



14.01.2024

To,

The Chairman,
Real Estate Regulatory Authority,
6th Floor Bihar State Building Construction Corporation Campus.
Hospital Road, Shastri Nagar Patna – 800023
Sub :- QPR 3rd qtr OCT-23 TO DEC-23 (RAM BRAHMA ENCLAVE)

Sir,

In the light of Bihar Rera Regulations (Amendment) 2022 notification. QPR for the 3rd quarter of F.Y 2023-24 IN RESPECT OF OUR PROJECT Ram Brahma Enclave located at Manoharpur Kachhuara, P.S – Gopalpur Patna is enclosed in the prescribed format as following annexure.

1	QPR QUARTER 3 RD F/Y 2023-24	ANNEXURE –A
2	Architect's Certificate	ANNEXURE –B
3	Engineer's Certificate	ANNEXURE -C
4	Chartered Accountant Certificate	ANNEXURE -D
5	Patna Metropolitan Area Authority Map Revalidation	ANNEXURE -E
6	FIRE N.O.C	ANNEXURE -F

For VIBHAS BUILDTECH INDIA PVT. LTD.

DIRECTOR



FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending Dec 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	Total Number of Apartments -
BLOCK-A	1. 2 BHK - 2. 3 BHK -	15 20	11223.8 19441.2	35	1. Booked- 03 2. Allotted -27 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 - 2.3 BHK -	10 20	7520.9 19441.2	30	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	Total Number of Apartments -
BLOCK-C	1.3 BHK -	20	19441.2	20	1.Booked -1 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	1.Booked -12
	2. 2 BHK,	05	3760.45	2.Allotted -20
	3. 3BHK	10	9720.6	3.Sold - 0
			50	

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	-
		2. Sold	-
			29

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	-
		2. Sold	-
			0

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	-
		2. Sold	-
			12

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	-
		2. Sold	-
			6

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	Office of the state fire officer-cum-director, Patna	--	22/05/2019	

For VIBHAS BUILDTech INDIA PVT. LTD.



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3.	Water Supply Permission	Will Apply in this Quarter			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	PMAA, Patna (Map Revalidation)	---	25/06/2022	

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

1. Plan Case No. _____ (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% PILLING - 100%, CASTING WORK - 100% BRICKS WORK -100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls - 100% done Internal Plaster - 100% Door Panel - 100% Flooring - started
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fittings : Conduit work 100% Sanitary Fitting : Work Started 06% Internal Plumbing - 100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases Casting : 100% Mumpty & Paragola:- 100% Water Tank-100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External Plaster: 100% Elevation-100% Terrace-100%
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	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

	requirements as me be required to complete project as per Specifications in Agreement of Sale.	
	Any other activities.	

V. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-B)

1. Plan Case No. _____ (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% PILLING - 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 - 100%, 3 rd Floor- Shuttering & Steel Binding-100%
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	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.


DIRECTOR

	requirements as me be required to complete project as per Specifications in Agreement of Sale.	
	Any other activities.	

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

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

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	---
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls : 100% Internal Plaster-20%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electrical Fitting : Conduit Work 100% Sanitary Fitting : Work started 06% Internal Plumbing - 50%
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	Not Started

For VIBHAS BUILDTECH INDIA PVT. LTD.


DIRECTOR

requirements as may be required to complete project as per Specifications in Agreement of Sale.	
Any other activities.	

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

1. Plan Case No. _____ (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%, Piling work 100%, Cap Work 100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	---
4.	Plinth	100%
5.	Stilt Floor	Not Started
6.	Slabs of Super Structure	Ground Floor Shutting work-50%
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	Not Started

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

	requirements as me be required to complete project as per Specifications in Agreement of Sale.	
	Any other activities.	

VI. 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%	

For VIBHAS BUILDTech INDIA PVT. LTD.



DIRECTOR

14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO	0%	

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

VIII. 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	95,12,157/-
4.	Actual Cost Incurred during the Quarter (Cons+Man)	80,92,944/-
5.	Net amount at end of the Quarter	15,87,464.98/-
6.	Total expenditure on Project till date	14,45,81,924/-
7.	Cumulative fund collected till the end of Quarter in question	--
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

For VIBHAS BUILDTech INDIA PVT. LTD.



