CIN : U45201JH2018PTC011799
PAN : AAGCV5620A
+91 6287999980
info@vibhasbuildtech.com

13/01/25

vibhas BUILDTECH
Luxury homes : Redefined

To,

The Chairman,

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus .

Hospital Road, Shastri Nagar Patna – 800023

Sub :- QPR 3RD qtr OCT-24 TO DEC-24 (RAM BRAHMA ENCLAVE)

Sir,

In the light of Bihar Rera Regulations (Amendment) 2022 notification. QPR for the 3RD quarter of F.Y 2024-25 IN RESPECT OF OUR PROJECT Ram Brahma Enclave located at Manoharpur Kachhuara, P.S – Gopalpur Patna is enclosed in the prescribed format as following annexure.

1	QPR QUARTER 3RD F/Y 2024-25	ANNEXURE –A
2	Architect's Certificate	ANNEXURE –B
3	Engineer's Certificate	ANNEXURE -C
4	Charted Accountant Certificate	ANNEXURE -D
5	REVISED COST OF PROJECT (ARCHITECT CERTIFICATE)	ANNEXURE -E
6	FIRE N.O.C	ANNEXURE -F
7	Patna Metropolitan Area Authority Map Revalidation	ANNEXURE-G
8	EXTENSION O.O NO.108	ANNEXURE-H

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

ANNEXURE- A

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending December of 2024(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. U45201JH2018PTC011799	Name of Firm	VIBHAS BUILDTECH INDIA PVT.LTD.
Firm Address:	4TH FLOOR, HIRA ENCLAVE, NEW DAKBANGLOW ROAD,PATNA-800001		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate After Implementation of RERA	5 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	*BRERAP33236-1/1074/R-855/2019*	*Name of Project/Phase* of Registered Project	*RAM BRAHMA* ENCLAVE
Name of Promoter	VIBHAS BUILDTECH INDIA PVT LTD	Project Address	Village+Post-Manoharpur Kachuara, P.S-Gopalpur, Patna-800007
Name of Co-promoter			
Project Registration is valid upto	09.03.2025		
Starting date of Projector Phase Of the Project	03-12.2019		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	RESIDENTIAL	
Period of validity of map by the Competent Authority	31.07.2026 09/03/24(letr.no.108)		

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

III. DISCLOSUREOFSOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -35	Total Number of Apartments in Landowner's share -0
BLOCK-A	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plot etc.	15 20	11223.8 19441.2	35	1. Booked-02 /Allotted-28 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking- 85.71%	Percentage of booking

III. DISCLOSUREOFSOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -0	Total Number of Apartments in Landowner's share -30
BLOCK-B	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plot etc.	10 20	7520.9 19441.2	30	1.Booked /Allotted- 2.Sold-	3. Booked- / Allotted - Sold -
					Percentage of Booking-	Percentage of booking

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 - 14+2=16	Total Number of Apartments in Landowner's share 6-2=4
BLOCK-C	1.1BHK 2.2BHK,- 3.3BHK 4.Shop 5.Bungalow - 6. Plot etc.	20	19441.20	20	1.Booked-1 /Allotted-12 2.Sold-	3. Booked/ Allotted - Sold -
					Percentag e of booking- 81%	Percentage of booking

For VIBHAS BUILDTECH INDIA PVT. LTD.

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 - 41	Total Number of Apartments in Landowner's share -9
BLOCK-D	1. 1BHK (EWS/LIG) 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plot etc.	35 5 10	17515 3760.45 9720.6	50	1. Booked-9 /Allotted-24 2. Sold-	3. Booked/ Allotted - Sold -
					Percentage of booking- 85%	Percentage of booking

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-A	36	1. Booked/Allotted - 2. Sold -	02/28

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-B	29	1. Booked/Allotted - 2. Sold -	

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-C	24	1. Booked/Allotted - 2. Sold -	13

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
BLOCK-D	38	1. Booked/Allotted - 2. Sold -	4

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no nee do 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.	Office of the state fire officer-cum-direct or Patna	--	22/05/2019	ANNEXURE-E
3.	Water Supply Permission	---------			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	PMAA, Patna (Map Revalidation)	---	16/12/2024	ANNEXURE-F

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-A)

