SUDHA TECHNICAL CONSULTANTS
Consulting Engineers & Project Managers

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ENGINEER'S CERTIFICATE

Date: 22.04.2026

To,
M V REALCON PVT. LTD.
#410, Sunrise Sai Ozone Plaza,
RPS More, Bailey Road, Patna-801503.

Subject: Certificate of Cost Incurred for Development of **SILVER OAK** (**BRERAP00914-2/76/R-1207/2021**) Situated at **Kothwan, P.S. and P.O.-Khagaul, District-Patna in the State of Bihar, land bearing Mauza–Kothwan, Thana No. 37 (Thirty Seven), Khata No. 148 and 160 (One Forty Eight and One Hundred Sixty), Part of Survey Plot No. 64, 70 and 67 and (Sixty Four, Seventy and Sixty Seven) and Tauzi–Bihar Government within the jurisdiction of Sub Registry Office–Danapur and District Registry Office–Patna in the State of Bihar - 801503. Admeasuring an area of more or less 132 (One Hundred Thirty Two) Decimals being developed by M V Realcon Pvt. Ltd**.

Development Authority (Dissolved) and same is bounded as follows:-

NORTH	**:-**	Cadastral Survey Plot No.-67, 70 and 71.
SOUTH	**:-**	Branch Road and Plot No.-61(P), 62, 63, 64, 65, 66(P) and 67.
EAST	**:-**	Cadastral Survey Plot No.- 65, 84(P), 85 and 86
WEST	**:-**	Cadastral Survey Plot No.- 63, 68, and 69

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

Sir,

We **Sudha Technical Consultant Pvt. Ltd.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Situated at **Kothwan, P.S. and P.O.-Khagaul, District-Patna in the State of Bihar, land bearing Mauza–Kothwan, Thana No. 37 (Thirty Seven), Khata No. 148 and 160 (One Forty Eight and One Hundred Sixty), Part of Survey Plot No. 64, 70 and 67 and (Sixty Four, Seventy and Sixty Seven) and Tauzi–Bihar Government within the jurisdiction of Sub Registry Office–Danapur and District Registry Office–Patna in the State of Bihar - 801503. Admeasuring an area of more or less 132 (One Hundred Thirty Two) Decimals being developed by M V Realcon Pvt. Ltd.**
Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) Sri. **NISHANT SHEKHAR** as Architect/Engineer/Ls
(ii) Sri. **DIWAKAR BHAGAT** as Structural Consultant

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 the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and The Schedule of items and quantity for the entire work as calculated by XXXXXXXXXXXX quantity Surveyor appointed by Developer/Engineer and the Site inspection carried out by us.

3. We estimate total Estimated Cost of completion of the building (s) of the aforesaid Project under reference as **Rs. 51,59,22,599/-** 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 Nagar Parishad Danapur Nizamat being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

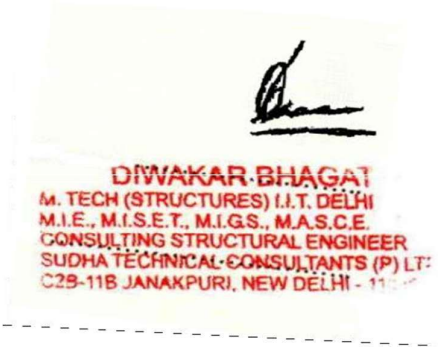
4. The Estimated Cost Incurred till date is calculated at **Rs. 35,15,09,000/-** The amount of Estimated Cost Incurred is calculated on the base of amount Of Total Estimated Cost.

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 Nagar Parishad Danapur Nizamat (Planning Authority) is estimated at **Rs. 16,44,13,599/-**

6. We certify that Cost of the Civil, MEP and allied work for the aforesaid project t as Completed on the date of this certificate is as given in Table below:

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amounts
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 13.09.2021 date of Registration	**Rs. 51,59,22,599/-**
2	Cost Incurred as on 31.03.2026	**Rs. 35,15,09,000/-**
3	Work done in percentage (as percentage of the estimated cost)	**68.13%**
4	Balance Cost to be Incurred (Based On Estimated Cost)	**Rs. 16,44,13,599/-**

Yours Faithfully,

Signature of the Engineer
(License No.)