SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)
Corporate Office : 3rd Floor, Zila School Road, Bhatta Bazar
Purnea (Bihar) 854 301

Ref.No.: PPR/P-2/SB/24-25 Date....14.10.24....

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending 30th September of 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN : U45200BR2016PTC032419 GSTIN: 10AAXCS5343L1ZX	Name of Firm SIMANCHAL INFRATECH PVT. LTD.	
Firm Address:	Corp. Office at : 3rd Floor jnj Panorama Square, Zila School Road, Purnia,Bihar-854301.		
Total Experience of promoter in Real Estate sector	8 Years.		
Total Experience in Real Estate after Implementation of RERA	8 Years.		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	NONE	
No. of Project done After Implementation of RERA	1. Residential - 14 2. Commercial 3. Residential- cum Commercial - 3 4. Plotted project		

II. PARTICULARSOFPROJECT			
Project Registration Number	**BRERAP00270-12/1338/R-1153/2021**	Name of Project/Phase of Registered Project	**SUBHAM BLOCK**
Name of Promoter	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NEAR JANTA CHOWK, PURNIA, BIHAR-854301.
Name of Co-promoter	NA		
Project Registration is valid upto	13/12/2024		
Starting date of Project or Phase of the Project	14/12/2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL APARTMENT G+4	
Period of validity of map by the Competent Authority		5 Yrs.	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 15 1. Booked /Allotted- 6 2. Sold- 5	Total Number of Apartments in Landowner's share- 9 3. Booked/Allotted - 0 Sold - 0
	1. 1 BHK 2. 2 BHK, - 3. STUDIO 4. Shop 5. Bungalow - Plot etc.	FLAT FLAT FLAT	1722 6549 2880	4 12 8	Percentage of booking 33.33 %	Percentage of booking NIL

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name Not created yet

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	Contact number	Email id (If any)

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	
		2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval/ N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	Na			
2.	Fire N.O.C.	Na			
3.	Water Supply Permission	Na			
4.	NOC from Airport Authority of India	Na			
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **100/20-21.**

S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	80%	31/01/25
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85%	31/03/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	65%	30/04/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	80%	31/05/2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	72%	31/05/2025
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	50%	31/05/2025

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

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S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	YET TO START	31/12/2024
2.	Water Supply	YES	YET TO START	30/06/2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START	
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	YET TO START	30/11/2024
6.	Street Lighting	YES	YET TO START	30/11/2024
7.	Community Buildings	NONE	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	LOCAL AUTHORITY	NA	
9.	Solid Waste Management & Disposal	LOCAL AUTHORITY	NA	
10.	Water Conservation / Rain Water Harvesting	NA	NA	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	YET TO START	
13.	Closed Parking	NA		31/05/2025
14.	Open Parking	YES	YET TO START	31/05/2025
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	YET TO START	30/06/2025
16.	Others (Option to AddMore)	NA		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

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		PROPOSED YES/NO.	PERCENT AGEOF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd /mm /yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land-Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX.	**GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**		
(A)	Sr. No.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
(B)		Photograph of each floor	

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X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	071205003367
2.	Estimated Cost of the Project including land cost at the start of the Project	380 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	142 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	NO
5.	Amount received during the Quarter	Rs. NIL/-
6.	Actual Cost Incurred during the Quarter	247,000/-
7.	Net amount at end of the Quarter	Rs.4165.44
8.	Total expenditure on Project **till date**	Rs.1,85,57,731.50/-
9.	Cumulative fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NO, MORTGAGE OR CHARGE CREATED BY PROMOTER AGAINST PROJECT

