SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

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

Ref.No.:

Date..08.01.2025.

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending 31st December 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 - 16 2. Commercial 3. Residential- cum Commercial - 3 4. Plotted project		

II. PARTICULARSOFPROJECT			
Project Registration Number	**BRERAP00270-16/33/R-1282/2022**	Name of Project/Phase of Registered Project	**PANORAMA HEIGHT T1 & T2**
Name of Promoter	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NH-131A, BELORI, PURNIA, BIHAR-854326.
Name of Co-promoter	NA		
Project Registration is valid upto	14/02/2025		
Starting date of Project or Phase of the Project	03/02/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL APARTMENT B+G+7	
Period of validity of map by the Competent Authority		5 Yrs.	

Simanchal Infratech Pvt. Ltd.

Director

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 - 101 FLATS	Total Number of Apartments in Landowner's share- 67
T1	2 BHK 3 BHK	FLAT FLAT	103039 9510	84 flats 2BHK-70 3 BHK-14	1. Booked /Allotted- 21 2. Sold- 14	3. Booked/Allotted - 0 Sold- 0
T2	2 BHK 3 BHK	FLAT FLAT	103039 9510	84 flats 2BHK-70 3 BHK-14 **TOTAL 168**	Percentage of booking 20 %	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 will constitute as soon as possible.

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. **322/2017-18**

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)	100%	
3.	Podiums (if any)	NA	NA
4.	Plinth	100%	
5.	Stilt Floor	NA	NA
6.	Slabs of Super Structure	70% T2 25% T1	31/03/25 30/06/26
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	55%	31/01/26
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	7%	T2 31/03/26 T1 30/04/26
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	T2 – 45%	YET TO START
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	YET TO START	YET TO START
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.	YET TO START	

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

PANORAMA GROUP

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	
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	15%	
6.	Street Lighting	YES	15%	
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	YES	YET TO START	
14.	Open Parking	YES	YET TO START	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	YET TO START	
16.	Others (Option to AddMore)	NA	YET TO START	

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

PANORAMA GROUP

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

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	ATTACHED

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X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	071205500892
2.	Estimated Cost of the Project including land cost at the start of the Project	858 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	730 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	10,74,700/-
6.	Actual Cost Incurred during the Quarter	Rs.20,10,000/-
7.	Net amount at end of the Quarter	RS.53,066.09/-
8.	Total expenditure on Project **till date**	Rs.370,06,875.03
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	2
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?

Lagging behind

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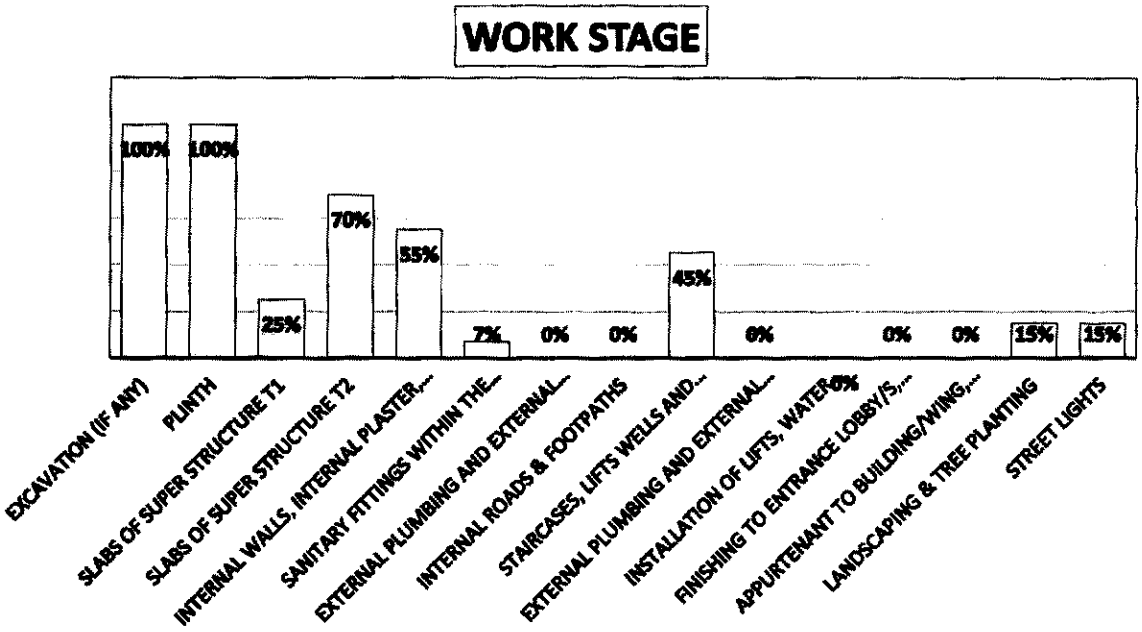

