

CIN : U45201JH2018PTC011799
PAN : AAGCV5620A

+91 6287999980

info@vibhasbuildtech.com



To,

The Chairman,

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus.

Hospital Road, Shastri Nagar Patna – 800023

Subject: - Regarding Engineer's Certificate (Form – 2, Regulation – 3)

Sir,

It is for your information that till date. We have not been showing extra cost incurred as land development cost. It has been shown in C.A Certificate, the amount is **50,00,000/- (Fifty Lakh Only)** which has been not included in combined figure of Table –A and Table -B .

Sincerely,

For Vibhas Buildtech India Pvt. Ltd.

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR



Corporate office : Vibhas Buildtech India Pvt. Ltd.
4th Floor, Hira Enclave, New Dakbanglow Road
Patna – 800001.

www.vibhasbuildtech.com



Registered Office : Gurudwara road, Jhumari telaiya,
Distt : Koderma (Jharkhand) 825409



To,

The Chairman,

Real Estate Regulatory Authority,

6th Floor Bihar State Building Construction Corporation Campus.

Hospital Road, Shastri Nagar Patna – 800023

Subject: - Regarding Engineer's Certificate (Form – 2, Regulation – 3)

Sir,

It is for your information that till date. We have been showing combined figure of the Total Estimated cost of the Building as on the date of registration (Table – A) and the Total Estimated Cost of the internal and External Development works including amenities and facilities in the layout as on date of Registration (Table – B), which is **Rs. 22,88,49,000/- (Twenty two Crore Eighty eight Lakh Forty nine thousand Only)** from now onwards this total figure splits up into.

- | | | |
|------|--|--|
| (i) | Total Estimated cost of the Building
As on the date of registration (Table –A) | Rs. 22,38,49,000/- |
| (ii) | Total Estimated cost of the internal and
External Development works including
Amenities and facilities in the layout as
On date of Registration (Table – B) | Rs. 50,00,000/-
<u>Total Rs. 22,88,49,000/-</u> |

(Twenty two Crore Eighty eight Lakh Forty nine thousand Only)

Sincerely, For VIBHAS BUILDTECH INDIA PVT. LTD.

For Vibhas Buildtech India Pvt. Ltd. DIRECTOR



ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2023 (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
BLOCK -A	1. 2 BHK,	-	15	11223.8	35
	2. 3 BHK	-	20	19441.2	
					Total Number of Apartments -
					1. Booked - 02
					2. Allotted - 26
					3. Sold - 0

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type			Carpet Area	Total Number of sanctioned apartments
BLOCK -B	1. 2 BHK,	-	10	7520.9	30
	2. 3 BHK	-	20	19441.2	
					Total Number of Apartments -
					1. Booked - 0
					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
BLOCK -C	1. 3 BHK,	-	20	19441.2	20
					Total Number of Apartments -
					1. Booked - 0
					2. Allotted - 11
					3. Sold - 0

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

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 - 3
	2. 2 BHK, -	05	3760.45		2. Allotted - 08
	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	- 28
		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	- 05
		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 BUILTECH 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 - 100% done, Internal Plaster - 80 % Door Panel - 100 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 06% Internal Plumbing - 100 %
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 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

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	1 st Floor - 100 % , 2 nd Floor - Shutring Started, Overall 30 %
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 theBuilding/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 my 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 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

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: 100 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 06% Internal Plumbing - 20 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80 %
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 filled 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 40 %
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

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	NO	0 %	
10.	Water Conservation / Rain Water Harvesting	YES	0 %	
11.	Energy Management	NO	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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

(1)	(2)	(3)
1.	Project Account No.	38685986239
2.	Estimated Cost of the Project including land cost at the start of the Quarter	22,88,49,000/-
3.	Amount received during the Quarter	54,55,408/-
4.	Actual Cost Incurred during the Quarter (Cons. + Man)	69,09,052/-
5.	Net amount at end of the Quarter (Project A/c)	1,91,933.98/-
6.	Total expenditure on Project till date	12,63,94,132/-
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:

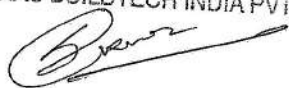
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned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

Signature of Promoter

For VIBHAS BUILDTECH INDIA PVT. LTD.

Name:

Date :