1. Plan Case No._____(To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (Ason date of the Certificate) (3)	Expected Completion Date in (dd/mm/yyy) Format
1.	Excavation(if any)	EXCAVATION – 100% , PILLING – 100%, CASTING WORK – 100%, BRICKS WORK -100%	DONE
2.	Basements(if any)	N/A	
3.	Podiums(if any)		
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	100%	DONE
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls – 100% done Internal Plaster – 100% Door Panel – 100% Internal Wall Putty – 100% Windows Work – 100% Flooring – 100%	DONE
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings :-100% Conduit work :- 100% Sanitary Fitting :-100% Internal Plumbing :- 100% Water Proffing :- 100%	DONE
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Under ground Water Tanks.	Staircases Casting : 100% Mumpty & Paragola:- 100% Water Tank-100%	DONE
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster: 100% Elevation-100% Terrace-100% External White Cement – 100%	DONE

For VIBHAS BUILDTECH INDIA 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.	100%	DONE
	Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT – (BLOCK-B)

1. Plan Case No._____(To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (Ason date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	EXCAVATION – 100% PILLING – 100%	DONE
2.	Basements(if any)	N/A	
3.	Podiums(if any)	---	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	1ST Floor -100% 2nd Floor - 100% 3rd Floor - 100% 4Th Floor - 100% 5Th Floor – 100%	DONE
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Wall – 40%	30/01/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started	15/02/2025

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Under ground Water Tanks.	Not Started	15/02/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not Started	27/02/2025
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.	Not Started	10/03/2025
	Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT-(BLOCK-C)

1. Plan Case No._____(To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (Ason date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	100%	DONE
2.	Basements(if any)	N/A	
3.	Podiums(if any)	----	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	100%	DONE

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls : 100% Internal Plaster-100%	DONE
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fitting : Conduit Work 100% Sanitary Fitting : Work started 50% Internal Plumbing – 100%	16/01/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	DONE
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster – 100% Terrace – 100% Water Proofing – 100% Elevation-100%	DONE
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.	Not Started	28/02/2025
	Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT-(BLOCK-D)

1. Plan Case No._____(To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (Ason date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(if any)	Excavation :-100% Pilling work :-100% Cap Work :- 100%	DONE
2.	Basements(if any)	N/A	
3.	Podiums(if any)	---	

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	Ground Floor :- 100% 2nd Floor – Done 3rd Floor- Column Work	10/03/25
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Started	10/05/25
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started	10/08/25
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Under ground Water Tanks.	Not Started	10/08/25
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not Started	10/08/25
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.	Not Started	10/09/25
	Any other activities.		

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

VII. AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (Ason date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50%	10/03/2025
2.	Water Supply	YES	25%	10/03/2025
3.	Sewerage (Chamber, Line, Septic Tank ,STP)	YES	50%	10/03/2025
4.	Storm Water Drains	YES	0%	10/03/2025
5.	Landscaping & Tree Planting	YES	0%	10/03/2025
6.	Street Lighting	YES	0%	10/03/2025
7.	Community Buildings	NO	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation/Rain Water Harvesting	YES	50%	10/03/2025
11.	Energy Management	NO	0%	
12.	Fire Protection and Fire Safety Requirements	YES	40%	10/03/2025
13.	Closed Parking	YES	75%	10/03/2025
14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50%	10/03/2025
16.	Others(Option to Add More)	NO	0%	

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

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

		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As ondate of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Road sand foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, LandScaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

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

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	38685986239
2.	Estimated Cost of the Project including land cost at the start of the Project	22,88,49,000/-
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	22,38,49,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	YES (ARCHITECT & ENGINEER CERTIFICATE ATTACHED)
5.	Amount received during the Quarter	99,68,835/-
6.	Actual Cost Incurred during the Quarter	1,03,55,554/-
7.	Net amount at end of the Quarter	2,27,538.58/-
8.	Total expenditure on Project **till date**	17,68,08,415/-
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

XII.MISCELLANEOUS		
A	List of Legal Cases(if any)–On Project/Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo-Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	02
3.	No. of possessions given to allottees	00
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather the project in progress is as per time schedule or lagging behind?		

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 VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

Signature of Promoter

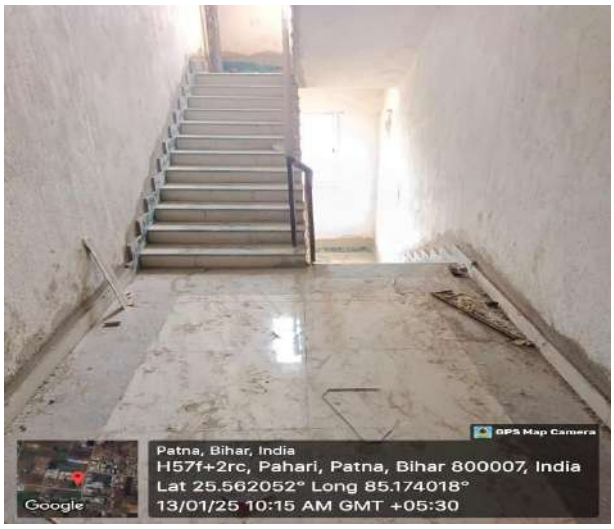
Name:

