

**FORM-7[REGULATION-9]**

Quarterly progress report for quarter ending MARCH of 2025

<b>I. PARTICULARS OF PROMOTERS</b>			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN : U45309BR2019PTC044069	Name of Firm	BRITESKY CONSTRUCTION PRIVATE LIMITED
Firm Address:	319 ASHIANA TOWER, EXHIBITION ROAD, PATNA : 800 001		
Total Experience of promoter in Real Estate Sector	FIVE YEARS		
Total Experience in Real Estate After Implementation of RERA	FIVE YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	NIL	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	ONE	

<b>II. PARTICULARS OF PROJECT</b>			
Project Registration Number	BRERAP82106-2/209/R-1510/2022	Name of Project/Phase of Registered Project	BRITE IMPERIA
Name of Promoter	BRITESKY CONSTRUCTION PRIVATE LIMITED	Project Address	MITHANPURA, CLUB ROAD, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up-to	10-11-2026		
Starting date of Project or Phase Of the Project	23-05-2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL-CUM-COMMERCIAL (UNDER DEVELOPMENT)	
Period of validity of map by the Competent Authority	3 YEARS 6 MONTHS		

BRITESKY CONSTRUCTION PVT. LTD.

*Satish Kumar Prasad*  
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 -	Total Number of Apartments in Landowner's share -
	1. 1BHK			FLAT - 17	1. Flat Booked /Allotted- 14	Flat - 1
	2. 2BHK,-	4		SHOP - 26	2. Sold- NIL	Anchor Shop in Ground First Floor
	3. 3BHK	13			3. Shop Booked/Allotted - 12	Office Space in Second Floor
	4. Shop	26				Hotel in Third to Seventh Floor
	5. Bungalow					4. Booked/ NIL
	6. Plot etc.					5. Allotted - NIL
					Percentage of booking - NIL	6. Sold - NIL
						Percentage of booking - NIL

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:	
		1. Booked/Allotted	- 14
BASEMENT	50	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	N/A			

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*Satish Kishore Bhasin*  
DIRECTOR

2.	Fire N.O.C.	Director-cum-State Fire Officer, Bihar, Patna		24.04.2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s),if any, required for the Project.	N/A			

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

### 1. Plan Case No. 36-19/2022 (To be added for each Building/Wing)

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 (4)
1.	Excavation(if any)	99%	31.05.2025
2.	Basements(if any)	98%	31.05.2025
3.	Podiums(if any)		
4.	Plinth	100%	Complete
5.	Stilt Floor	100%	Complete
6.	Slabs of Super Structure	100%	Complete
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80%	30.06.2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	55%	30.06.2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	95%	31.05.2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%	30.06.2025

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*Salim Kishore Bhasin*  
DIRECTOR



11.	<p>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.</p> <p>Any other activities</p>	<p>25%</p> <p>NIL</p>	31.08.2025
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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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	30%	31.07.2025
2.	Water Supply	YES	50%	30.06. 2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	30.06.2025
4.	Storm Water Drains	YES	75%	30.06.2025
5.	Land scaping & Tree Planting	N.A	NIL	N.A
6.	Street Lighting	YES	NIL	31.07.2025
7.	Community Buildings	NO	NIL	N A
8.	Treatment and Disposal of Sewage and Sullage Water	YES	NIL	31.07. 2025

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*Deliv / Cishare hand*  
DIRECTOR

9.	Solid Waste Management & Disposal	YES	NIL	31.07.2025
10.	Water Conservation/Rain Water Harvesting	YES	NIL	30.06.2025
11.	Energy Management	YES	NIL	31.07.2025
12.	Fire Protection and Fire Safety Requirements	YES	30%	31.07.2025
13.	Closed Parking	YES	90%	30.06.2025
14.	Open Parking	NO	NIL	N A
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	NIL	June 2025
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			

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*Abhishek Kishor Bhasin*  
DIRECTOR

	Harvesting			
9.	Energy Management			

IX. GEOTAGGED 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	

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	50200075431021
2.	Estimated Cost of the Project including land cost at the start of the Project	19,40,20,060
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	15,00,00,000
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	24,00,000=00
6.	Actual Cost Incurred during the Quarter	3,32,02,255.50
7.	Net amount at end of the Quarter (BANK RERA)	11,02,565=01
8.	Total expenditure on Project till date	15,60,09,902.50
9.	Cumulative fund collected till the end of Quarter in question	10,07,02,562.01
10.	Cumulative expenditure done till the end of Quarter in question	15,60,09,902=50