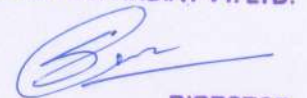
DIRECTOR

X. 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 08
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

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

For VIBHAS BUILDTECH INDIA PVT. LTD.


DIRECTOR

Signature of Promoter

Name:

Date:

RAM BRAHMA ENCLAVE

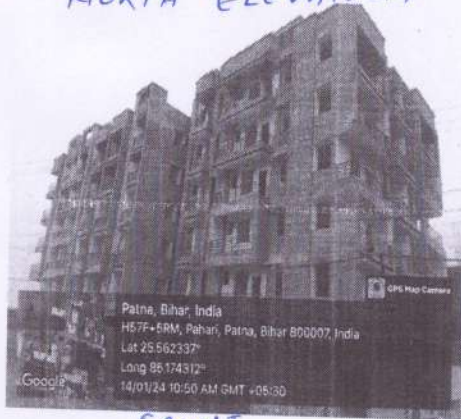
BLOCK - A



NORTH ELEVATION



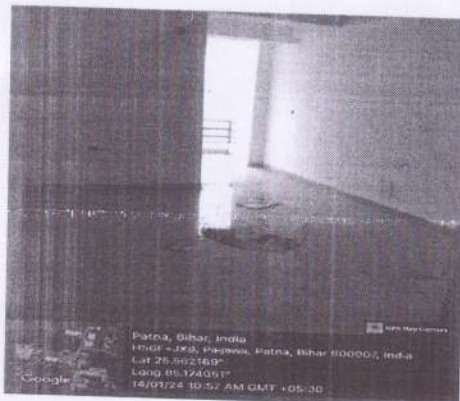
FRONT ELEVATION



FRONT



SIDE



TILES WORK



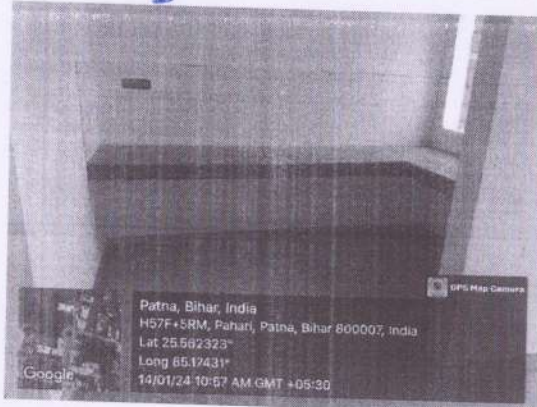
FRONT

For VIBHAS BUILDTech INDIA PVT. LTD.

[Signature]

DIRECTOR

RAM BRAHMA ENCLAVE BLOCK-A



KITCHEN



TILES

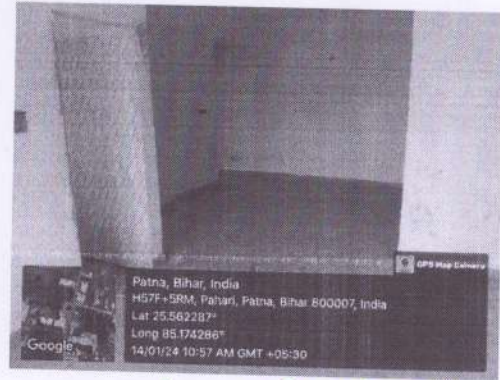
For VIBHAS BUILDTech INDIA PVT. LTD.

