

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

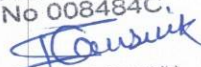
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY

Cost of Real Estate Project Bihar RERA Registration Number **BRERAP84240-1/212/R-1511/2022**

Sl. No.	Particulars	Amount (Rs.) Estimated Incurred
(1)	(2)	(3)
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.	0.00
	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.	0.00
	c. Acquisition cost of TDR (if any)	0.00
	d. Amount 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	6,53,000.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	0.00
	Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0.00
	(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,	0.00
	(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.	0.00
	Sub – Total of LAND COST	6,53,000.00
	ii. Development Cost/Cost of Construction:	
	a. (i) Estimated Cost of Construction as Certified by Engineer.	19,50,00,000.00
	(ii) Actual Cost of Construction incurred as per the books of	13,20,06,413.24



	account as verified by the C.A.	
	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.	2,53,31,137.98
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	76,61,370.15
	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;	1,56,41,803.00
	Sub- Total of Development Cost:-	18,06,40,724.37
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	19,56,53,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	18,12,93,724.37
4	% completion of Construction Work (as per Project Architect's Certificate)	89.00%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	92.66%
6.	Amount which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. Number 2* Sr. Number 5)	18,12,93,724.37
7.	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement : 10,85,08,446.70 Out of the Own contribution of the promoters: 1,39,20,894.84 And other collection : 5,15,35,040.00 Add Payable to Supplier & Contractors: 73,29,342.83	18,12,93,724.37
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate. This Certificate is being issued for RERA compliance for the Company [OMM REALTORS PVT.LTD.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	00.00

Yours Faithfully,
S. Kaushik & Associates
Chartered Accountants
Firm Registration No 008484C.

(Ca Shashank Kaushik)
Proprietor
Membership No -077711

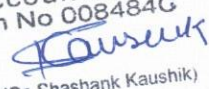
Place: Patna
Date: 21.10.2026

UDIN- 26077711GCGTGC7739

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (Calculated as per the Form IV)	8,71,44,553.30
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)	6,40,78,636.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate.	967.797 Sq. Mts. 5,72,41,996.18
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	12,13,20,632.18
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	100%

This certificate is being issued for RERA compliance for the Company [OMM REALTORS PVT. LTD.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For S. Kaushik & Associates
Chartered Accountants
Firm Registration No 008484G

(Ca Shashank Kaushik)
Proprietor
Membership No -077711

UDIN-26077711GCGTGC7739

Place: Patna

Date: 21.10.2026

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory.

Sl.No.	Flat No./Shop No.	Carpet Area (in Sq.Mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
-1	-2	-3	-4	-5	-6
1	B-101	89.056	3700000.00	2928571.00	771429.00
2	B-102	87.511	4500000.00	3857143.00	642857.00
3	B-104	83.887	4522200.00	1600000.00	2922200.00
4	B-105	85.987	4500000.00	3800000.00	700000.00
5	B-301	89.056	4000000.00	600000.00	3400000.00
6	B-302	87.511	3600000.00	50000.00	3550000.00
7	B-303	67.482	2800000.00	50000.00	2750000.00
8	B-304	83.887	3500000.00	50000.00	3450000.00
9	B-305	85.987	4500000.00	50000.00	4450000.00
10	B-501	89.056	4700000.00	100000.00	4600000.00
11	B-502	87.511	Flat cancel	13052683.70	
12	B-503	67.482	Flat cancel		
13	B-504		Flat cancel		
	B-504	83.887		952380.00	
14	B-604	83.887	4900000.00	100000.00	4800000.00
	B-604		Flat cancel	952381.00	
	B-604		Flat cancel	100000.00	
15	B-702	87.511	16800000.00	16790000.00	10000.00
16	B-703	83.887			
17	B-704	85.987	6868000.00	3881500.00	2986500.00
18	C-201	89.116	4850000.00	3308095.00	1541905.00
19	C-202	87.511	4900000.00	50000.00	4850000.00
20	C-203		5040000.00	50000.00	4990000.00
	C-203	62.561	Flat cancel	476190.00	
21	C-204	83.544	4100000.00	3809619.00	290381.00
22	C-205	85.975	4150000.00	3280476.00	869524.00
23	C-401	89.116	4500000.00	900000.00	3600000.00
24	C-402	87.511	4900000.00	4495238.00	404762.00
	C-403		Flat cancel	50000.00	
	C-403		Flat cancel	495050.00	
25	C-403	62.561	4300000.00	1276190.00	3023810.00
	C-404		Flat cancel	1095237.00	
26	C-404	83.544	4950000.00	3895553.00	1054447.00
27	C-405	85.975	4200000.00	3320000.00	880000.00
28	C-501	89.116	3900000.00	300000.00	3600000.00
29	C-502	87.511	8375000.00	6661747.00	1713253.00
30	C-503	62.561	5937200.00	5046662.00	890538.00
31	C-504	83.544	4500000.00	4055941.00	444059.00



	C-505		Flat cancel	1904761.00	
32	C-505	85.975	4900000.00	4900000.00	0.00
33	C-602			1716000.00	
34	C-603	62.561	4450000.00	4450000.00	0.00
35	C-604	83.544	4950000.00	4057029.00	892971.00
	Total	2801.798	151792400.00	108508446.70	64078636.00

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial Premises Rs.....
Per

Sq.Mts.

Sl.No.	Flat No.	Carpet Area (in Sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
-1	-2	-3	-4
1	Block A- G1	191.148	10355783.56
2	A-101	171.877	9311742.79
3	A-201	171.877	9311742.79
4	A-301	171.877	9311742.79
5	B/G2	88.781	4809868.90
6	B-505	85.987	4658498.97
7	B-701	89.056	4824767.52
8	C-605	85.975	4657848.85
	Total	1056.578	57241996.18