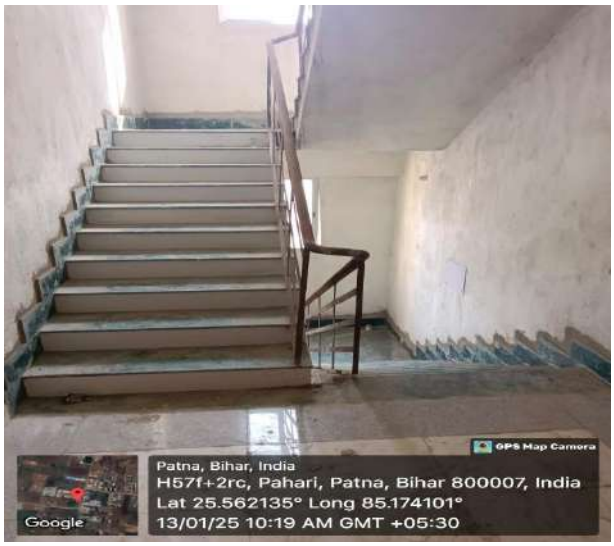
Date:

BLOCK-A

For VIBHAS BUILDTECH INDIA PVT LTD.

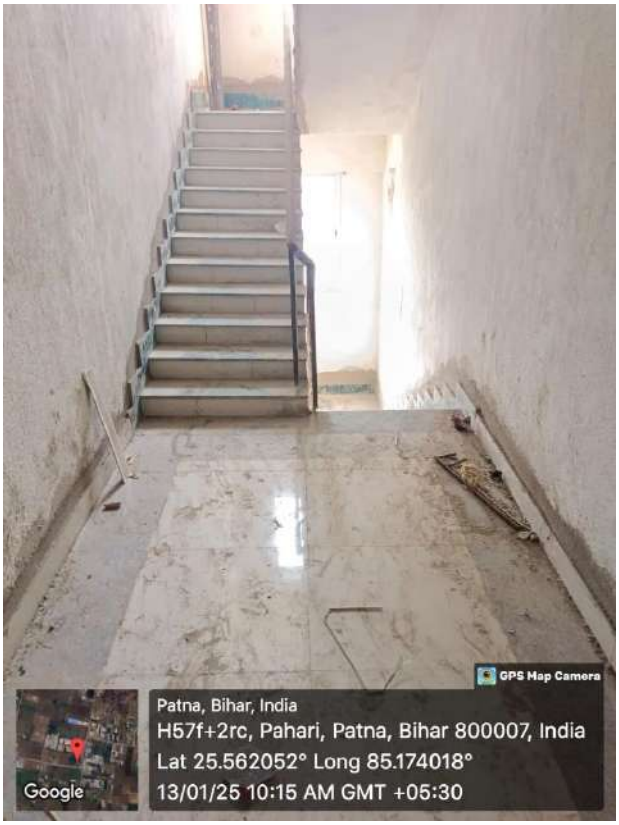
DIRECTOR

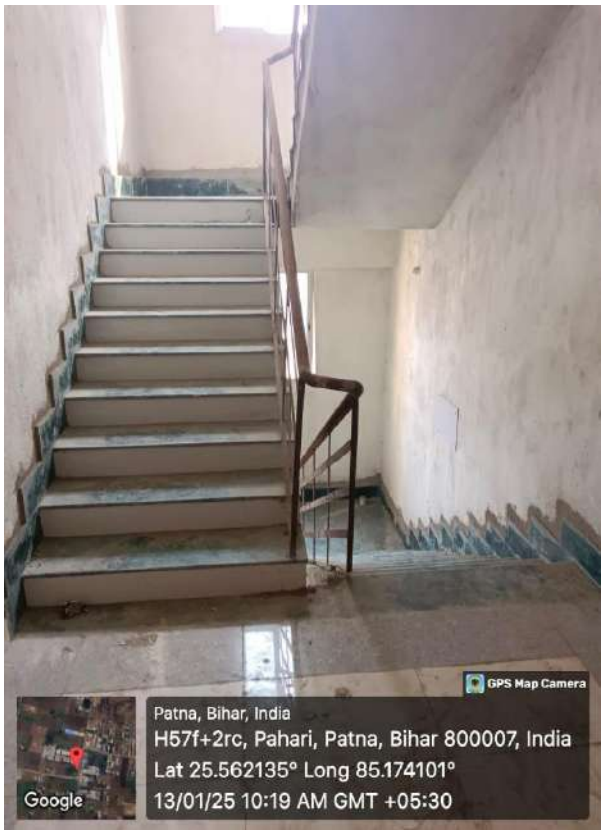




For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