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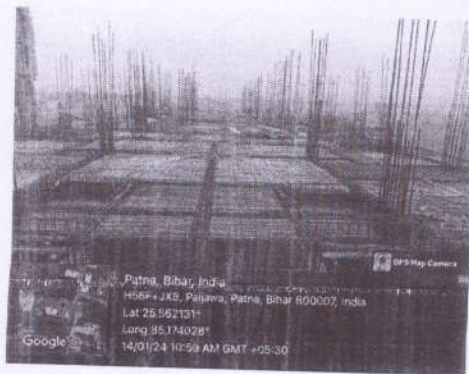
DIRECTOR



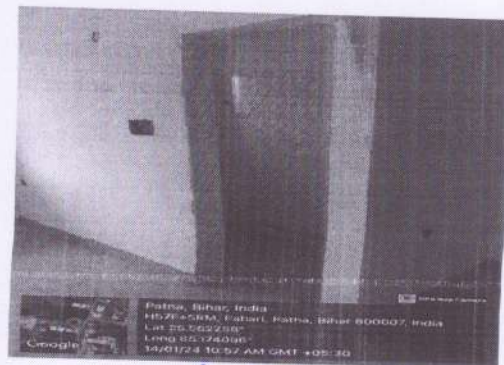
BLOCK - B



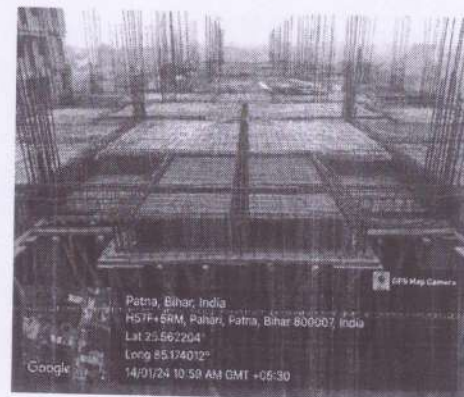
A - BATHROOM



BLOCK - B



A (TILES)



BLOCK - B

For VIBHAS BUILDTech INDIA PVT. LTD.

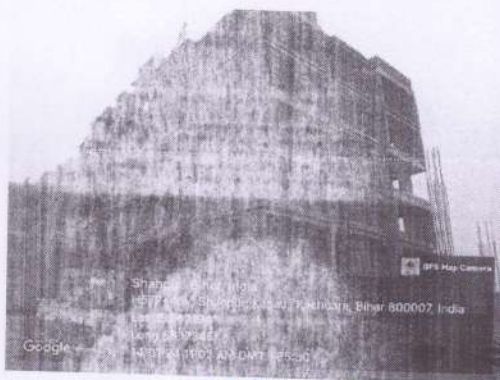
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DIRECTOR

