



Ref. No :- VBIPL-RBE/2022-23/iii QPR/

DATE :- 14-01-2023

To,

The Chairman

Real Estate Regulatory Authority

6th Floor, Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar, Patna - 800023

Sub : - QPR October – December 2022 (RAM BRAHMA ENCLAVE)

Sir,

In the light of Bihar RERA Regulations (Amendment), 2022 notification. QPR for the 3rd quarter of F.Y 2022-23 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 3RD QUARTER 2022-23	Annexure -A
2	Patna Metropolitan Area Authority Map Revalidation	Annexure -B
3	Architect's Certificate	Annexure - C
4	Engineer's Certificate	Annexure - D
5	Chartered Accountant Certificate	Annexure - E

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR



Annexure A
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ANNEXURE-A

Quarterly Progress Report for quarter ending December of 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP33236-1/1074/R-855/2019	RAM BRAHMA ENCLAVE	
Name of Promoter	VIBHAS BUILDTECH INDIA PVT. LTD.	Village+Post- Manoharpur Kachuara, P.S - Gopalpur, Patna-800007	
Name of Co-promoter			
Project Registration is valid up to	10-06-2024		
Starting date of Project or Phase of the Project	03-12-2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	31-07-2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK -A	1. 2 BHK,	15	11223.8	35	1. Booked - 01
	2. 3 BHK	20	19441.2		2. Allotted - 25
					3. Sold - 0

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK -B	1. 2 BHK,	10	7520.9	30	1. Booked - 0
	2. 3 BHK	20	19441.2		2. Allotted - 0
					3. Sold - 0

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK -C	1. 3 BHK,	20	19441.2	20	1. Booked - 02
					2. Allotted - 09
					3. Sold - 0

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

Annexure A
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II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK - D	1. 1 BHK, (EWS / LIG)-	35	17515	50	1. Booked - 0
	2. 2 BHK, -	05	3760.45		2. Allotted - 05
	3. 3 BHK, -	10	9720.6		3. Sold - 0

III. 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	26
		2. Sold	-

III. 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	0
		2. Sold	-

III. 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	11
		2. Sold	-

III. 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	02
		2. Sold	-

IV. 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

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

Annexure A
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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,
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 06%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases Casting: 100%
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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

IV. Construction Progress of the Project (BLOCK -B)		
1. Building / Wing / Layout Number _____ (To be headed 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

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

Annexure A
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3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	Shuttering Work Started 20%
6.	Slabs of Super Structure	Not Started
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 at each 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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

IV. Construction Progress of the Project (BLOCK -C)

1. Building / Wing / Layout Number _____ (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)
1.	Excavation (if any)	100%
2.	Basements (if any)	N/A

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

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: 60%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Started
9.	Staircases, Lifts Wells and Lobbies at each 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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

IV. Construction Progress of the Project (BLOCK -D)		
1. Building / Wing / Layout Number _____ (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)
1.	Excavation (if any)	Work in progress. Layout Done, Piling started 04%
2.	Basements (if any)	N/A

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

3.	Podiums (if any)	---
4.	Plinth	Not Started
5.	Stilt Floor	Not Started
6.	Slabs of Super Structure	Not Started
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 at each 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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

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	0 %	
2.	Water Supply	YES	0 %	

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

Annexure A
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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	0 %	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0 %	
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	NO	0 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0 %	
16.	Others (Option to Add More)	NO	0 %	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation
2.	Rear Elevation
3.	Side Elevation

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

Annexure A
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VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(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.	Amount received during the Quarter	1,74,52,742/-
4.	Actual Cost Incurred during the Quarter	1,76,47,897/-
5.	Net amount at end of the Quarter	17,80,616.98/-
6.	Total expenditure on Project till date	8,76,63,341/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N/A
2.	Agreement for Sale	N/A
C	Information in regard to defaulters, whose payments are delayed as per Payment Schedule.	307-A (Rekha Devi), 304-A (Madhu Kumari Jain), 501-A (Rupesh Kr. Bharti), 404-C (Girdhar Gopal Gupta), 506-A (Jyoti Prakash)

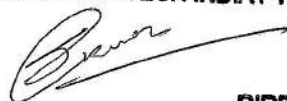
Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

Signature of **VIDHAS BUILDTECH INDIA PVT. LTD.**

Name:

Date :



DIRECTOR

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)

पाँचवाँ तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड,
शास्त्रीनगर, पटना- 800023

सं०सं०-PMAA/PRN/MANOHARPUR KACHUARA / BLOCK - A, B, C, D - G + 05/ 17/2019 — 25.06.22
GAURICHAK

—492
पटना, दिनांक—

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार, पटना।

सेवा में,

श्री संजय कुमार,
पिता—श्री शिव दयाल सिंह,
निदेशक, मेसर्स विभास बिल्डटेक इंडिया प्रा० लि०,
403, हीरा इन्क्लेव, न्यू डाक बंगला रोड,
पटना-800001 (बिहार)

