ANNEXURE-A

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

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP33236-2/208/R-1501/2022	SUMANGAL GALAXY	
Name of Promoter	VIBHAS BUILDTECH INDIA PVT. LTD.	Bhogipur Patna, Khesra/ Plot No. – 92, 116 (P), Khata No. – 35, 36 , Thana No. – 104, Mauza - Bhogipur	
Name of Co-promoter			
Project Registration is valid up to	14-01-2027		
Starting date of Project or Phase of the Project	15-12-2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4, Plotted project	RESIDENTIAL CUM COMMERCIAL	
Period of validity of map by the Competent Authority	16-09-2027		

II. DISCLOSURE OF SOLD /BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
B+G+6	1. 2 BHK, - 2. 3 BHK - 3. COMM. -	12 12 43	7956 11538 10330	24	1. Booked – 01 2. Allotted - 0 3. Sold - 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	0
B+G	32	2. Sold -	

IV. Construction Progress of the Project		
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)	Not Started
2.	Basements (if any)	Not Started

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 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

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	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

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	41417290577
2.	Estimated Cost of the Project including land cost at the start of the Quarter	8,25,00,000/-
3.	Amount received during the Quarter	3,00,000/-
4.	Actual Cost Incurred during the Quarter	0
5.	Net amount at end of the Quarter	3,10,000/-
6.	Total expenditure on Project **till date**	0
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.	N/A

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.

DIRECTOR

Name:

Date :

ARCHITECT 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 **SUMANGAL GALAXY** having (Bihar RERA Registration Number **BRERAP33236-2/208/R-1501/2022** situated on the plot bearing Khata No – 35, 36, Thana No. 104/ Mauza – Bhogipur, Plot No.- 92, 116 (P) demarcated by its boundaries (latitude and longitude of the end points), Block – Sampatchak, Division- Patna, District – Patna, Admeasuring **1951.67 sq.mts.** Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Sir,

I **Uma Shankar Kumar** 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. 92, 116 (P) Khata No – 35, 36, Thana No. 104 demarcated by its boundaries (latitude and longitude of the end points) Block – Sampatchak, Sub Division- Patna, District – Patna, Admeasuring **1951.67 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 Uma Shankar Kumar as L.S./Architect;

(ii) Shri Manoj Kumar as Structural Consultant

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

(iv) Shri Raushan 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 **BRERAP33236-2/208/R-1501/2022** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A & B.

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

TABLE-A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Number of Basement(s)and Plinth	0%
3	Number of Podiums	0%
4	Stilt Floor	0%
5	Number of Slabs of Super Structure	0%
6	Internal Walls, Internal Plaster, Floorings with in Flats/Premises, Door sand Windows To each of the Flat/Premises.	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, Over head and Underground Water Tanks.	0%
9	Theexternalplumbingandexternalplaster,elevation,completionofterraceswith Water proofing of the Building/Wing.	0%
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%

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

TABLE-B

Sr.No.	Common areas and Facilities ,Amenities	Proposed (Yes/No)	Percentageof workdone	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 & 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,

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

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 Sumangal Galaxy** (Bihar RERA Registration Number **BRERAP33236-2/208/R-1501/2022** situated on the plot bearing C.S.No...../ Khata No – 35, 36 Thana No. 104, Plot No.- 92, 116 (P) demarcated by its boundaries (latitude and longitude of the end points) Block – Sampatchak, Sub Division- Patna, District – Patna, Admeasuring **1951.67 sq.mts.** Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP33236-2/208/R-1501/2022**

Sir,

I, **Manoj Kumar** undertaken assignment of certifying Cost for the Subject Real Estate Project **Sumangal Galaxy** registered under RERA, Bihar situated on the plot bearing/ CTS No. /Survey No./ **Plot No.- 92, 116 (P)** Block – Sampatchak, Sub Division Patna, District – Patna, admeasuring **1951.67 sq.mts**.Area being developed by **Vibhas Buildtech India Pvt. Ltd**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri **Uma Shankar Kumar** as L.S. / Architect;
   (ii) Shri Manoj Kumar as Structural Consultant
   (iii) Shri Jitendra Kumar as MEP Consultant
   (iv) M/s /Shri/Smt. Ansrul Hasnain 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.