RAM BRAHMA ENCLAVE

Block - B



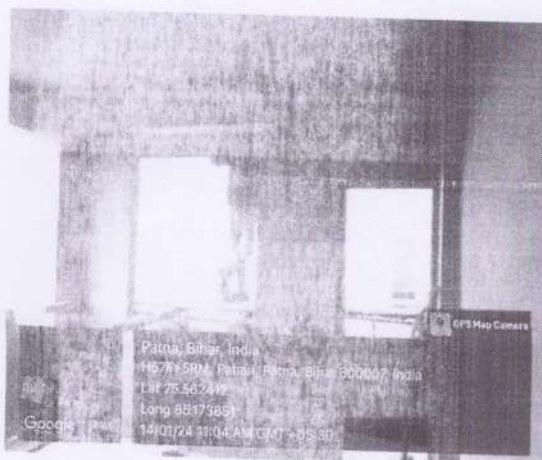
Block - B



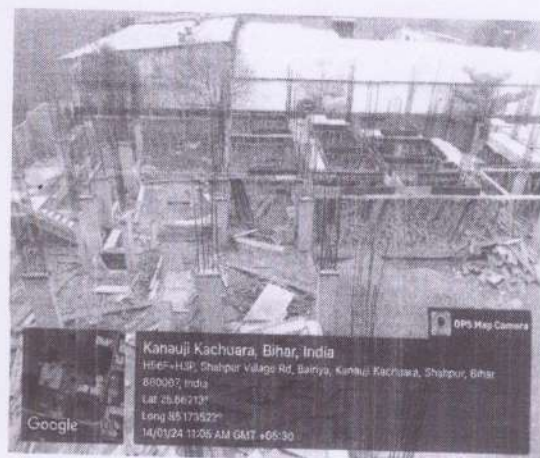
Block - C



Block - C



Block C



Block - D

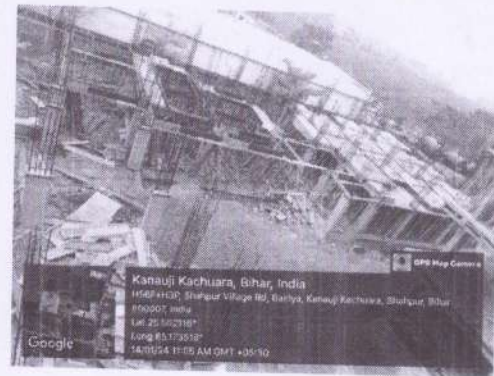
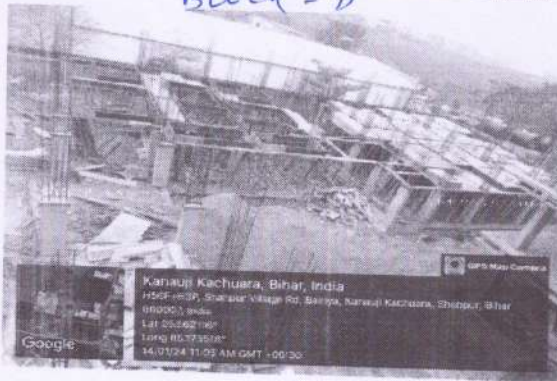
For VIBHAS BUILDTech INDIA PVT. LTD.

[Signature]
DIRECTOR

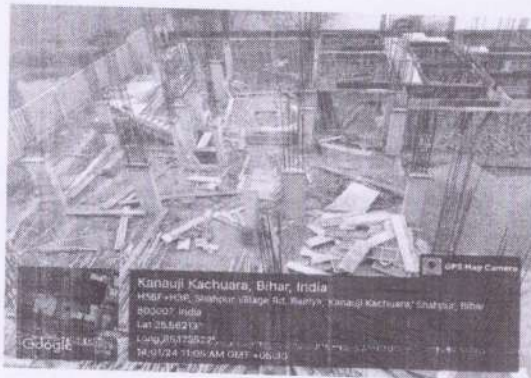
RAM BRAHMA ENCLAVE



BLOCK - D



BLOCK - C SIDE ELEVATION



For VIBHAS BUILDTech INDIA PVT. LTD.

[Signature]
DIRECTOR

ARCHITECT'S CERTIFICATE

To,

Date – 31.12.2023

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.**

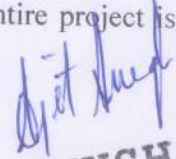
Sir,

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/PlumbingConsultant(MEP)
- (iv) Shri Niraj Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate ,the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP33236-1/1074/R-855/2019** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire project is detailed in Table A & B


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

I. Construction Progress of the Project (BLOCK -A)

1. Building / Wing / Layout Number _____ (To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	EXCAVATION – 100 %, PILING – 100 %, CASTING WORK – 100 %, BRICK WORK 100 %,
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls - 100% done, Internal Plaster - 100 % Door Panel – 100 % Flooring - Started
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% Mumpty & Paragola :-100% Water Tank :- 100%
10.	External plumbing and external plaster, elevation, completion of Terraces with waterproofing of the Building/Wing.	External Plaster 100% Elevation-100% Terrace-100%
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

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 – 100%, 3 rd Floor- Shuttering & steel binding-100%
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)

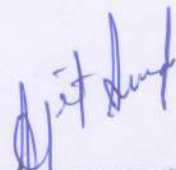
1. Building / Wing / Layout Number _____ (To be filled for each Building / Wing)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	100 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Walls: 100 % Internal Plaster-20%
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 – 50 %
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 beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	Excavation 100%,Pile work 100%,Cap work 100 %
2.	Basements (if any)	N/A
3.	Podiums (if any)	----
4.	Plinth	100%
5.	Stilt Floor	Not Started
6.	Slabs of Super Structure	Ground Floor Shuttering Work :-50%
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 %	


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

ENGINEER'S CERTIFICATE

Date – 31.12.2023

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.

