yadav** to the West of Division **Mohanpur** village **Punaichak** Block **Dhankanpura** District **Patna** PIN **800023** admeasuring **1810.34** sq.mts area being developed by [Promoter's Name] **Kasterete Buildmat Pvt Ltd.**

Sir,

I/ We **Amit Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **One Building(s)/ One Wing(s)** of the **First Phase** of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. **540** of Division **Mohanpur** Village **Punaichak** Block **Mohanpur** District **Patna** PIN **800023** admeasuring **1810.34** sq.mts. area being developed by [Promoter's Name] **Kasterete Buildmat Pvt Ltd.**

1. Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. **Amit Kumar** as L.S. / Architect;
- (ii) M/s /Shri / Smt. **Brajesh Kumar Sinha** as Structural Consultant
- (iii) M/s /Shri / Smt. **Prashant Gaurav** as MEP Consultant
- (iv) M/s /Shri / Smt. **Ashish Kumar** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under **BRERAP12764-001/69/R-1695/2024** Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.


AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	70%	
3.	Podiums(if any)	NA	
4.	Plinth	NA	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	


 AMIT KUMAR
 ARCHITECT
 EMPANELMENT NO.
 CA/1999/25514
 UDHD, GOVERNMENT OF BIHAR

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NA		
8.	Treatment and Disposal of Sewage and Sullage Water	NA		
9.	Solid Waste Management & Disposal	NA		
10.	Water Conservation/Rain Water Harvesting	YES	0%	
11.	Energy Management	NA		
12.	Fire Protection and Fire Safety Requirements		0%	
13.	Electric Meter Room	YES	0%	
14.	Any Other Amenities			


AMIT KUMAR

ARCHITECT

Yours Faithfully,

EMPANELMENT NO.

CA/1999/25514

UDHD, GOVERNMENT OF PUNJAB

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 08-04-2025

To,
The Kasterete Buildmat Pvt Ltd (Name & Address of Promoter),
 Commercial Building II, 2nd floor, Maurya Hotel, South Gandhi Maidan
 Patna 800001

Subject	:	Certificate of Cost Incurred for Development of
[Project Name] Krishna Savitri Gardens for Construction of building(s)/ One Wing(s) of the First Phase BRERAP12764-001/69/R-1695/2024 (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNNo./SurveyNo./Final Plot No. 540 demarcated by its boundaries (latitude and longitude of the end points) 20ft RCC Road to the North Mr Mannu Singh to the South Late Kishun Rai to the East Late Satyanarayan Yadav to the West of Division Mohanpur Village Patna Block Dhukanpura District Patna PIN 800023 admeasuring 1810.34 sq.mts. area being developed by [Promoter] Kasterete Buildmat Pvt Ltd.		

Ref: Bihar RERA Registration Number **BRERAP12764-001/69/R-1695/2024**

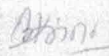
Sir,

I/ We Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **One** Building(s)/ **One** Wing(s) of the **First** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **540** of Division **Mohanpur Village Punaichak Taluka Patna District 800023 PIN admeasuring 1810.34 sq.mts.** area being developed by **Kasterete Buildmat Pvt Ltd** [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

- M/s /Shri/Smt Amit Kumar as L.S. / Architect ;
- M/s /Shri/Smt Brajesh Kumar Sinha as Structural Consultant
- M/s /Shri/Smt Prashant Gaurav as MEP Consultant
- M/s /Shri/Smt Ashish Kumar as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Ashish Kumar Quantity Surveyor* appointed by Developer/Engineer, and the assumption of


BRAJESH KUMAR SINHA
 Registration No.
 BR/UDHD/SE/23-0071
 JDHD, Gove

the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 8,03,77,000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the Patna Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,30,66,686/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. 5,73,10,314/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

**Building /Wing bearing Number One or called _____
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 22-05-2024 date of Registration is	Rs. 4,74,95,500/- _____
2	Cost incurred as on 31-03-2025 (based on the Estimated cost)	Rs. 2,30,66,686/- _____
3	Work done in Percentage (as Percentage of the estimated cost)	48.56%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,44,28,814/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

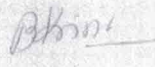

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 22.05.2024 date of Registration is	Rs. 3,28,81,500/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost).	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,28,81,500/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

BK/5516
 Signature of Engineer.
RAJESH KUMAR SINHA
 (Licence No. _____)
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive



DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project

Bihar RERA Registration Number **BRERAP12764-001/69/R-1695/2024**

Project Name: **Krishna Savitri Gardens**

Sr.No.	Particulars	Amount (₹) Estimated	Amount (₹) Incurred
1.i	Land Cost :		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	-	-
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	-	-
c.	Acquisition cost of TDR (if any)	-	-
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Rs. 37,77,092/-	Rs. 37,77,092/-
e.	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) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-

Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).