विषय— प्लान फेस नं०-PMAA/PRN/MANOHARPUR KACHUARA / BLOCK - A, B, C, D - G + 05/ 17/2019 के द्वारा
GAURICHAK
स्वीकृत नक्शा को पुनः विधिमान्यकरण (Revalidation) के संबंध में।

प्रसंग— इस कार्यालय के पत्रांक-135, दिनांक-01.08.2019

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान फेस नं०-PMAA/PRN/MANOHARPUR KACHUARA / BLOCK - A, B, C, D - G + 05/ 17/2019 का पत्रांक-135, दिनांक-01.08.2019 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत किया गया था। उक्त नक्शा की अवधि 03 (तीन) वर्ष तक अर्थात् 01.08.2019 से 31.07.2022 तक विधिमान्य थी। इस अवधि के बीच में आपके द्वारा आवेदित प्रोजेक्ट को पूर्ण नहीं किया गया है।

आपके द्वारा दिनांक-13.06.2022 को पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है। निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि, 2014 के उपविधि(9) के आलोक में स्वीकृत नक्शा को अगले दो वर्षों की अवधि अर्थात् दिनांक-31.07.2024 तक के लिए पुनः विधिमान्यकरण (Revalidation) किया जाता है।

गुण/हस्ताक्षर
प्रभारी निदेशक, 25/6/22

पटना महानगर क्षेत्र प्राधिकार।

Annexure 'c'
1 of 6

ARCHITECT'S CERTIFICATE

Date - 12-01-2023

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- Patna, 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 completion 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/Plumbing Consultant (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

COA DELHI Reg. No. CA/2012/56055

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TABLE-A
Building/ Wing Number Block -A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s)and Plinth	--
3	Number of Podiums	--
4	Stilt Floor	100 %
5	Number of Slabs of Super Structure	100 %
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows to each of the Flat/Premises.	Internal Wall 100 %, Door & windows 10%,
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	2%
8	Staircases, Lifts Well sand Lobbies attach Floor level connecting Staircase stand Lifts, Over head and Underground Water Tanks.	70 %
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	10%
10	Installation of lifts,water pumps, FireFighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC,finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing,Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	0%

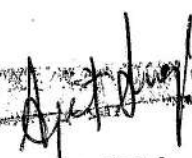

AJIT SINGH
ARCHITECT
C.O.A. DELHI Reg. No. CA/2012/56055

TABLE-A
Building/ Wing Number Block -B

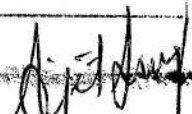
Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	--
4	Stilt Floor	--
5	Number of Slabs of Super Structure	--
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door and Windows to each of the Flat/Premises.	---
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	--
8	Staircases, Lifts Well and Lobbies attach Floor level connecting Staircase and Lifts, Over head and Underground Water Tanks.	--
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	---
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing, Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	--

Ajit Singh
AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

Annexure 'C'
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TABLE-A
Building/ Wing Number Block -C

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	--
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows to each of the Flat/Premises.	Internal Wall 60 %,
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	--
8	Staircases, Lifts Well sand Lobbies attach Floor level connecting Staircase stand Lifts, Over head and Underground Water Tanks.	--
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	--
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZNOC, finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing, Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	--


AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

Ammer's
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TABLE-A
Building/ Wing Number Block -D

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	--
3	Number of Podiums	--
4	Silt Floor	--
5	Number of Slabs of Super Structure	--
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows to each of the Flat/Premises.	--
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	--
8	Staircases, Lifts Well sand Lobbies attach Floor level connecting Staircase sand Lifts, Over head and Underground Water Tanks.	--
9	The external plumbing and external plaster, elevation, completion of terraces with Water proofing of the Building/Wing.	--
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving fares appurtenant to Building/Wing, Compound Wall and all other requirement may be required to Obtain Occupation/Completion Certificate.	--


AJIT SINGH
ARCHITECT
C.O.A. DELHI, Reg. No. CA/2012/56055

Ammeur 'c'
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TABLE-B
Internal and External Development Works in respect of the entire Registered Phase.

Sr.No.	Common area and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foot-Paths.	YES	0 %	
2	Water Supply	YES	0%	
3	Sewerage (chamber, lines, 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	0 %	
8	Treatment and disposal Of sewage and selvage water	NO	0 %	
9	Solid Waste Management & D disposal.	YES	0 %	
10	Water conservation, Rain water have sting.	YES	0 %	
11	Energy management	YES	0 %	
12	Fire protection and fire Safety requirements	YES	0%	
13	Electrical meter room, Sub-Station, receiving station.	YES	0 %	
14	Others (Option to Add more).			

