



Kumar Kishor & Chandra
Chartered Accountants

To,
The Real Estate Regulatory Authority Bihar (RERA),
Add: 4th/6th Floor, Bihar State Building, Construction
Corporation Limited Complex, Shastri Nagar,
Patna, Bihar-800023.

Date: 10/02/2025

**Subject: Certification Regarding No Advance Taken from Buyers for the New Project
"SIYAPATI ENCLAVE, Patna"**

I, Sanjeev Kumar Tiwari, a Chartered Accountant having Membership No. 509743 of
ICAI, do hereby certify as follows:

1. Details of the Builder:

Name of the Builder : VIBHAS BUILDTECH INDIA PVT. LTD.
Registered Address : F-403, 4TH FLOOR, HIRA ENCLAVE,
NEW DAKBANGLOW ROAD, PATNA-800001.
PAN : AAGCV5620A
GSTIN : 10AAGCV5620A1Z2

2. Details of the Project:

Name of the Project : SIYAPATI ENCLAVE
Location of the Project : BAIRIYA, KARNPURA, PATNA, BIHAR-800007
Date of Commencement of the Project : 10/03/2025

3. Scope of Verification:

I have verified the books of accounts, bank statements, and related documents pertaining to the
project mentioned above, including but not limited to:

- o Bank account statements reflecting payments made by the buyers
- o Ledger entries and receipts of payments made

Based on the above-mentioned verification, I hereby confirm that, as of the date of this certificate, no
advance payments have been received from any prospective buyers for the aforementioned project.
Further, I have not found any evidence in the financial records or other documents indicating the receipt of
any advances or pre-launch payments from any party.

This certificate is being issued at the request of VIBHAS BUILDTECH INDIA PVT. LTD. for
submission to the Real Estate Regulatory Authority (RERA) in compliance with the relevant provisions.
Thanking you.

For Kumar Kishor & Chandra,
Chartered Accountants
(FRN 018309N)

Sanjeev Kumar Tiwari
Partner
M. No. 509743
Mobile No : 9873287582
UDIN : 25509743BMLZCS9408



Signature
(Sanjay Kumar)
Place : Patna
Date : 10th February 2025