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
	B RITESKY CONSTRUCTION PVT. LTD.
	<i>[Signature]</i>

DIRECTOR

<b>XII.MISCELLANEOUS</b>		
<b>A</b>	<b>List of Legal Cases (if any)–On Project/Promoter</b>	
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>B</b>	<b>Sale/Agreement for Sale during the Quarter</b>	
1.	Sale Deed	NIL
2.	Agreement for Sale	14
3.	No. of possessions given to allottees	
<b>XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART</b>		
Weather the project in progress is as per time schedule or lagging behind? As per Schedule : Progressing Before Schedule		

BRITESKY CONSTRUCTION PVT. LTD.

*Salit Kishore Chandra*

DIRECTOR



**XIV UNITS ALLOCATION DETAILS**

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
1 BHK-		
2 BHK - 4	1	
3 BHK- 13	13	
4 BHK-	12	N.A
Shop - 26		
Bungalow -		
Plot etc		

**XV. BROCHURE /Prospectus****XVI Grievance Redressal Officer****Name : LALIT KISHORE PRASAD****Contact No : 9431023717****Emailid: briteskyconstruction@gmail.com****Address :319 ASHIANA TOWER, EXHIBITION ROAD, PATNA : 800 001****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.

For BRITESKY CONSTRUCTION PVT. LTD.



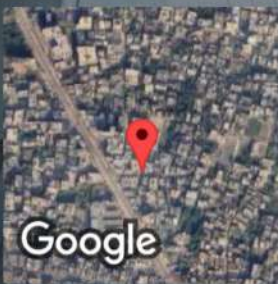
(LALIT KISHORE PRASAD)  
DIRECTOR

Date: 15th APRIL 2025





GPS Map Camera



Google

## Muzaffarpur, Bihar, India

Sinha Sadan, 1, Shiv Shankar Path, Mahammadpur  
Kazi, Mithanpura, Muzaffarpur, Bihar 842002, India