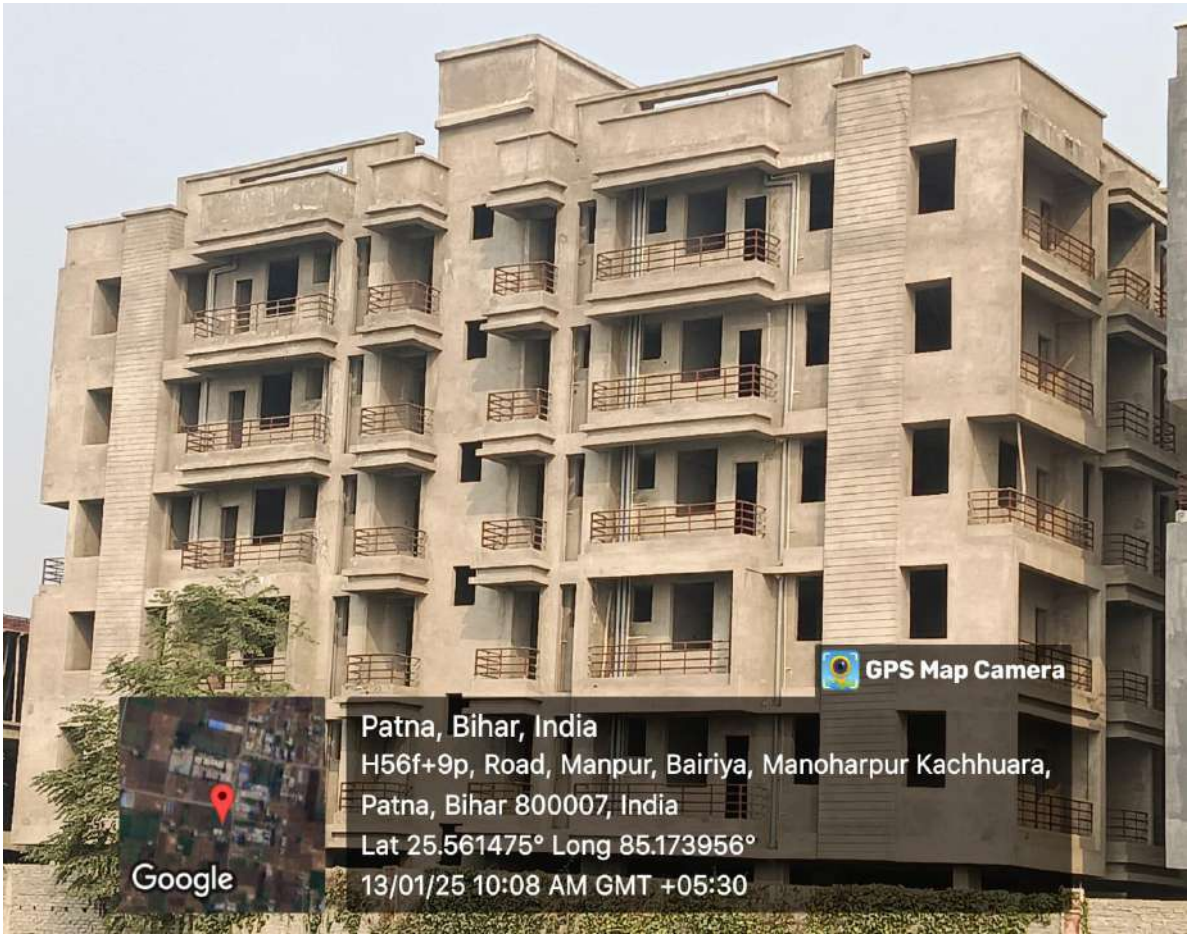




For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

BLOCK-C



For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

BLOCK-D

For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

For VIBHAS BUILDTECH INDIA PVT LTD.