Manoj Kumar
12/01/24
Er. Manoj Kumar
Structural Engineer
BR/UDHD/SE/23-0115

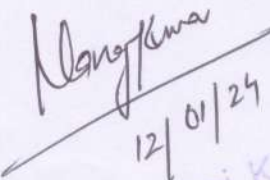
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 22,88,49,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining 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. 14,45,81,924/-** (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. 8,42,67,076/-** (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. 14,30,61,924/-
3.	Work done in Percentage (As Percentage of the estimated cost)	63.57%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,19,87,076/-

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/-


 12/01/24
Er. Manoj Kumar
 Structural Engineer
 BR/UDHD/SE/23-0115

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

Yours Faithfully,

Mandj Kumar
12/01/24
Er. Mandj Kumar
Structural Engineer
BR/UDHD/SE/23-0115



Sanjeev Kiran & Associates

Chartered Accountants

FORM- C

(See Regulation 3)

(CHARTERED ACCOUNTANTS CERTIFICATE)

(FOR SUBSEQUENT WITHDRAWAL OF MONEY FOR THE QUARTER ENDED 31st December-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
1(i)	Land Cost :			
	A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	50,00,000	50,00,000
	B	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	C	Acquisition cost of TDR (if any)	-	-
	D	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	-	-
	E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	(Included in point no. 1(i)(a))	(Included in point no. 1(i)(a))
	F	Under Rehabilitation scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-	-
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				



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

	(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
I(ii)	Development Cost/ Cost of Construction :			
	A	(i) Estimated Cost of Construction as certified by Engineer.	22,38,49,000/-	NA
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		12,11,63,041/-

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)	--	2,34,18,883/-
--	-------	---	----	---------------

Dubey





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/-	14,45,81,924/-
Sr. No.	Particulars		Amount (Rs.)	
2	Total Estimated Cost of the Real Estate Project [I(i) +I(ii)] of Estimated Column -A		22,88,49,000/-	
3	Total Cost Incurred of the Real Estate Project [I(i) +I(ii)] of Incurred Column-B(Including Land Cost)		14,95,81,924/-	
4	Percentage of completion of Construction Work (as per Project Architect's Certificate Table-A) = 63.57% (as per Project Architect's Certificate Table-B) = 40%		As per form attached.	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3*100)/2%		65.362%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)		14,95,81,924/-	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts for project.		14,27,21,168/-	
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 : 023011N

(CA Kiran Dubey)
Partner (M No : 066974)

UDIN : 24066974BKFITC8445



Place : Patna

Date : 14th January 2024

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)

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)	7,92,67,076/-
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)	7,66,07,770/-
3	i Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)(	10282 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	3,58,96,500/-
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	11,25,04,270/-
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.	7,87,52,989/-

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 : 24066974BKFITC8445



Place : Patna
Date : 14th January 2024

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

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)

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

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

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 इन्चलेव, न्यू डाक बंगला रोड,
पटना-800001 (बिहार)

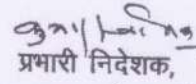
विषय:- प्लान केस नं०- PMAA/PRN/^{MANOHARPUR KACHUARA}_{GAURICHAK} / BLOCK - A, B, C, D - G + 05/ 17/2019 के द्वारा
स्वीकृत नक्शा को पुनः विधिमान्यकरण (Revalidation) के संबंध में।

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

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०-
PMAA/PRN/^{MANOHARPUR KACHUARA}_{GAURICHAK} / BLOCK - A, B, C, D - G + 05/ 17/2019 को 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।


प्रभारी निदेशक,

पटना महानगर क्षेत्र प्राधिकार।

For VIBHAS BUILDTECH INDIA PVT. LTD.


DIRECTOR

Provisional Fire Clearance

(Above 15 Mtr. Height)

Letter No 507.../

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

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

Sub :-

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

Patna Dt 22/05/2019.

Sir,

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

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

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

i) Construction :

- The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building by laws, 2014.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

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

iii) Stair Case :-

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

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR

iv) LIFT:-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the L.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

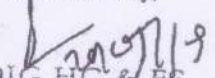
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation. Final approval in favour of the occupancy shall be issued on being satisfied with the tests and performances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

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

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,


DIG HG & FS
(Pankaj Sinha)

State Fire Officer
Bihar, Patna

For VIBHAS BUILDTECH INDIA PVT. LTD.



DIRECTOR