Yours Faithfully,

Ajit Singh

AJIT SINGH
ARCHITECT

C.O.A. DELHI, Reg. No. CA/2012/56055

Annexure 'D'
1 of 2

ENGINEER'S CERTIFICATE

Date – 12-01-2023

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 being developed 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.
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 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 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. 8,76,63,341/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

Manoj Kumar
12-01-2023
Er. MANOJ KUMAR
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation

Annexure 'D'
20/2

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.14,11,85,659/-** (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. 22,88,49,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 8,76,63,341/-
3.	Work done in Percentage (As Percentage of the estimated cost)	38.3%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,11,85,659/-

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/-
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 the Estimated Cost (Annexure A).	N/A

Manoj Kumar
12-02-2023
Yours Faithfully,
ER. MANOJ KUMAR
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation



Kumar Kishor & Chandra

Chartered Accountants

Annexure E
1 of 4

FORM- C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
QUARTERLY PROGRESS REPORT(OPR) FOR THE PERIOD OF 01-10-2022 TO 31-12-2022

Company Name : Vibhas Buildtech India Pvt. Ltd.
Reg Office: - Bijay Singh, S/o - Baldnath Singh, Gurudwara Road, Jumritilli Koderma, Jharkhand, India - 825410.
Bihar RERA Reg. Number :- BRERAP33236-1/1074/R-855/2019
PROJECT NAME : RAM BRAHMA ENCLAVE

FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31-12-2022, Cost of Real Estate Project Bihar RERA Registration Number BRERAP33236-1/1074/R-855/2019

SL. NO.	PARTICULARS	AMOUNT (RS)	
		ESTIMATED	ACTUAL
I	(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 Land TDR (if any)		
	d. Amount payable to State Government authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fee etc.		
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment or land owned by public authorities.		
	f. Under Rehabilitation Scheme :		
	(i) Estimated construction cost of rehab building including site development and infrastructure of the same as certified by engineer.		
	(ii) Actual cost construction of rehab building 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 off 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 deposit or maintenance deposit or any amount what so ever payable to any authorities towards and in project of rehabilitation.		
	Sub - Total LAND COST	50,00,000/-	50,00,000/-





Annexure
2 of 4

Kumar Kishor & Chandra
Chartered Accountants

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

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

<u>SL. NO.</u>	<u>PARTICULARS</u>	<u>AMOUNT(RS)</u>
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (calculated as per the Form)	14,11,85,659/-
2	Balance amount of receivables from sold apartments (as certified by Chartered Accountant as verified from the records and books of Accounts)	5,84,39,426/-
3	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts) (i) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate) (Unsold inventory : 12937.46 sq ft + Unsold EWS, LIG: 16273 sqft)	9,07,64,570/-
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	14,92,03,996/-
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.	10,44,42,797/-

This certificate is being issued for RERA compliance for the
Company Vibhas Buildtech India Pvt. Ltd and is based on the
records and documents produced before me and explanations
provided to me by the management of the Company.

Thanking You
For Kumar Kishor & Chandra.
Chartered Accountants
(FRN 018309N)

Sanjeev Kumar Tiwari
Partner
M. No. 509743
Mobile No : 9873287582
UDIN : 23509743BGXYAS7204



Place : Patna
Date : 14th January 2023



Annexure 'E'
3084

Kumar Kishor & Chandra

Chartered Accountants

RERA Reg. Number :- BRERA/P39236-1/1074/R-855/2019

SL. NO.	PARTICULARS	AMOUNT (RS)	
		ESTIMATED	ACTUAL
(2) Development Cost / cost of construction :-			
a. (i) Estimated Cost of Construction as certified by Engineer.		22,38,49,000/-	
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (Total cost Till Date)			8,76,63,341/-
Note: (for adding to total cost of construction incurred, minimum of (0 or (i) 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. All costs directly incurred to complete the construction of the entire phase of the project registered.			
b. Payment of Taxes, 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.			Nil
Sub-Total of Development Cost		Rs22,38,49,000/-	Rs8,76,63,341/-
2. Total Estimated Cost of the Real Estate Project I (i)+ i(ii)] of Estimated Column. (Including Land Cost)		22,38,49,000/-	
3. Total Cost Incurred of the Real Estate Project I (i)+ i (ii) of Incurred Column. (as per engineer certificate)			8,76,63,341/-
4. Completion of Construction Work (as per Project Architect's Certificate, Table A)			38.306%
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.			40.491%



502, 5th Floor, Bindeshwari Plaza, Above PNB Bank, Income Tax Colomber, Kirtwarpur, Patna 800001

e-mail: kumarkishorchandra@gmail.com

Offices : Delhi, Mathura & Patna



Kumar Kishor & Chandra
Chartered Accountants

6 Amount which can be withdrawn from the Designated Account - Total Estimated Cost Proportion of cost incurred (Sr. number 2 * Sr. number 5)

9,26,63,341/-

7 Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.

8,76,63,341/-

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 Company Vibhas Buildtech India Pvt. Ltd and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Thanking you.

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



Sanjeev Kumar Tiwari
Partner
M. No. 509743
Mobile No : 9873287582
UDIN : 23509743BGXYAS7204

Place: Patna
Date: 14th January 2023