DIRECTOR

ANNEXURE-B

ARCHITECT'S CERTIFICATE

Date – 31.12.2024

To,
Vibhas Buildtech India Pvt. Ltd.
Office Address – 403 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Percentage of Construction work of the **Project Ram Brahma Enclave** (Bihar RERA Registration Number **BRERAP33236-1/1074/R-855/2019** situated on the plot bearing C.S.No...../ Khata No – 05, Thana No. 117/ Tauzi No.- 62 / Plot No.- 461, demarcated by its boundaries (latitude and longitude of the end points)_Village – Manoharpur Kachhuara, Block – Sampatchak, Division- ....._District – Patna_Pin – 800007 Admeasuring **4911.59 sq.mts**. Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Sir,

I **Ajit Singh** have undertaken assignments Architect/Licensed of certifying percentage of competition of construction work of the project situated on the plot bearing C.N. No./ CTS No./Survey No./ Final Plot No. 461, Khata No – 05, Thana No. 117/ Tauzi No...../, demarcated by its boundaries (latitude and longitude of the end points)_Village – Manoharpur Kachhuara, Block – Sampatchak, District – Patna_Pin – 800007 Admeasuring **4911.59 sq.mts**. Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Following technical professionals are appointed by Owner/Promoter:- **Vibhas Buildtech India Pvt. Ltd.**

(i) Shri Ajit Singh as L.S./Architect;

(ii) Shri Manoj Kumar as Structural Consultant

(iii) Shri Vikram Kumar As a Mechanical /
/Electrical/PlumbingConsultant(MEP)

(iv) Shri Niraj 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 **BRERAP33236-1/1074/R-855/2019** 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 project is detailed in Table A & B

AJIT SINGH
ARCHITECT
BMB. No.-CA/2012/56055
UDHD. BIHAR

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

I. Construction Progress of the Project (BLOCK –A)		
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	EXCAVATION – 100 %, PILING – 100 %, CASTING WORK – 100 %, BRICK WORK 100 %,
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls - 100% done, Internal Plaster - 100 % Door Panel – 100 % Internal Wall Putty – 100% Windows Work -100%, Flooring – 100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings:-100% Conduit work 100% Sanitary Fittings: 100% Internal Plumbing – 100 % Water Proofing – 100%
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	Staircases Casting: 100% Mumpty & Paragola :-100% Water Tank :- 100%
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	External Plaster 100% Elevation-100% Terrace-100% External White Cement – 100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	100%

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

II. Construction Progress of the Project (BLOCK –B)		
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	EXCAVATION – 100 %, PILING – 100 %,
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	1st Floor – 100 % , 2nd Floor – 100%, 3rd Floor - 100% , 4th Floor – 100% 5th Floor – 100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	INTERNAL WALL 40%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	Not Started
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	Not Started
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

III. Construction Progress of the Project (BLOCK –C)		
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls: 100 % Internal Plaster-100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 50% Internal Plumbing – 100 %
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	100 %
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	External Plaster – 100% Terrace-100% Water Proofing- 100% Elevation – 100%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

IV. Construction Progress of the Project (BLOCK –D)		
1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	Excavation 100%,Pile work 100%,Cap work 100 %
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100%
5.	Stilt Floor	Not Started
6.	Slabs of Super Structure	Ground Floor - 100% 3Rd Floor – Column Work
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not Started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started
9.	Staircases, Lifts Wells and Lobbies ateach Floor level, Overhead and Underground Water Tanks.	Not Started
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	Not Started
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

V. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	50 %	
2.	Water Supply	YES	25 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50 %	
4.	Storm Water Drains	YES	0 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	YES	0 %	
7.	Community Buildings	NO	0 %	
8.	Treatment and Disposal ofSewage and Sullage Water	NO	0 %	
9.	Solid Waste Management & Disposal	NO	0 %	
10.	Water Conservation / RainWater Harvesting	YES	50 %	
11.	Energy Management	NO	0 %	
12.	Fire Protection and FireSafety Requirements	YES	40 %	
13.	Closed Parking	YES	75 %	
14.	Open Parking	NO	0 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	50 %	
16.	Others (Option to Add More)	NO	0 %	

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

AJIT SINGH
ARCHITECT
EMP. No.-CA/2012/56055
UDHD. BIHAR

ANNEXURE-C

ENGINEER'S CERTIFICATE

Date – **31.12.2024**

To,

Vibhas Buildtech India Pvt. Ltd.
Office Address – 403 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Cost Incurred for Development of **Project Ram Brahma Enclave** (Bihar RERA Registration Number **BRERAP33236-1/1074/R-855/2019** situated on the plot bearing C.S.No…../ Khata No – 05, Thana No. 117/ Tauzi No.- 62 / Plot No.- 461, demarcated by its boundaries (latitude and longitude of the end points) Village – Manoharpur Kachhuara, Block – Sampatchak, Division- Patna, District – Patna, Pin – 800007 Admeasuring **4911.59 sq.mts**. Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Sir,

