

Form No. 3

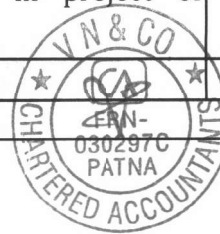
CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project - SILVER OAK

Bihar RERA Registration Number BRERAP00914-2/76/R-1207/2021

For the Quarter Ended on December 31, 2025

S. No	Particulars	Amount (In Rs.)	
		Estimated	Incurred & Paid
		Column -A	Column -B
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.*	44,67,400	44,67,400
	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 Additional 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.	-	-
	e Land Premium Payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	-	-
	f Under Rehabilitation Scheme:	-	-
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	-	-
	(ii) Actual Cost of Construction of Rehab building incurred as per books of accounts as Verified by the CA (in Column- B) Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost.	-	-
	(iv) Cost of ASR linked premium fees, Charges and Security Deposits or Maintainance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of Land Cost	44,67,400	44,67,400
	<i>*As per Joint Development Agreement</i>		



ii Development Cost/ Cost of Construction:			
a(i)	Estimated cost of construction at the start of the project (Refer Note A)	47,16,66,940	-
a(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA (Column-B)	-	30,48,23,758
a(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. Salaries, Consultant 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.	2,19,20,163	72,16,754
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.	1,78,68,096	61,27,521
Sub-Total of Development Cost		51,14,55,199	31,81,68,032
2	Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column -A	51,59,22,599	
3	Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(ii)) of the incurred Column -B	32,26,35,432	
4	Percentage of completion of Construction Work (as per project architect's certificate on completion of project)	63.01%	
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the total estimated cost. (3/2)%	62.54%	
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost Incurred and Paid (Sr. Number 2 * Sr. Number 5)	32,26,35,432	
7 Less:	Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	14,35,14,795	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	17,91,20,637	

Note A: The Estimated Cost is taken as per the management representation, Chartered Engineer Certificate and Bank Loan Sanction.

This Certificate is being issued for RERA compliance for MV Realcon Private Limited and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For V N & Co.

Chartered Accountants

Firm Registration No. 030297C

Vaibhaw Kumar

Vaibhaw Kumar

Partner

Membership No. 439525

Date: 28.01.2026

UDIN: 26439525GFTXYV9882



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S. No.	Particulars	Amount (Rs.)
1	Estimated balance cost to complete the real estate project (Difference of Total Estimated Project Cost less Cost Incurred)	19,32,87,167
2	Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of accounts)	4,56,02,113
3	(i) Balance Unsold area to be certified by management and to be verified by CA from the records and books of accounts (in Sq. Mtr.)	3,746.89
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (Calculated as per ASR multiplied to unsold area as on date of certificate to be calculated and certified by CA) as per Annexure-A to this certificate.	12,95,96,207
4	Estimated Receivables of ongoing Project sum of 2+ 3(ii)	17,51,98,321
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 balance receivables of ongoing project will be deposited in Designated Account.	17,51,98,321

This Certificate is being issued for RERA compliance for MV Realcon Private Limited and is based on the records and documents produced before me and explanations provided to us by the management of the company.

For **V N & CO.**

Chartered Accountants

Firm Registration No. 030297C



Vaibhaw Kumar

Partner

Membership No. 439525

Date: 28.01.2026

UDIN: 26439525GFTXYV9882



Annexure-A

Statement of Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount*	Balance Receivable
1	T1-104	96.85	44,20,860	32,20,861	11,99,999
2	T1-506	96.85	44,75,000	37,87,117	6,87,883
3	T1-501	96.85	79,75,000	68,78,438	10,96,562
4	T1-303	96.85	84,00,000	79,80,000	4,20,000
5	T1-904	96.85	66,11,000	51,23,528	14,87,472
6	T1-504	96.85	71,00,000	67,44,998	3,55,002
7	T1-301	96.85	73,68,100	69,99,695	3,68,405
8	T1-106	96.85	73,00,000	66,18,285	6,81,715
9	T1-704	96.85	44,41,000	33,92,080	10,48,920
10	T1-503	96.85	78,51,000	74,58,448	3,92,552
11	T1-304	96.85	75,00,000	71,25,000	3,75,000
12	T1-302	96.07	77,85,000	73,95,750	3,89,250
13	T1-706	96.85	44,50,000	40,11,000	4,39,000
14	T1-701	96.85	80,00,000	76,00,000	4,00,000
15	T1-305	96.07	80,00,000	76,00,000	4,00,000
16	T1-901	96.85	80,00,000	74,80,416	5,19,584
17	T1-101	96.85	70,00,000	66,96,192	3,03,808
18	T1-502	96.07	61,00,000	50,47,618	10,52,382
19	T1-903	96.85	84,00,000	73,85,714	10,14,286
20	T1-703	96.85	82,25,000	78,13,750	4,11,250
21	T2-605	105.74	44,98,000	34,85,950	10,12,050
22	T2-205	105.74	65,51,000	56,50,234	9,00,766
23	T2-806	105.74	67,00,000	50,82,439	16,17,561
24	T2-401	105.74	44,98,000	38,79,526	6,18,474
25	T2-203	77.06	54,00,000	46,57,500	7,42,500
26	T2-805	105.74	81,00,000	55,68,750	25,31,250
27	T2-206	105.74	44,50,000	5,00,000	39,50,000
28	T2-801	105.74	44,50,000	2,30,000	42,20,000
29	T2-803	77.06	54,00,000	19,80,200	34,19,800
30	T2-604	77.06	64,00,000	51,73,331	12,26,669
31	T2-201	105.74	44,98,000	29,21,784	15,76,216
32	T2-906	105.74	79,00,000	64,26,309	14,73,691
33	T2-405	105.74	80,00,000	68,66,667	11,33,333
34	T2-1002	182.53	1,04,00,000	46,19,458	57,80,542
35	T2-1001	182.59	1,05,00,000	81,43,809	23,56,191

