**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

| S. No | Particulars | |
|---|---|---|
| **01** | Estimated Balance Cost to Complete the Real Estate Project<br>(Difference of Total Estimated Project cost less Cost incurred ) (calculated as per the Form IV ) | 781,01,295.40 |
| **02** | Balance amount of receivable from sold apartment as per Annexure A to this certificate | 547,14,300.00 |
| **03** | (i)Balance Unsold area as per Annexure A (as certified by Chartered Accountant as verified from the records and books of Accounts)<br>(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)<br>as per Annexure A to this certificate | 366,00,000.00 |
| **04** | Estimated receivables of ongoing project. Sum of 2 + 3(ii) | 9,13,14,300.00 |
| **05** | Amount to be deposited in Designated Account – 70% or 100% | 9,13,14,300.00 |
| | IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account<br>IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoingproject will be deposited in designated Account | 9,13,14,300.00 |

This certificate is being issued for RERA compliance for the Company M/s Geetanjali Realtech Private Limited (Promoter Mr Neeraj kumar) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully

Dhananjay Kumar
M.No 442891
UDIN:- 26442891GNKGYN2952
Patna
Date 14/01/2026

**Annexure A**

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

**Sold Inventory**

| Sr. No. | Flat No. | Carpet Area (in sq.mts.) | Unit Consideration as per Agreement /Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| 01 | 302 Third Floor | 73.21 | 39 Lakh | 15.24 Lakh | 23.76 Lakh |
| 02 | Shop No 02- Ist floor | 31.16 | 15 Lakh | 7.11 Lakh | 7.89 Lakh |
| 03 | 301 Third Floor | 73.21 | 39 Lakh | 25.05 Lakh | 13.95 Lakh |
| 04 | Shop No-01- 1 st floor | 33.95 | 16.50 Lakh | 10.05 Lakh | 6.45 Lakh |
| 05 | Shop No -12 Ground floor | 16.46 | 9.00 lakh | 8.01 lakh | 0.99 lakh |
| 06 | Shop No 3/4/7/8 First floor | 113.49 | 55.00 Lakh | 19.82 Lakh | 35.18 Lakh |
| 07 | Shop No - 23/24 Ground Floor | 50.23 | 25.00 Lakh | 9.05 Lakh | 15.95 Lakh |
| 08 | Shop No 09 First Floor | 24.93 | 13.00 Lakh | 1.71 Lakh | 11.29 Lakh |
| 09 | Shop No 05 First Floor | 19.53 | 8.00 Lakh | 4.00 Lakh | 4.00 Lakh |
| 10 | 310 Third floor | 5.95 | 20.00 Lakh | 6.60 Lakh | 13.40 Lakh |
| 11 | Flat No 501 | 73.21 | 34.00 lakh | 34.00 Lakh | 0.00 Lakh |
| 12 | Shop No- 19/20 | 28.37 | 27.00 Lakh | 10.21 Lakh | 16.79 lakh |
| 13 | Shop No-14 | 9.58 | 10.00 Lakh | 7.01 Lakh | 2.99 Lakh |
| 14 | Shop No- 15/16 | 23.44 | 22.75 Lakh | 15.66 Lakh | 7.09 lakh |
| 15 | Shop No- 11/12 | 26.88 | 26.45 Lakh | 1.12 Lakh | 25.33 Lakh |
| 16 | Shop No 23 | 12.09 | 12.50 Lakh | 6.50 Lakh | 6.00 lakh |
| 17 | Flat No 512 | 53.95 | 30.00 Lakh | 6.20 Lakh | 23.80 Lakh |

| | | | | | |
|---|---|---|---|---|---|
| 18 | Flat No 505/506 | 92.74 | 86.00 Lakh | 6.01 Lakh | 79.99 Lakh |
| 19 | Flat No 503 | 53.95 | 44.00 Lakh | 22.347 lakh | 21.653 Lakh |
| 20 | Flat No 502 | 73.21 | 44.00 Lakh | 7.71 Lakh | 36.29 Lakh |
| 21 | Shop No 6 | 12.09 | 12.50 Lakh | 5.00 Lakh | 7.50 lakh |
| 22 | Shop No 25 | 24.34 | 21.00 Lakh | 11.00 Lakh | 10.00 Lakh |
| 23 | Flat No 602 | 73.11 | 28.00 Lakh | 12.00 Lakh | 16.00 Lakh |
| 24 | Flat No 509 | 47.44 | 15.00 lakh | 2.50 lakh | 12.50 Lakh |
| 25 | Flat No 507 | 73.11 | 30.00 Lakh | 0.51 lakh | 29.49 lakh |
| 26 | Flat No 603 | 47.44 | 30.00 Lakh | 0.51 Lakh | 29.49 Lakh |
| 27 | Flat No 312 | 48.22 | 22.00 Lakh | 1.50 Lakh | 20.50 lakh |
| 28 | Flat No 309 | 47.44 | 21.00 Lakh | 4.01 Lakh | 16.99 lakh |
| 29 | Flat No 308 | 73.11 | 35.00 Lakh | 23.00 Lakh | 12.00 Lakh |
| 30 | Flat No 701 | 72.27 | 30.00 Lakh | 12.51 Lakh | 17.49 Lakh |
| 31 | Flat No 303 | 73.15 | 30.00 Lakh | 1.50 Lakh | 28.50 lakh |
| 32 | Flat No 509 | 72.25 | 30.00 lakh | 0.50 Lakh | 29.50 lakh |
| 33 | Shop No 25 | 12.09 | 12.50 Lakh | 3.00 Lakh | 9.50 lakh |
| 34 | Flat No 601 | 72.25 | 35.00 Lakh | 2.51 Lakh | 32.49 Lakh |
| 35 | Flat No 15 & 16 | 24.18 | 25.00 Lakh | 2.51 Lkah | 22.49 Lakh |
| | Total | | | | 547.14 Lakh |



**(Unsold Inventory Valuation)**

| Sr. No. | Flat No. | Carpet Area(in sq.mts.) | Unit Considerationas per Read Reckoner Rate(ASR) |
|---|---|---|---|
| 01 | Ground Floor Shop No-02/03/04/07/08/11 | 125.12 | 60,52,500.00 |
| 02 | First Floor Shop No-13/17/18/19/20/21/22/24 Flat No -101/102/103/104/105/106 | 427.82 | 118,75,500.00 |
| 03 | Second Floor Shop No-23/24 | 26.98 | 13,05,000.00 |
| 04 | Third Floor Flat No:304/305/306/307/311 | 247.51 | 63,23,000.00 |
| 05 | Fifth Floor Flat No:502/504/508/510/511 | 214.93 | 46,22,000.00 |
| 06 | Sixth Floor Flat No :-604/607/608 | 191.79 | 41,22,000.00 |
| 07 | Seventh Floor Flat No:- 711 | 75.00 | 23.60,000.00 |
| | Total | | 3,66,00,000.00 |