I, Manoj Kumar undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/ **A, B, C, D** of the **Ram Brahma Enclave** situated on the plot bearing/ CTS No. /Survey No./ **Plot No.- 461** of Village - Manoharpur Kachhuara, Block – Sampatchak, Division Patna, District – Patna, Pin – 800007, admeasuring **4911.59 sq.mtrs**.Area beingdeveloped by **Vibhas Buildtech India Pvt. Ltd**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri **Ajit Singh** as L.S. / Architect;
   (ii) Shri Manoj Kumar as Structural Consultant
   (iii) Shri Vikram Kumar as MEP Consultant
   (iv) M/s /Shri/Smt.Vinay Kumar as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on drawings/plans made available to us for the project under reference by the Developer and Consultants and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 22,88,49,000/-** (Total of Table A and B). The estimated Total Cost ofproject is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 17,68,08,415/-** (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 Occupation Certificate/ Completion Certificate from PMAA (planning Authority) is estimated at **Rs.5,20,40,585/-** (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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs._ 22,50,49,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 17,52,88,415/-
3.	Work done in Percentage (As Percentage of the estimated cost)	77.89%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,97,60,585/-

TABLE-B

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works, including amenities and Facilities in the layout as on date of Registration is	Rs. 38,00,000/-

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

2.	Cost incurred as on (Based on the Estimated cost).	Rs. 15,20,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	40%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 22,80,000/-
5.	Cost Incurred on Additional/Extra Items as on Not included in theEstimated Cost (Annexure A).	N/A

Yours Faithfully,

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

Sanjeev Kiran & Associates
Chartered Accountants

FORM- C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31st DECEMBER-2024)

Cost of Real Estate Project Bihar RERA Reg. Number :- BRERAP33236-1/1074/R-855/2019.
Project Name : RAM BRAHMA ENCLAVE

Company Name : Vibhas Buildtech India Pvt. Ltd.
Reg Office: - Bijay Singh, S/o – Baidnath Singh, Gurudwara Road, Jumritilli Koderma, Jhankhand, India – 825410.

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	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		50,00,000	50,00,000
	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		-	-
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		(Included in point no. 1(i)(a))	(Included in point no. 1(i)(a))
	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)				

SANJEEV KIRAN & ASSOCIATES ★ CA DELHI ★ Chartered Accountants

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001
e-mail: kirandubey4@gmail.com,
Office : Patna & Delhi

		(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,	-	-
		(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- 1(i)	**50,00,000**	**50,00,000**

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction :**				
	A	(i)	Estimated Cost of Construction as certified by Engineer.	22,38,49,000/-	NA
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	14,50,35,988/-
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to beconsidered)				
		(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. All costs directly incurred to complete the construction of the entire phase of the project registered. (inclusive all taxes)	--	3,17,72,427/-

SANJEEV KIRAN & ASSOCIATES ★ CA DELHI ★ Chartered Accountants

	B		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	--	--
	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 ;	-	-
			Sub-Total of Development Cost -1(ii)	**22,38,49,000/-**	**17,68,08,415/-**

Sr. No.	Particulars	Amount (Rs.)
2	**Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A**	**22,88,49,000/-**
3	**Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column-B(Including Land Cost)**	**18,18,08,415/-**
4	**Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 77.89% (as per Project Architect's Certificate Table-B) = 40%**	**As per form attached.**
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3*100)/2%**	**79.444%**
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	**18,18,08,415/-**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts for project.**	**17,68,08,415/-**
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**50,00,000/-**

This certificate is being issued for RERA compliance for the **Vibhas Buildtech India Pvt. Ltd** (CIN : U45201JH2018PTC011799) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates
Chartered Accountants FRN : 023011N

(CA Kiran Dubey)_
Partner (M No : 066974)
UDIN : **25066974BMJVMK5218**

SANJEEV KIRAN & ASSOCIATES ★ DELHI ★ Chartered Accountants

Place : Patna
Date : 14th January 2025

Sanjeev Kiran & Associates
Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Bihar RERA Reg. Number :- BRERAP33236-1/1074/R-855/2019

S No		Particulars	Amount (Rs)
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)(Including Land Cost)	4,70,40,585/-
2		Balance amount of receivables from sold apartments / Commercial as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	5,13,21,186/-
3	i	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)(	10,984.12 Sq. Ft
	ii	Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on date of certificate) as per Annexure-A	4,21,61,040/-
4		Estimated receivables of ongoing project. Sum of 2 +3 (ii)	9,34,82,226/-
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.	6,54,37,558/-

This certificate is being issued for RERA compliance for the **Vibhas Buildtech India Pvt. Ltd** (CIN : U45201JH2018PTC011799) and is based on the records and documents produced before us and explanation provided before us by the management of the company.