* Additonal amount of Rs. 9,35,927/- has been received in RERA Bank Account. The Management has informed us that agreement for sale has not been exeuted and hence it has been treated as Earnest Money Received from Customer(s). Thus, the same has not been reported under Sold Inventory and the flat(s) to be allotted is included in Unsold Inventory.



(Unsold Inventory Valuation)

**Ready Reckoner Rate as on date of certificate of the
Residential Premises @ Rs. 2007/- per Sq. ft. of SBUA
EWS/LIG Premises @ Rs. 2800/- per Sq. ft. of SBUA**

(Amount in Rs.)

S. No.	Flat No.	Carpet Area (In Sq. Mtr.)	Unit Consideration as per Agreement/ Letter of Allotment
1	T1-102	96.07	29,33,732.25
2	T1-103	96.85	29,57,555.34
3	T1-105	96.07	29,33,732.25
4	T1-306	96.85	29,57,555.34
5	T1-505	96.07	29,33,732.25
6	T1-702	96.07	29,33,732.25
7	T1-705	96.07	29,33,732.25
8	T1-902	96.07	29,33,732.25
9	T1-905	96.07	29,33,732.25
10	T1-906	96.85	29,57,555.34
11	T2-202	105.74	32,08,932.09
12	T2-204	77.06	24,00,131.16
13	T2-402	105.74	32,08,932.09
14	T2-403	77.06	24,00,131.16
15	T2-404	77.06	24,00,131.16
16	T2-406	105.74	32,08,932.09
17	T2-601	105.74	32,08,932.09
18	T2-602	105.74	32,08,932.09
19	T2-603	77.06	24,00,131.16
20	T2-606	105.74	32,08,932.09
21	T2-802	105.74	32,08,932.09
22	T2-804	77.06	24,00,131.16
23	T2-905	105.74	32,08,932.09
24	EWS-103	29.56	12,64,214.00
25	EWS-104	29.56	12,64,214.00
26	EWS-203	29.56	12,64,214.00
27	EWS-204	29.56	12,64,214.00
28	EWS-303	29.56	12,64,214.00
29	EWS-304	29.56	12,64,214.00
30	EWS-403	29.56	12,64,214.00
31	EWS-404	29.56	12,64,214.00
32	EWS-503	29.56	12,64,214.00
33	EWS-504	29.56	12,64,214.00
34	EWS-603	29.56	12,64,214.00
35	EWS-604	29.56	12,64,214.00
36	EWS-703	29.56	12,64,214.00
37	EWS-704	29.56	12,64,214.00
38	EWS-803	29.56	12,64,214.00
39	EWS-804	29.56	12,64,214.00
40	EWS-903	29.56	12,64,214.00
41	EWS-904	29.56	12,64,214.00
42	LIG-101	56.70	22,08,858.40
43	LIG-102	56.70	22,08,858.40
44	LIG-201	56.70	22,08,858.40
45	LIG-202	56.70	22,08,858.40
46	LIG-301	56.70	22,08,858.40
47	LIG-302	56.70	22,08,858.40
48	LIG-401	56.70	22,08,858.40
49	LIG-402	56.70	22,08,858.40
50	LIG-501	56.70	22,08,858.40
51	LIG-502	56.70	22,08,858.40
52	LIG-601	56.70	22,08,858.40
53	LIG-602	56.70	22,08,858.40
54	LIG-701	56.70	22,08,858.40
55	LIG-702	56.70	22,08,858.40
56	LIG-801	56.70	22,08,858.40
57	LIG-802	56.70	22,08,858.40
58	LIG-901	56.70	22,08,858.40
59	LIG-902	56.70	22,08,858.40