Lat 26.106774° Long 85.398418°

11/04/2025 09:35 AM GMT +05:30





 GPS Map Camera

## Muzaffarpur, Bihar, India

494x+w7f, Mahammadpur Kazi, Mithanpura, Muzaffarpur,  
Bihar 842002, India

Lat 26.107237° Long 85.398195°

11/04/2025 09:33 AM GMT +05:30







 GPS Map Camera

## Muzaffarpur, Bihar, India

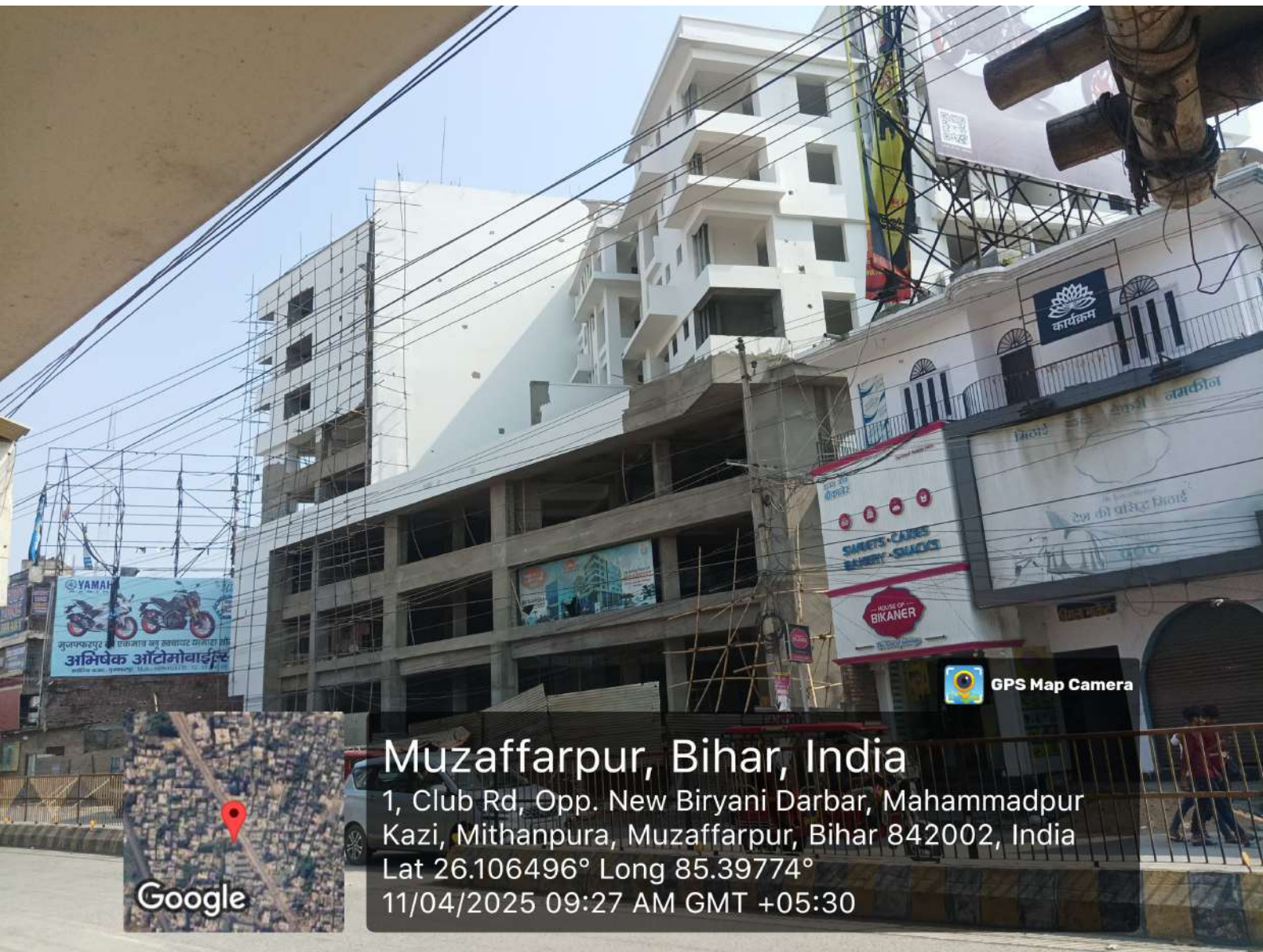
494x+x5g, Shiv Shankar Path, Mahammadpur Kazi,  
Jagdishpuri, Muzaffarpur, Bihar 842002, India

Lat 26.107325° Long 85.397979°

11/04/2025 09:31 AM GMT +05:30







YAMAHA  
मुजफ्फरपुर में एकात्मिक नए स्वच्छता कार्यक्रम  
अभिषेक ऑटोमोबाइल्स

SHIRTS - CAPES  
BANDS - SHAWLS

HOUSE OF  
BIKANER



GPS Map Camera



Google

# Muzaffarpur, Bihar, India

1, Club Rd, Opp. New Biryani Darbar, Mahammadpur  
Kazi, Mithanpura, Muzaffarpur, Bihar 842002, India

Lat 26.106496° Long 85.39774°  
11/04/2025 09:27 AM GMT +05:30



FORM NO. 1  
[See Regulation 3]

### ARCHITECT'S CERTIFICATE

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

Date : 15<sup>TH</sup> APRIL 2025

To,

M/s BRTIESKY CONSTRUCTION PRIVATE LIMITED  
319 ASHIANA TOWER  
EXHIBITION ROAD  
PATNA : 800 001

Certificate of Percentage of Completion of Construction Work of One No. of Building.....Wing(s) of the .....Phase of the Project "BRITE IMPERIA" [Bihar RERA Registration Number BRERAP82106-2/209/R-1510/2022] situated on the Plot bearing C.N. No. CTS No. Survey No./Final Plot No. Khata No. 192,589,695 & 375, Khesra No. 1028,1027k,1027(KH),1027(G),1026,1034(K),(KH)&(G),1033(K),(KH)&(G),1029(K),(KH), 1030 & 1031, (i) Jamabandi No - 6256, Vol-18, Page No-5432, (ii) JamabandiNo-5523, Vol-16, Page No-6135, (iii) JamabandiNo-5009, Vol-14, Page NO. 4938, (iv) JamabandiNo- 5239, Vol-15, Page No-5599, (v) JamabandiNo-4537, Vol-13, Page No- 5117, Circle : Musahari, Thana No. 410, Present Ward No.36, Police Station : Mithanpura, Muzaffarpur demarcated by its boundaries (latitude and longitude of the end points) North West : 26.107088/85.397364, South West : 26.10625/85.39787, South East : 26.106774/85.398049, North East : 26.107066/85.39808, Village. : Mithanpura, Block : Musahari, District : Muzaffarpur, PIN : 842 002 admeasuring 2519.902 Sq. mts. area being developed by [Promoter's Name] BRITESKY CONSTRUCTION PRIVATE LIMITED.