DIRECTOR



GPS Map Camera

Patna, Bihar, India

H56F+JX8, Paijawa, Patna, Bihar 800007, India

Lat 25.562301°

Long 85.173891°

14/04/23 05:07 PM GMT +05:30



Google



GPS Map Camera



Google

Patna, Bihar, India

H56F+JX8, Paijawa, Patna, Bihar 800007, India

Lat 25.562414°

Long 85.174292°

14/04/23 05:04 PM GMT +05:30



GPS Map Camera



Google

Patna, Bihar, India

H56F+JX8, Paijawa, Patna, Bihar 800007, India

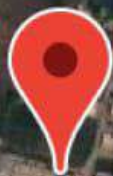
Lat 25.562213°

Long 85.173765°

14/04/23 05:08 PM GMT +05:30



GPS Map Camera



Patna, Bihar, India

H56F+JX8, Paijawa, Patna, Bihar 800007, India

Lat 25.562265°

Long 85.173981°

14/04/23 05:06 PM GMT +05:30

Google



GPS Map Camera



Google

Patna, Bihar, India

H56F+JX8, Paijawa, Patna, Bihar 800007, India

Lat 25.562435°

Long 85.174272°

14/04/23 05:04 PM GMT +05:30



GPS Map Camera

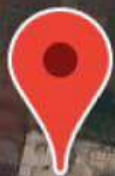
Shahpur, Bihar, India

H56F+J33, Shahpur, Bihar 800007, India

Lat 25.562128°

Long 85.173137°

14/04/23 04:57 PM GMT +05:30



Google



GPS Map Camera



Google

Shahpur, Bihar, India

H57F+45V, Shahpur, Bihar 800007, India

Lat 25.56229°

Long 85.173479°

14/04/23 05:01 PM GMT +05:30



GPS Map Camera

Shahpur, Bihar, India

H56F+G39, Shahpur, Bihar 800007, India

Lat 25.561459°

Long 85.17414°

14/04/23 05:00 PM GMT +05:30



Google

Q4 - 22 - 23

ARCHITECT'S CERTIFICATE

Date -

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 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.



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 - 80 % Door Panel - 100 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 06% Internal Plumbing - 100 %
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 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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Not Started

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	1 st Floor – 100 % , 2 nd Floor – Shuttering Started, Overall 30 %
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

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 %
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings: Conduit work 100% Sanitary Fittings: Work Started 06% Internal Plumbing - 20 %
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80 %
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 filled 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 40 %
2.	Basements (if any)	N/A

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 %	
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	NO	0 %	
10.	Water Conservation / Rain Water Harvesting	YES	0 %	
11.	Energy Management	NO	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 %	

Yours Faithfully,

Ajit Singh

Ajit Singh

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

Q4 - 22 - 23

ENGINEER'S CERTIFICATE

Date -

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.12,63,94,132/-** (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. 10,24,54,868/-** (Total of Table A and B).

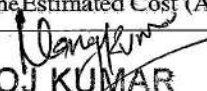
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

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. 12,48,74,132/-
3.	Work done in Percentage (As Percentage of the estimated cost)	49.42 % (Actual) 55.48 % (Estimated)
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,01,74,868/-

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


Mr. MANOJ KUMAR
 (Structural Engineer)
 License No SE/09/2021
 Patna Municipal Corporation
 Yours Faithfully,



Sanjeev Kiran & Associates

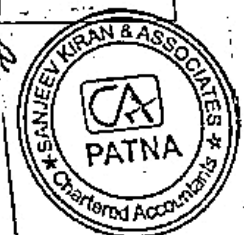
Chartered Accountants

FORM-C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)
(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31st March 2023)

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, Jharkhand, India - 825410.

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
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 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

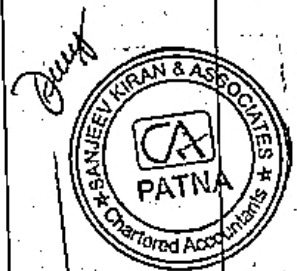
Chartered Accountants

	(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	Estimated Cost of Construction as certified by Engineer.	22,38,49,000/-	NA
		(i)		
		(ii)		10,55,39,100/-
		Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	

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

	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (inclusive all taxes)	-	2,08,55,032/-
--	-------	---	---	---------------





Sanjeev Kiran & Associates

Chartered Accountants

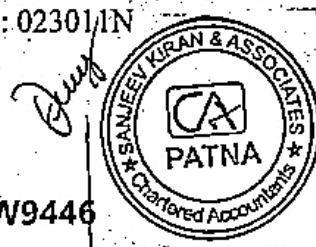
	B	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	--	--
	C	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
		Sub-Total of Development Cost -1(ii)	22,38,49,000/-	12,63,94,132/-
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		13,13,94,132/-	
4	Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 49.42% (as per Project Architect's Certificate Table-B) =		As per form 1 attached	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)		57.41521%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)		13,13,94,132/-	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts for project.		12,45,33,376/-	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		68,60,756/-	

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 : 02301/IN

(CA Kiran Dubey)
Partner (M No : 066974)
UDIN : 23066974BGQEJW9446



Place : Patna
Date : 14th April 2023

Ground Floor, Shyam Bhawan, S P sinha Patli, East Boaring Canal Road, Patna 800 001

e-mail: kirandubey4@gmail.com

Office : Patna & Delhi



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)	9,74,54,868/-
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)	6,58,14,424/-
3	i Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)(	24679.24 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	7,14,05,208/-
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	13,72,19,632/-
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.	9,60,53,742/-

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 : 23066974BGQEJW9446



Place : Patna

Date : 14th April 2023

Ground Floor, Shyam Bhawan, S P sinha Path, East Boaring Canal Road, Patna 800 001

e-mail: kirandubey4@gmail.com,

Office : Patna & Delhi