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

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

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. 9,00,00,000/- (Nine Crore Only)** form now onwards this total figure splits up into.

(i)	Total Estimated cost of the Building As on the date of registration (Table –A)	Rs. 8,79,00,000/-
(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. 21,00,000/-
		Total Rs. **9,00,00,000/-**

(Nine Crore Only)

For VIBHAS BUILDTECH INDIA PVT. LTD.

Sincerely,

DIRECTOR

For Vibhas Buildtech India Pvt. Ltd.

ANNEXURE-A

Quarterly Progress Report for quarter ending March of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP33236-3/207/R-1507/2022	PARAM ANAND RESIDENCY	
Name of Promoter	VIBHAS BUILDTECH INDIA PVT. LTD.	Sona Gopalpur Patna, Khesra / Plot No. – 552, 553, Khata No. – 392, 477, Thana No. – 124, Mauza – Sona Gopalpur	
Name of Co-promoter			
Project Registration is valid up to	15-07-2027		
Starting date of Project or Phase of the Project	27-12-2022		
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	19-10-2027		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
BLOCK -A	1. 3 BHK -	24	22824	24	1. Booked – 4 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 -B	2. 2 BHK, -	35	24094	35	4. Booked – 4 5. Allotted - 0 6. Sold - 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES (BLOCK –A)			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
A	25	1. Booked/Allotted -	4
		2. Sold -	

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES (BLOCK-B)			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	4
B	35		

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
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

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 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	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.	41417290770
2.	Estimated Cost of the Project including land cost at the start of the Quarter	9,00,00,000/-
3.	Amount received during the Quarter	60,42,010/-
4.	Actual Cost Incurred during the Quarter	30,96,666/-
5.	Net amount at end of the Quarter	29,55,344/-
6.	Total expenditure on Project **till date**	24,21,763/-
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.

Name:

Date :

DIRECTOR

GPS Map Camera
Patna, Bihar, India
H56F+JX8, Paijawa, Patna, Bihar 800007, India
Lat 25.562381°
Long 85.174204°
08/04/23 04:51 PM GMT +05:30
Google

GPS Map Camera
Patna, Bihar, India
H56F+JX8, Paijawa, Patna, Bihar 800007, India
Lat 25.562381°
Long 85.174204°
08/04/23 04:51 PM GMT +05:30
Google

Q4-22-23

ARCHITECT'SCERTIFICATE

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 **PARAM ANAND RESIDENCY** having (Bihar RERA Registration Number **BRERAP33236-3/207/R-1507/2022** situated on the plot No.- 552, 553, Khata No – 392, 477, Thana No. 124, Mauza – Sona Gopalpur, demarcated by its boundaries (latitude and longitude of the end points), District – Patna, Admeasuring **2145 sq.mts.** Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Sir,

I **Uma Shankar Kumr** have undertaken assignments Architect/Licensed of certifying percentage of competition of construction work of the project situated on the plot No.- 552, 553, Khata No – 392, 477, Thana No. 124, Mauza – Sona Gopalpur, demarcated by its boundaries (latitude and longitude of the end points), District – Patna, Admeasuring **2145 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 Sushil Kumar as Structural Consultant

(iii) Shri Jitendra Kumar as a Mechanical /
/Electrical/Plumbing Consultant(MEP)

(iv) Shri Ravi 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 **BRERAP33236-3/207/R-1507/2022** 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.

TABLE-A

BLOCK -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%

TABLE-A

BLOCK -B

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%

Yours Faithfully,

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

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 PARAM ANAND RESIDENCY** (Bihar RERA Registration Number **BRERAP33236-3/207/R-1507/2022** situated on the plot No.- 552, 553, Khata No – 392, 477, Thana No. 124, Mauza – Sona Gopalpur, demarcated by its boundaries (latitude and longitude of the end points), District – Patna, Admeasuring **2145 sq.mts.** Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP33236-3/207/R-1507/2022**

Sir,

I, **Sushil Kumar,** undertaken assignment of certifying Cost for the Subject Real Estate Project **PARAM ANAND RESIDENCY** registered under RERA, Bihar situated on the plot No.- 552, 553, Khata No – 392, 477, Thana No. 124, Mauza – Sona Gopalpur, demarcated by its boundaries (latitude and longitude of the end points), District – Patna, Admeasuring **2145 sq.mts.** Area being developed by **Vibhas Buildtech India Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter :-

(i) Shri **Uma Shankar Kumar** as L.S. / Architect;

(ii) Shri **Sushil 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.

Sushil

Sushil Kumar
Structure Engineer
The Institution of Engineers (India)
M - 151727 - 3

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 9,00,00,000/-** (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. 24,21,763/-** (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. 8,75,78,237/-** (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. 8,79,00,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 19,21,763/-
3.	Work done in Percentage (As Percentage of the estimated cost)	2.18 % (Material Purchases + Supplier Adv.)
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,59,78,237/-
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 21,00,000/-

Sushil Kumar
Structure Engineer
The Institution of Engineers (India)
M - 151727 - 3

2.	Cost incurred as on (Based on the Estimated cost).	Rs. 5,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	23.80 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 16,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Sushil Kumar
Structure Engineer
The Institution of Engineers (India)
M - 151727 - 3

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 :- BRERAP33236-3/207/R-1507/2022.
PROJECT NAME : PARAM ANAND RESIDENCY

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	Amount (Rs.) 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		27,50,000	27,50,000
	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 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 beconsidered)

SANJEEV KIRAN & ASSOCIATES ★ PATNA ★ 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	**27,50,000**	**27,50,000**

Note:- Payment of Amount of Rs. **27,50,000/-** For Acquisition Cost of Land or Development Rights from Management A/C No-7968559635 (S.B.I)

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1(ii)	**Development Cost/ Cost of Construction :**				
	A	(i)	Estimated Cost of Construction as certified by Engineer. (As per Table- A Rs.8,79,00,000+Table-B Rs.21,00,000)	9,00,00,000/-	NA
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	20,58,499/-
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				
				Estimated	**Incurred**
		(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.	—	3,63,264/-

SANJEEV KIRAN & ASSOCIATES ★ CA PATNA ★ 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	**9,00,00,000/-**	**24,21,763/-**

Sr. No.	Particulars	Amount (Rs.)
2	**Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column -A**	**9,27,50000/-**
3	**Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column-B**	**51,71,763/-**
4	**Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 2.18% (as per Project Architect's Certificate Table-B) = 23.80%**	As per form 1 attached
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)**	**5.576%**
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	**51,71,763/-**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**31,97,956/-**
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**19,73,807/-**

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 : **23066974BGQEJT8077**

SANJEEV KIRAN & ASSOCIATES ★ CA PATNA ★ Chartered Accountants

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

Sanjeev Kiran & Associates
Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

RERA Reg. Number :- BRERAP33236-3/207/R-1507/2022

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)	8,75,78,237/-
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)	2,23,73,524/-
3	i	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	16762 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	9,72,19,600/-
4		Estimated receivables of ongoing project. Sum of 2 +3 (ii)	11,95,93,124/-
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.	8,37,15,187/-

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 : 02301IN

(CA Kiran Dubey)_
Partner (M No : 066974)
UDIN : **23066974BGQEJT8077**

SANJEEV KIRAN & ASSOCIATES PATNA Chartered Accountants

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

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

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

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 **27,50,000/- (Twenty Seven Lakh Fifty thousand Only)** which has been not included in combined figure of Table –A and Table -B .

For VIBHAS BUILDTECH INDIA PVT. LTD.

Sincerely,

DIRECTOR

For Vibhas Buildtech India Pvt. Ltd.