Manoj Kumar 12-01-2023

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.**8,25,00,000/-(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. 0/-** (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.**8,25,00,000/-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. 8,25,00,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. - 0
3.	Work done in Percentage (As Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,25,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. - 0

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 37,00,000/-

Manoj Kumar 12-01-2023

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation

2.	Cost incurred as on (Based on the Estimated cost).	Rs. 0/-
3.	Work done in Percentage (As Percentage of the estimated cost).	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 37,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Manoj Kumar
12-01-2023

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation

Kumar Kishor & Chandra
Chartered Accountants

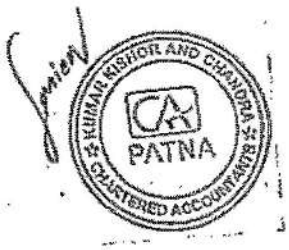
FORM- C
(See Regulation 3)
(CHARTERED ACCOUNTANTS CERTIFICATE)

QUARTERLY PROGRESS REPORT(QPR) FOR THE PERIOD OF 01-10-2022 TO 31-12-2022

Company Name : Vibhas Buildtech India Pvt. Ltd.
Reg Office: - Bijay Singh, S/o – Baidnath Singh, Gurudwara Road, Jumritilli Kodenna, Jhankhand, India – 825410.
Bihar RERA Reg. Number :- BRERAP33236-2/208/R-1501/2022.
PROJECT NAME : SUMANGAL GALAXY (Address : Bhoglpur, Patna)

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 BRERAP33236-2/208/R-1501/2022

SL. NO.	PARTICULARS	AMOUNT (RS) ESTIMATED	ACTUAL
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, agreement regd fee.	37,50,000/-	37,50,000/-
	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 (Rs)	37,50,000/-	37,50,000/-



502, 5th Floor, Bindeshwari Plaza, Above PNB Bank, Income Tax Gulumber, Kidwaipuri, Patna 800001
e-mail: kumarkishorchandra@gmail.com
Offices : Delhi, Mathura & Patna

RERA Reg. Number :- BRERAP33236-2/208/R-1501/2022

SL. NO.	PARTICULARS	AMOUNT (RS) ESTIMATED	ACTUAL
(2)	Development Cost / cost of construction : -		
a.	(i) Estimated Cost of Construction as certified by. Engineer/Management	8,25,00,000/-	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	NIL/-
	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.	-	NIL/-
b.	Payment of Taxes, fees, charges, premiums, interest etc. to any statutory Authority.	-	NIL/-
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	8,25,00,000/-	NIL/-
2	Total Estimated Cost of the Real Estate Project 1 (i)+ 1(ii)] of Estimated Column.	8,62,50,000/-	-
3	Total Cost Incurred of the Real Estate Project 1 (i)+1 (ii) of Incurred Column.	-	37,50,000/-
4	Completion of Construction Work (as per Project Architect's Certificate, Table A)	-	0.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	-	4.34%

6 Amount which can be withdrawn from the Designated Account - Total Estimated Cost Proportion of cost incurred (Sr. number 2 * Sr. number 5)	-	37,50,000/-
7 Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-	--
8 Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	-	37,50,000/-

This certificate is being issued for RERA compliance for the Company Vibhas Builditech 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)

KUMAR KISHOR AND CHANDRA * CHARTERED ACCOUNTANTS * PATNA

Sanjeev Kumar Tiwari
Partner
M. No. 509743
Mobile No : 9873287582
UDIN : 23509743BGXYAQ3422

Place: Patna
Date: 14th January 2023

Kumar Kishor & Chandra
Chartered Accountants

RERA Reg. Number :- BRERAP33236-2/208/R-1501/2022

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

SL. NO.	PARTICULARS	AMOUNT(RS)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (calculated as per the Form)	8,25,00,000/-
2	Balance amount of receivables from sold apartments / Commercial sold 240sq ft (as certified by Chartered Accountant as verified from the records and books of Accounts)	27,00,000/-
3	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)(50% of Total Area) (Residential : 9747sqft and Commercial : 4485sqft)	14232 Sq. Ft.
	(i) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on date of certificate) (Residential : 9747sqft * Rs 7000/- and Commercial : 4485sqft * Rs 12500/-) (50% Total area for builder)	Rs 12,42,91,500/-
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	12,69,91,500/-
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.	8,88,94,050/-

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)

KUMAR KISHOR AND CHANDRA CHARTERED ACCOUNTANTS PATNA

Sanjeev Kumar Tiwari
Partner
M. No. 509743
Mobile No : 9873287582
UDIN : **23509743BGXYAQ3422**

Place : Patna
Date : 14th January 2023

502, 5th Floor, Bindeshwari Plazi, Above PNB Bank, Income Tax Golamber, Kidwaipuri, Patna 800001
e-mail: kumarkishorchandra@gmail.com
Offices : Delhi, Mathura & Patna


GPS Map Camera
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