Sir,

We SMRITI ARCHITECTS PRIVATE LIMITED represented by MR. R.R. RAJE have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the BRITE IMPERIA Building.....Wing(s) of the .....Phase of the Project, situated on the plot bearing C.N No. /CTS No. Survey No. / Final Plot No. Khata No. 192,589,695&375, Khesra No. 1028, 1027k, 1027(KH), 1027(G), 1026, 1034(K), (KH) & (G),1033(K), (KH) & (G), 1029(K), (KH), 1030 & 1031, (i) Jamabandi no- 6256, Vol-18, Page No-5432, (ii) JamabandiNo-5523, Vol-16, Page No-6135, (iii) JamabandiNo-5009, Vol-14, Page No. 4938, (iv) Jamabandi No- 5239, Vol-15, Page No- 5599, (v) JamabandiNo-4537, Vol-13, Page No- 5117, Circle : Musahari, Thana No. 410, Present Ward No.36, Police Station : Mithanpura, Muzaffarpur demarcated by its boundaries (latitude and longitude of the end points) North West : 26.107088/85.397364, South West : 26.10625/85.39787, South East : 26.106774/85.398049, North East : 26.107066/85.39808, Village. : Mithanpura, Block : Musahari, District : Muzaffarpur, PIN : 842 002 admeasuring 2519.902 Sq. mts. area being developed by [Promoter's Name] BRITESKY CONSTRUCTION PRIVATE LIMITED.

*Abhishek*

ABHISHEK KR. SHEKHAR

*Abid Khan*

ABID KHAN


*R.R. Raje*  
R.R. RAJE  
CA / 1986 / 9665

1. Following Technical Professionals are appointed by Owner/Promoters:-
- (i) M/s SMRITI ARCHITECTS PRIVATE LIMITED as L.S/ Architect
  - (ii) M/s COMPUTER FOUNDATION PRIVATE LIMITED as Structural Consultant.
  - (iii) M/s ENVIRONMENTAL ENGINEERS & OM SUNILA ELECTRIC CONSTRUCTION AND CONTRACT WORK as MEP Consultant.
  - (iv) Shri ABHISHEK KUMAR SHEKHAR and Mr. ABID KHAN as Site Supervisors.

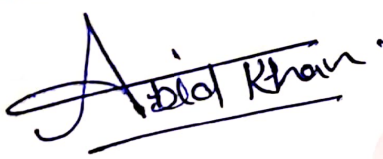
Based on Site Inspection with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building / Wing of the Real Estate Project as registered vide number BRERAP82106-2/209/R-1510/2022 under 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.

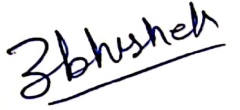
Yours Faithfully,

For SMRITI ARCHITECTS PRIVATE LIMITED

  
(R.R. RAJE)  
(Registration No. / License No. ....)

**RAKESH RANJAN RAJE**  
**CA / 1986 / 9665**

  
**ABID KHAN**

  
**ABHISHEK K.R. SHEKHAR**

**TABLE - A**

Building "BRITE IMPERIA" / ~~Wing number~~ ( to be prepared separately for each building / wing of the Project)

S.N	Task / Activity	Percentage of Actual Work Done	Projected date of Completion (DD/MM/YYYY)
1	Excavation (if any)	99%	31.05.2025
2	Basement (if any)	98%	31.05.2025
3	Podiums (if any)	N.A	
4	Plinth	100%	
5	Stilt Floor	N.A	
6	Slabs of Super Structure	100%	
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	80%	30.06.2025
8	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises.	55%	30.06.2025
9	Staircases, Lifts, Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	95%	31.05.2025
10	External Plumbing and External Plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	75%	30.06.2025
11	Installation of Lifts, water pumps Fire Fighting Fitting 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.	25%	31.08.2025

Yours Faithfully,

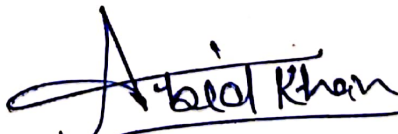
For SMRITI ARCHITECTS PRIVATE LIMITED

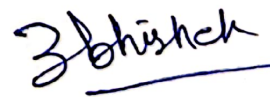
(R.R. RAJE)

(Registration No. / License No. ....)

