R K RANJAN & ASSOCIATES
Chartered Accountants.
Rajeshwari Niwas, Beside OBC Bank,
Bhatta Bazar, Purnea,
Purnia--854301
Phone: +91-9155982424, 7488447789
e mail:carkranjan@yahoo.in

Reg-1

I, Rajeev Kumar Ranjan Proprietor of Firm R.K. RANJAN & Associates (FRN: 026019C) Membership No.304639 Address: Rajeshwari Niwas, Bhatta, Purnia, Bihar-854301 certify that I have verified the Ownership Documents of the Entity and Present Owners as per Details:

Registration No.: U45200BR2016PTC032419

Name of Promoter: M/s Simanchal Infratech Private Limited.

Corp. Office: Panorama Square, 3rd Floor, Zila School Road, Purnia, Bihar-854301.

Name of Landowner of New Project : Mahendra Pratap Singh, Rakesh Singh S/o. Dharam Dev Singh, Tej pratap Singh, Anjani Kumar Singh S/o. Shaligram Singh Chandannagar, Purnia - 854326 .(Purchased Deeds)

Project Promoter/Developer Company Composition:

1. Sanjeev Mishra : Managing Director (DIN: 07592590)
2. Sangeeta Kumari : Director (DIN: 08359341)

PAN: AAXCS5343L

GSTIN: 10AAXCS5343L1ZX

That Total Value of Assets as per latest Balance sheet as on 31.03.2025 is Rs.583.37 Lakh). Whereas Net worth of Company is Rs. -198.36 lakh only as per latest Balance sheet as on 31.03.2025.

The Project Name :**Ozone**, being developed is Group Housing Project at Mohalla: Chandannagar, Mauza : Abdullanagar, Purnia,Bihar-854326.

The Promoter has obtained the necessary Sanctioned Plan approved from competent Authority Nagar Nigam, Purnia, Bihar (Project fall in Nagar Nigam Area, Purnia, Bihar) vide C.N. 244/26-27.

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The promoter has provided the details of estimated cost of Project.

I have overviewed the estimated cost of the Project and details are as follows:

(i) Land Cost	:	Rs.4.92 Cr.
(ii) Development Cost	:	Rs. 35.20 Cr.
(iii) Other Site expenses	:	Rs. 2.85 Cr.
Total Expenses (i+ii+iii)	:	Rs.42.97 Cr.

The Promoter of the Project has not borrowed money from Financial Institutions/NBFCs/Banks or from any Party for the purpose of the real Estate Project being registered or it has not obtained any kind of advance booking or advance from customers for said new project till date.

...Infratech Pvt. Ltd.

Director

***For,* M/s R K Ranjan & associates**
Chartered Accountant

R K Ranjan
Proprietor
M. No-304639
FRN-026019C