Yours Faithfully

Sanjeev Kiran and Associates
Chartered Accountants FRN : 023011N

SANJEEV KIRAN & ASSOCIATES ★ Chartered Accountants ★ DELHI

(CA Kiran Dubey)_
Partner (M No : 066974)
UDIN : **25066974BMJVMK5218**

Place : Patna
Date : 14th January 2025

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001
e-mail: kirandubey4@gmail.com,
Office : Patna & Delhi

ANNEXURE-E

archimetrics

DESIGN CONSULTANCY
2nd Floor, Sidhi Vinayak Medicals
Opposite Kendriya Vidyalaya, Riding Road,
Sheikhpura, Bailey Road, Patna - 800014
Phone: 9939604962
Email: ar.ajitsingh@gmail.com

Ar. Ajit Singh
B. Arch (NIT PATNA)
IIA Reg. no. A18539
Reg. no. CA/2012/56055

Ref no. 24/CERT/21-22

ENGINEER CERTIFICATE

As on .....(date)

To

M/S VIBHAS BUILDTECH INDIA PVT. LTD.
DIRECTOR - SRI SANJAY KUMAR, S/O SHRI SHIVDAYAL SINGH

ADD- 403, HIRA ENCLAVE, NEW DAKBUNGLOW ROAD, PATNA - 01
Subject: Certificate of **Revised Cost of project** for Development of **RAM BRAHMA ENCLAVE** for Construction of_____ building/Wing .....of the_____ Phase situated on the Plot bearingC.N. No/CTS No./Survey no./ Final Plot no. **461, Khata No. 05,** demarcated by its boundariest(latitude and longitude of the end points) _____to the North_____ to the South to the East _____to the West of Village **MANOHARPUR KACHUARA,** (Khata No. 05, Thana No. 117 , taluka _____District **PATNA** PIN **800007,** admeasuring ***12269.95* sq.mts**. area being developed by M/S VIBHAS BUILDTECH INDIA PVT. LTD.
Ref: RERA Registration Number **BRERAP33236-1/1074/855/2019**

Sir,
1. We **Ajit Singh** have undertaken assignment of certifying Estimated Costfor the Subject RealEstateProjectproposedtoberegisteredunder,being-Building(s)/ Wing(s) .....of theNo./Surveyno.l Final Plot no **461** District of Village **MANOHARPUR KACHUARA** talauka.....District **PATNA** PIN **800007** admeasuring ***12269.95*** sq.mts. area being developed by **M/S *VIBHAS BUILDTECH INDIA PVT. LTD.***

2. We have estimated the cost of the completion to obtain Occupation Certificate/ CompletionCertificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimatedcost calculations are based on

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

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 theentire work as calculated by_____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs madeby 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 16,50,000.00/- (Old)**. 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 occupation certificate / completion certificate for the building(s)from the PMA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. We hereby revise the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 22,38,49,000/-.(New)**. 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 occupation certificate / completion certificate for the building(s)from the PMA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented

Signature of Engineer
Reg No. .....
Date: -.....

AJIT SINGH
ARCHITECT
PATNA NAGAR NIGAM
Empanelment No.:AR-05/15

Regards,

Ar. AJIT SINGH
(PROPRIETER)

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

ANNEXURE - F

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No ·····1507···/

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

AJIT SINGH,
Empanelment No-AR-05/15,
2nd Floor, Sidhi Vinayak Medicals,
Sheikhpura, Baily Road, Patna.

Patna Dt 22.05.2019.

Sub :- The views regarding proposed Resdential building of above 15 mtr. In height to be constructed at Mauza- Manoharpur, Dist- Patna.

Sir,

Please refer to your letter no. ARCH/FIRE/G+5/VIBHAS/18-19 dt.-11.04.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (G+5) (Total B/U area- 12269.95 Sqmtr.), Resdential building, shall be constructed on 30 feet wide road belongs to M/S Vibhas Buildtech India Pvt. Ltd., Dir- Sri Sanjay Kumar, S/O-Sri Shiv Dyal Singh, Khata no-05, Plot no-461, Thana no-170, Mauza- - Manoharpur, Dist- Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC-guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ^{2}.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

DIG HG & FS
(Pankaj Sinha)
Cam
State Fire Officer
Bihar, Patna

ANNEXURE - G

पटना महानगर क्षेत्र प्राधिकार

पंत भवन, सातवां तल्ला, नेहरू पथ,

पटना - 800001

पत्रांक– PMAA/PRN/MANOHARPUR KACHUARA/GAURICHAK/BLOCK–A, BLOCK–B, BLOCK–C, BLOCK–D/G+05/17/2019 –824– पटना, दिनांक–16.12.2024

प्रेषक,

अधीक्षण अभियंता,
पटना महानगर क्षेत्र प्राधिकार,
पटना।

सेवा में,

श्री संजय कुमार,
निदेशक–मेसर्स विभास बिल्डटेक इंडिया प्रा० लि०,
पिता–श्री शिव दयाल सिंह,
कार्यालय–403, हीरा इन्कलेव,
न्यू डाकबंगला रोड़, पटना–800001.

