Agarwal Gourav & Associates
Chartered Accountants
INDIA

Agrasen Road, Khalpara,
Siliguri 734005

To
The Authority
West Bengal Real Estate Regulatory Authority (WBRERA),
Calcutta Greens Commercial Complex (1st Floor),
1050/2, Survey Park, Kolkata – 700075.

Ref: Certification of Land Disclosure in the Financial Statements of MK RADHA REAL ESTATE

Project Name: REGALIA - PHASE 1

Respected Sir/Madam,

We, Agarwal Gourav & Associates, Chartered Accountants, have been requested to certify the capital structure and land disclosure of MK RADHA REAL ESTATE for its project REGALIA - PHASE 1.

Based on our examination of the Books of Accounts, we hereby certify as follows:

The land parcel admeasuring 2642 sq.mt. situated at Sevoke Road By-lane, Opposite Vega Circle Mall, Ward 42, District – Jalpaiguri, Siliguri - 734001, is the site for the development of the project REGALIA – PHASE 1. The said land has been introduced as Capital in kind by the following partners:
Sri Omprakash Agarwal
Sri Basant Kumar Agarwal
Sri Raj Kumar Agarwal
Sri Sajjan Kumar Agarwal

In accordance with the Indian Partnership Act, 1932, and recognized accounting principles, the value of the contributed land has been duly credited to the respective Partners' Capital Accounts; consequently, the land is officially recorded as an asset of the Firm, disclosed under the head "Inventory / Project Work-in-Progress (WIP)" in the Balance Sheet, where the financial consideration for this transfer is represented by the increased capital equity of the contributing partners.

We further clarify that the introduction of personal immovable property by a partner into the partnership business as a capital contribution does not constitute a "sale" to a third party. Under Section 14 of the Indian Partnership Act, 1932, property brought into the common stock of the firm becomes partnership property by virtue of the partners' intention and book entries.

A formal mutation in the name of the Firm is not a prerequisite for this internal accounting transition because the individuals appearing in the revenue records are the same individuals who constitute the Partnership Firm. Therefore, the Firm holds absolute beneficial interest and development rights over the land.

AGARWAL GOURAV & ASSOCIATES * SILIGURI * CHARTERED ACCOUNTANTS

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The total capital of the firm is comprised of both the valuation of the land and monetary contributions from other partners, ensuring the project is sufficiently capitalized for commencement.

Enclosures:

1. Certified Extract of the Balance Sheet.
2. Schedule of Inventory/Work-in-Progress.

For Agarwal Gourav & Associates
Chartered Accountants
Firm Registration No: 329487E

Gourav Agarwal

Gourav Agarwal
Proprietor
Membership No: 307931
UDIN: 26307931VZCKVC7594

AGARWAL GOURAV & ASSOCIATES * SILIGURI * CHARTERED ACCOUNTANTS

Date: 7^{th} March, 2026
Place: Siliguri