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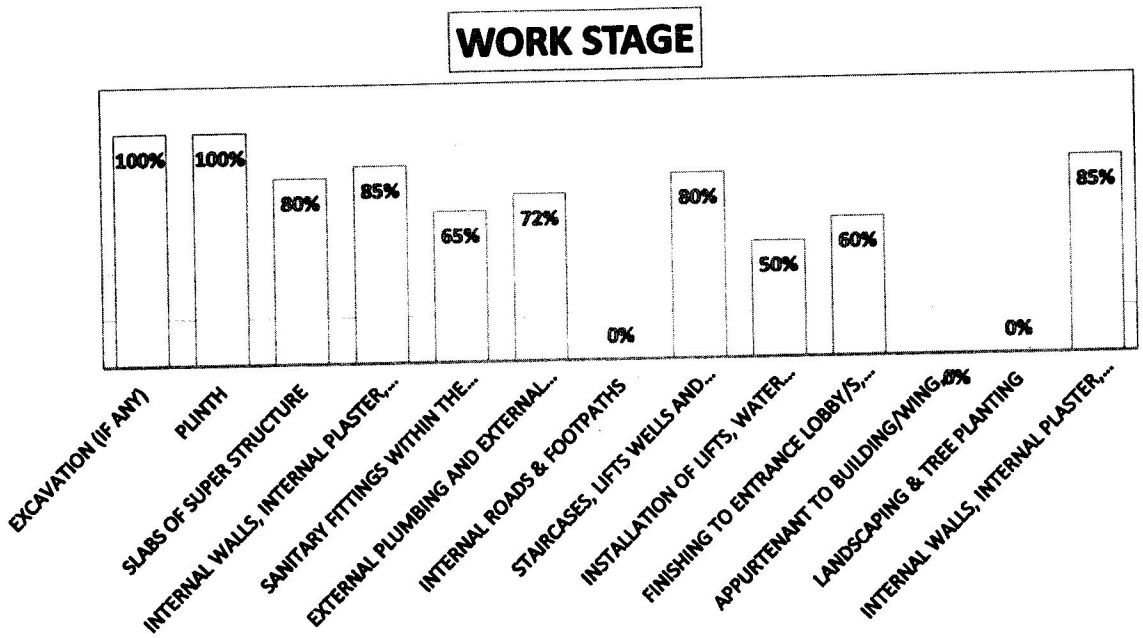
XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/ Promoter	
1.	Case No.	NIL
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo-Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	0

XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

NO

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XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments TOTAL 24 FLATS 1 1 BHK - 4 2 2 BHK - 12 3 STUDIO FLAT - 8	Details of allotment made so far With Flat number/Bungalow-Plot etc	Cancellation of lat allotment, If any with Flat number/Bungalow-Plot etc

XV.BROCHURE/Prospectus

XVI Grievance Redressal Officer

Name: **Pragya Singh**
Contact No: **7549000065**
Email id: jnjpanoramasquare@gmail.com
Address: 3rd floor, jnj panorama square, Zila School Road, Purnia, BR-854301

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the fore going and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter
Simanchal Infratech Pvt. Ltd.

Authorise

Name: SANJEEV MISHRA

Date: 14.10.2024

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FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account

(Building/Wing wise)

Project Name : SUBHAM BLOCK

Date: 15.10.24

To,
The Simanchal Infratech Pvt Ltd
(Name & Address of Promoter),
3rd floor Zila School Road
Purnia- 854301

Subject: Certificate of Percentage of Completion of Construction Work of Subham Block **Building(s)** _____ **Wing(s) of the** _____ **Building /Phase of the Project [RERA Registration Number** BRERAP00290-12/1338/R-1153/2021 **] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no.** 351, 352 **village** Adiwashi Tola **taluka** _____ **District** _____ **PIN** 854301 **admeasuring** _____ **sq.mts. Area being developed by [Simanchal Infratech Private Limited]**

Sir, I/ we Saurabh Kr. Mishra have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Subham Block Building(S)/ _____ Wing(s) of the Building / Phase of the Project, situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no 351, 352, 353 of Division Purnia village Adiwasi Tola taluka _____ District Purnia PIN 854301 admeasuring _____ sq. mts. Area being developed by **Simanchal Infratech Private Limited.**

1. Following technical professionals are appointed by Owner / Promoter:-(i)

M/s / Shri / Smt. Saurabh Kr. Mishra as L. S. / Architect ;(ii)

Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building / Wing of the Real Estate Project as registered vide number BRERAP00290-12/1338/R-1153/2021 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building / Wing and Overall Percentage of the work done with respect to each Building / Wing is detailed in the Table B attached here with.

Yours faithfully
Saurabh Kumar Mishra
Name of Architect
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
Licence Reg No. - CA/2019/114348

TABLE-A
CONSTRUCTION PROGRESS OF THE PROJECT SUBHAM BLOCK

S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on dateof the Certificate) (3)	
1.	Excavation (if any)	100%	
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	80%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	65%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	80%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	72%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	50%	

TABLE-B
AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE

DEVELOPMENT WORKS OF SUBHAM BLOCK				
S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	
(1)	(2)	(3)	(4)	
1.	Internal Roads & Footpaths	YES	YET TO START	
2.	Water Supply	YES	YET TO START	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START	
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	YET TO START	
6.	Street Lighting	YES	YET TO START	
7.	Community Buildings	NONE	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	LOCAL AUTHORITY	NA	
9.	Solid Waste Management & Disposal	LOCAL AUTHORITY	NA	
10.	Water Conservation / Rain Water Harvesting	NA	NA	
11.	Energy Management	NA	NA	
12.	Fire Protection and Fire Safety Requirements	YES	YET TO START	
13.	Closed Parking	NA		
14.	Open Parking	YES	YET TO START	
15	ElectricalMeterRoom,Sub-Station,ReceivingStation	YES	YET TO START	
16.	Others(OptiontoAddMore)	NA		

Saurabh Kumar Mishra

SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348