विषयः– प्लान केस नं०– PMAA/PRN/MANOHARPUR KACHUARA/GAURICHAK/BLOCK–A, BLOCK–B, BLOCK–C, BLOCK–D/G+05/17/2019 के द्वारा स्वीकृत नक्शा की समयावधि संशोधन के संबंध में।

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०– PMAA/PRN/MANOHARPUR KACHUARA/GAURICHAK/BLOCK–A, BLOCK–B, BLOCK–C, BLOCK–D/G+05/17/2019 को पत्रांक–135, दिनांक–01.08.2019 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत् किया गया था। उक्त नक्शा की अवधि 05 (पाँच) वर्ष तक अर्थात 01.08.2019 से 31.07.2024 तक विधिमान्य थी।

आपके द्वारा पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है। निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि (संशोधन)–2022 की कंडिका (9) के अनुसार यदि कोई आवेदन पाँच वर्षो के अन्दर पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन देता है तो पुनः अगले दो वर्षो के लिए पुनः विधिमान्यकरण (Revalidation) किया जा सकता है। जिसके आधार पर नक्शा स्वीकृति की अवधि–31.07.2024 तक विधिमान्य था। उक्त के आलोक में स्वीकृत नक्शा को अगले दो वर्षो की अवधि अर्थात् दिनांक–31.07.2026 तक के लिए पुनः विधिमान्यकरण (Revalidation) किया जाता है।

अधीक्षण अभियंता,
पटना महानगर क्षेत्र प्राधिकार।

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

ANNEXURE-H

CIN : U45201JH2018PTC011799
PAN : AAGCV5620A
+91 6287999980
info@vibhasbuildtech.com

ANNEXURE-

vibhas BUILDTECH

To,

The Chairman
RERA, BIHAR

Sir,

With reference to Office Order No-108, Dated- 13/12/2021, Our Estimated Project Ram Brahma Enclave RERA REG. NO- **(BRERAP33236-1/1074/R-855/2019)** Having completion Date on 10/06/2024 fall under the criteria of order No-108 issued by RERA Competent Authority, BIHAR.

Hence, We are Requesting to extend our project completion validity date by 09 Months i.e (From 10/06/2024 TO 09/06/2025).

Thanks and Regards

VIBHAS BUILDTECH INDIA PVT. LTD.

13/07/2024

SANJAY KUMAR

(DIRECTOR)

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

भू–सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना–800023

O.O No:- 108 Patna, dated:- 13.12.2021

Office Order

The Real Estate Regulatory Authority (RERA), Bihar had issued an office order on April 5, 2020 that projects whose completion date, revised completion date, or extended completion date falls between 15th March and 31st December, 2020, the period of validity for registration and completion of such projects is extended by Six Months.

Meanwhile, the Urban Development and Housing Department, government of Bihar, issued a letter (Patrank-08/Na.Vi Vividh-Bhawan Nirman-CREDAI-15/2021/596 dated 17.11.2021), in the light of advisory issued by the Ministry of Housing and Urban Affairs, due to Covid Pandemic and after deliberations at the department level, stating that it has been decided that in case of approved maps, the commencement of project, Completion of projects, payment schedule of development charges and no-objection certificate from various agencies whose validity is ending on March 25, 2020 or after that, Nine Month extension would be given. This will come into force with immediate effect.

In the light of the decision taken by the State Government and office order issued by the Authority on 05/04/2020 the Authority (RERA, Bihar) has decided that projects whose completion date, revised completion date or extended completion date falls on March 15, 2020 or after that, the period of validity for registration is extended by Nine Months.

This issues with the approval of Competent Authority.

Sd/-
Secretary
RERA, Bihar

Memo No:- RERA/Autho.meeting/52/2021/480 Patna, dated:- 13.12.2021

Copy to:-

1. CREDAI, Bihar, Patna
2. Members, RERA, Bihar
3. P.S. to Chairman, RERA, Bihar
4. Senior Legal Consultant, RERA, Bihar
5. Secretary/OSD/Media Consultant, RERA, Bihar
6. All the personnel Concerned, RERA, Bihar

for information and needful please.

RJ 13/12/21
Secretary
RERA, Bihar

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR