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 & Assosiates (FRN: 026019C) Membership No.304639 Address : Rajeshwari Niwas, Bhatta,Purnia,Bihar-854301 certify that:-

I have verified the Ownership Documents of the Entity(Company) and Present Owners as per Details :

Registration No.	: U45200BR2016PTC032419
Name of Promoter	: Simanchal Infratech Private Limited.
Corp. Office	: JNJ Panorama Square,3rd Floor, Zila School Road,Purnia,Bihar- 854301.
Name of Landowner of New Project	: Sanjay Kumar Mishra S/o. Late Damodar Mishra, Ward No.10,Araria,Bihar-854311(Got inherited Property vide Partition Deed or Batwarnama).

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 31.03.2023 is Rs.805.44 Lakh), whereas Netwoth of Company is Rs. (102.17) lakh only as per latest Balance sheet as on 31.03.2023

The Project being developed is Group Housing Project at Mahadev Chowk Road ,Ward No.09, Shivpuri, Araria,Bihar-854311.The Promoter has obtained the necessary Sanctioned Plan approved from competent Authority Nagar Parishad, Araria, Bihar (Project fall in Planning Area of Govt. of Bihar).
The promoter has provided the details of estimated cost of Project.

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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 as per report submitted by architect:

Land Cost	: Rs.7.25 Cr.
Development Cost	: Rs.13.34 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.

For
R.K. RANJAN & ASSOCIATES

FRN: 026019C
Membership No.304639
Place : Purnia
Date : 07/12/2023
UDIN:-23304639BGXJQY6088