**MR. RAKESH RANJAN RAJE**

**CA / 1986 / 9665**

  
**ABID KHAN**

  
**ABHISHEK KR. SHEKHAR**



**TABLE - B**

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

S.N	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	40%	31.07.2025
2	Water Supply	YES	80%	30.06.2025
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	40%	30.06.2025
4	Storm Water Drains	YES	75%	30.06.2025
5	Landscaping & Tree Planting	N.A		
6	Street Lighting	YES	NIL	31.07.2025
7	Community Buildings	N.A		
8	Treatment and Disposal of Sewage and Sullage Water	YES	NIL	31.07.2025
9	Solid Waste Management & Disposal	YES	NIL	31.07.2025
10	Water Conservation/ Rain water Harvesting	YES	70%	30.06.2025
11	Energy Management	YES	NIL	31.07.2025
12	Fire Protection and Fire Safety Requirements	YES	30%	31.07.2025
13	Electric Meter Room	YES	60%	31.07.2025
14	Any other Amenities	N.A		

Yours Faithfully,

For SMRITI ARCHITECTS PRIVATE LIMITED

(R.R. RAJE)  
(Registration No. / License No. ....)

**RAKESH RANJAN RAJE**  
**CA / 1986 / 9665**

**ABID KHAN**  
**ABID KHAN**

**ABHISHEK KR. SHEKHAR**





**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**

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

Cost of Real Estate Project : Rs 19,40,20,060

Bihar RERA Registration No ~ : BRERAP82106-2/209/R-1510/2022

S.N	PARTICULARS	ESTIMATED AMOUNT	INCURRED AMOUNT
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	37,05,000	31,20,000
	b. Amount or 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.	NIL	NIL
	c. Acquisition cost of TDR (if any)	NIL	NIL
	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 Fee etc. and	28,15,060	28,15,060
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
	f. Under Rehabilitation Scheme : (i) Estimated Construction cost of rehab building including site development and infrastructure for the same as certificated by Engineer.	NIL	NIL





**ABHISHEK MAHESH & CO.**  
CHARTERED ACCOUNTANTS

220, Ashiana Tower  
Exhibition Road, Patna - 800 001  
Mob : 9708029614  
E-mail : caabhishek4191@gmail.com

S.N	PARTICULARS	ESTIMATED	INCURRED
1(i)	LAND COST	AMOUNT	AMOUNT
	(ii) Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
	Note : For total cost of Construction incurred. Minimum of (i) or (ii) is to be considered.	65,20,060	59,35,060
	(iii) 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, overhead cost,	NIL	NIL
	(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.	NIL	NIL
	Sub Total of Land Cost	65,20,060	59,35,060





S.N	PARTICULARS	ESTIMATED AMOUNT	INCURRED AMOUNT
1(ii)	DEVELOPMENT COST/COST OF CONSTRUCTION		
	a.(i) Estimated Cost of Construction as certified by Engineers.	16,00,00,000	
	(ii) Actual Cost of Construction as per the books of account as verified by the C.A.		11,89,69,104
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered.</b>		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultant fees, site overheads, development works, costs of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,25,00,000	86,49,083
	<b>All costs directly related incurred to complete the (i) Construction of the entire phase of the project registered.</b>	17,25,00,000	12,76,18,187
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any Statutory Authority.		40,30,910
	c. Principal sum and interest payable to financial Institutions, scheduled banks, non-banking financial Institutions (NBFC) or money lenders on construction Funding or money borrowed for construction;	1,50,00,000	89,75,597
	Sub Total of Development Cost	18,75,00,000	14,06,24,694
2	Total Estimated Cost of the Real Estate Project [1(i) +1 (ii)] of the Estimated Column.	19,40,20,060	
3	Total Cost Incurred of the Real Estate Project [1(i) +1 (ii)] of Incurred Column.		14,65,59,754
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		75.54%
6	Amount which can be withdrawn from the Designated Account.		12,28,07,647
	<b>Total Estimated Cost* Proportion of cost incurred (Sr.number 2 * Sr. number 5)</b>	14,65,59,754	
7	<b>Less Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.</b>		9,95,99,997
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,32,07,650





**ABHISHEK MAHESH & CO.**  
CHARTERED ACCOUNTANTS

220, Ashiana Tower  
Exhibition Road, Patna - 800 001  
Mob : 9708029614  
E-mail : caabhishek4191@gmail.com

	This certificate is being issued for RERA compliance for the company M/S BRITESKY CONSTRUCTION PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the company.		
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For ABHISHEK MAHESH & CO.  
Chartered Accountants  
FIRM REGISTRATION No. 016784C

(ABHISHEK KUMAR)

UDIN : 25417422BMNZQT6899

PLACE : PATNA

DATE : 15TH APRIL 2025

Proprietor  
M. No. 417422





**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

S.N	PARTICULARS	Estimated	Incurred
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)	4,74,60,306	
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)	6,46,90,198	6,46,90,198
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	10399.44	10,399.44
	(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 certificated by CA) as per Annexure A to this certificate	7,44,27,000	7,44,27,000
4	Estimated receivables of ongoing project. Sum of 2+ 3 (ii)	13,91,17,198	13,91,17,198
5	Amount to be deposited in Designated Account – 70% or 100% (i) If 4 is greater than 1 then 70% of the balance receivables of ongoing project will be deposited in designated Account	8,50,15,000	8,50,15,000
	(ii) If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.	N.A	N.A

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



For ABHISHEK MAHESH & CO.  
Chartered Accountants  
FIRM REGISTRATION No. 016784C

(ABHISHEK KUMAR)  
Proprietor  
M. No. 417422

UDIN : 25417422BMNZQT6899  
PLACE : PATNA  
DATE : 15TH APRIL 2025



**Annexure A**

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

S.N	Flat No.	Carpet Area (in sq. ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	301	778.00	4866750.00	3200000	1666750.00
2	302	1103.73	7252350.00	5500000.00	1752350.00
3	303	1202.11	8510250.00	6375000	2135250.00
4	304	932.00	5885210.00	3924000.00	1961210.00
5	401	778.87	5391750.00	3700000.00	1691750.00
6	402	1103.73	7604100.00	1750000	5854100.00
7	403	1202.11	7905450.00	1600000	6305450.00
8	404	932.26	5885250.00	4708200	1177050.00
9	503	1202.00	7905450.00	6324360.00	1581090.00
10	504	932.26	5885250.00	4751000	1134250.00
11	601	778.00	5391750.00	3800000	1591750.00
12	602	1103.73	7604100.00	500000	7104100.00
13	603	1202.00	7905450.00	6000000.00	1905450.00
14	604	932.26	5885250.00	4250000.00	1635250.00
15	1,2,101,102	3068	44800000.00	29120001.00	15679999.00
16	3,4,103,104	1268.94	12642560.00	2500001	10142559.00
17	5,105	872.19	8548960.00	8200000	348960.00
18	6,106	572.52	5822880.00	4800000	1022880.00
					<u>64690198.00</u>





**ABHISHEK MAHESH & CO.**  
CHARTERED ACCOUNTANTS

220, Ashiana Tower  
Exhibition Road, Patna - 800 001  
Mob : 9708029614  
E-mail : caabhishek4191@gmail.com

(Unsold Inventory Valuation)  
Ready Reckoner Rate as on the date of Certificate  
Of the Residential/Commercial Premises Rs. \_\_\_\_\_ per sq. mts.

S.N	Flat No.	Carpet Area (in Sq. ft)	Unit Consideration as per Read Reckoner
1	501	778.87	5135000.00
2	701	1538.7	10594000.00
3	702	1716.09	11427000.00
4	GF Shop No. 7	368.34	3302000.00
5	GF Shop No. 8	393.63	3490000.00
6	GF Shop No. 9	256.39	2336000.00
7	GF Shop No. 10	245.84	2268000.00
8	FF SHOP NO. 7	407.62	3636000.00
9	FF SHOP NO. 8	256.39	2336000.00
10	FF SHOP NO. 9	245.84	2268000.00
11	SF SHOP NO. 1	2250.3	14551000.00
12	SF SHOP NO. 2	289.87	1957000.00
13	SF SHOP NO. 3	444.98	2916000.00
14	SF SHOP NO. 4	296.73	2020000.00
15	SF SHOP NO. 5	407.62	2725000.00
16	SF SHOP NO. 6	256.39	1759000.00
17	SF SHOP NO. 7	245.84	1707000.00
		10399.44	74427000.00