(iii) Cost towards clearance of land of all or any encumbrances





DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

including cost of removal of legal/illegal occupants,
cost for providing temporary transit accommodation or rent
in lieu of Transit Accommodation, overhead cost,

(iv) 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.

Sub-Total of Land Cost	Rs. 37,77,092/-	Rs 37,77,092/-
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Particulars	Amount (₹) Estimated	Amount (₹) Incurred
ii Development Cost/ Cost of Construction:		
a. (i) Estimated Cost of Construction as certified by Engineer.	Rs. 8,03,77,000/-	-
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	Rs. 2,30,66,686/-

Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).

(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	Rs. 69,36,000/-	Rs. 17,34,000/-
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All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	Rs. 73,61,819/-	Rs. 9,25,406/-
c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	Rs. 92,81,487/-	Rs. 4,57,835/-

Sub-Total of Development Cost	Rs. 10,39,56,306/-	Rs. 2,61,83,927/-
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2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	Rs. 10,77,33,398/-
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs. 2,99,61,019/-
4. % completion of Construction Work (as per Project Architect's Certificate)	100% Excavation, 70% Basement 20% Slab super structure, 5% staircase
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	





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6 Amount Which can be withdrawn from the Designated Account. Rs. 7,77,72,379/-

Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

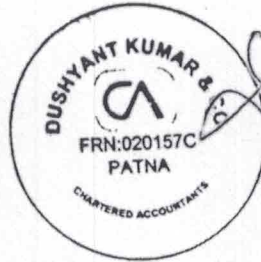
7 Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. Rs. 1,29,52,744/-

8 Net Amount which can be withdrawn from the Designated Bank Account under this certificate. Rs. 6,48,19,636/-

This certificate is being issued for RERA compliance for the Company M/s. Kasterete Buildmart Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Place: Patna
Date: 15/04/2025
UDIN: 25409195BMIBJZ6003



For DUSHYANT KUMAR & CO
(Chartered Accountants)
Firm Reg. No. 020157C

CA Dushyant Kumar
(Partner)
M No. 409195



DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	Rs. 7,77,72,380/-
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	Rs. 7,56,08,542/-
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 Annexure A to this certificate	586.59 Sq. Mt Carpet Area Rs. 5,95,56,143/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	Rs. 13,51,64,684
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company M/s. Kasterete Buildmart Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Place: Patna
Date: 15/04/2025
UDIN: 25409195BMIBJZ6003



For DUSHYANT KUMAR & CO
(Chartered Accountants)
Firm Reg. No. 010157C

CA Dushyant Kumar
(Partner)
M No. 409195



DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	G-2	94.33	1,07,16,300/-	2,51,101	1,04,65,199
2	208	75.84	50,00,625/-	26,11,000	23,89,625
3	301	98.42	94,44,750	37,77,900	56,66,850
4	302	94.61	1,08,88,500/-	16,01,000/-	92,87,500/-
5	304	97.49	1,33,56,292/-	22,35,631	1,11,20,661/-
6	104	97.49	1,33,56,292/-	40,06,888/-	93,49,404/-
7	108	75.84	94,18,500/-	9,00,001/-	85,18,499/-
8	206	101.12	82,12,976/-	23,00,000	59,12,976/-
9	G-7	75.74	79,24,724/-	8,00,000/-	71,24,724/-
10	103	67.57	67,23,104	9,50,000/-	57,73,104/-
TOTAL		878.44	9,50,42,063/-	1,94,33,521/-	7,56,08,542/-





DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises A v g . Rs. 104744/-per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	G-4	97.21	Rs. 1,00,11,809/-
2	G-5	99.54	RS. 1,01,91,359/-
3	101	98.42	Rs. 1,08,85,619/-
4	205	99.72	Rs. 1,01,91,359/-
5	207	106.13	Rs. 1,07,12,054/-
6	303	67.57	Rs. 75,63,944/-
Total		568.59	Rs. 5,95,56,143/-