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XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments TOTAL 168 FLATS T1 - 84 flats 2BHK-70 3 BHK-14 T2 - 84 flats 2BHK-70 3 BHK-14	Details of allotment made so far With Flat number/Bungalow-Plot etc. **TOWER-I** 2 BHK FLAT No. 107 1st F 2 BHK FLAT No. 109 1st F 2 BHK FLAT No. 110 1st F 2 BHK FLAT No. 111 1st F **TOWER-II** 2 BHK FLAT No. 201 SF 2 BHK FLAT No. 202 SF 2 BHK FLAT No. 204 SF 3 BHK FLAT No. 206 SF 3 BHK FLAT No. 207 SF 2 BHK FLAT No. 208 SF 2 BHK FLAT No. 209 SF 2 BHK FLAT No. 212 SF 2 BHK FLAT No. 301 TF 3 BHK FLAT No. 306 TF 2 BHK FLAT No. 307 TF 2 BHK FLAT No. 308 TF 2 BHK FLAT No. 309 TF 2 BHK FLAT No. 312 TF 2 BHK FLAT No. 401 (4th F) 3 BHK FLAT No. 406 (4th F) 3 BHK FLAT No. 507 (5th F)	Cancellation of Flat 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.

Name: SANJEEV MISHRA Director

Date: 08.01.2025

PANORAMA GROUP

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 : PANORAMA HEIGHT T1 & T2

Date: 09.01.2025

To,
The Simanchal Infratech Private Limited
3 rd Floor, JNJ Panorama Group
Purnia, Bihar-854301

Subject: Certificate of Percentage of Completion of Construction Work of T1 & T2 **Building(s)** _____ **Wing(s) of the** _____ **Building /Phase of the Project[RERA Registration Number** BRERAP00270-16/33/R-1282/2022 **] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no.** 1546, 1549 **Village- Belori , taluka- Purnia District Purnia PIN** 854326 **admeasuring** _____ **sq. mts. Area being developed by [Simanchal Infratech Private Limited]**

Sir, I/ ~~we~~ __Saurabh Kumar Mishra have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ___Flats (Residential Apartment)_____T1 & T2_____ 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. 1546, 1549 of Division Purrnia village- Belori taluka Purnia District -Purnia , PIN 854326 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 Kumar 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 BRERAP00270-16/33/R-1282/2022 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

Name of Architect Saurabh Kumar Mishra

SAURABH KUMAR MISHRA
License No. P ...chitect
... Bihar
CoA Reg ... 019/114348

Saurabh Kumar Mishra

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

TABLE-A

Building /Wing Number .....(to be prepared separately for each Building/Wing of the Project)

Project : PANORAMA HEIGHT T1 & T2

Sr. No.	Tasks / Activity	Percentage of Work Done	Time Schedule to complete remaining Work DD/MM/YY	
1.	Excavation (if any)	100%		
2.	Basements (if any)	100%		
3.	Podiums (if any)	NA	NA	
4.	Plinth	100%		
5.	Stilt Floor	NA	NA	
6.	Slabs of Super Structure	70% T2 25% T1	31/03/25 30/06/26	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	55%	31/01/26	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	7%	T2 31/03/26 T1 30/04/26	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	T2 – 45%	30/12/25	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	YET TO START	30/12/25	
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.	YET TO START	31/03/2026	

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

TABLE-B

Internal and External Development Work in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details	Time Schedule to complete remaining Work DD/MM/YY
1.	Internal Roads & Footpaths	YES	20%		31/12/2025
2.	Water Supply	YES	YET TO START		31/12/ 2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START		31/03/2026
4.	Storm Water Drains	NA	NA		
5.	Landscaping & Tree Planting	YES	50%		15/04/2025
6.	Street Lighting	YES	YET TO START		31/03/2025
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	NA	YET TO START		31/03/2026
13.	Closed Parking	YES			30/04/2025
14.	Open Parking	YES	YET TO START		30/04/2025
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	YET TO START		30/03/2026

Signature & Name of Architect

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

Registration No./License No.:

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

FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 08.01.2025

BRERA Registration Number: BRERAP00270-16/33/R-1282/2022
Project Name : PANORAMA HEIGHT T1 &T2
Promoter Name: SIMANCHAL INFRATECH PRIVATE LIMITED
Cost of Real Estate Project: Rs.858Lakh

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017.

The Promoter in compliance with section 4(2)(l)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: SIMANCHAL INFRATECH PRIVATE LIMITED PANORAMA HEIGHT T1 T2
Designated Account Number: 071205500892
Bank Name: ICICI BANK
IFSC Code: ICIC000712
Branch Name: PURNIA

I have verified the sanctioned drawing and Architect Certificate .

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	128,00,000/-	
	Sub – Total Land Cost	128,00,000/-	
	ii. Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA During quarter **Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)** (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.	7,30,00,000/-	20,10,000/--

R. K. RANJAN & ASSOCIATES
M. No. 304639
Patna
CHARTERED ACCOUNTANT

	b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
Sub – Total Development Cost		8,58,00,000/-	
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportionof cost incurred as per (2 & 5)	Rs 858 Lakh Rs 370 lakh .....% 60% .....% Rs 370 lakh	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs 10.74 LAKH Rs 10.74lakh	
2	**Borrowings / Mortgage Details (If Applicable)**		
	A. Borrowing Details **1. Name of the Lender:** **2. Amount Disbursed:** **3. Amount pending for disbursement from Lender:** **4. Amount to be repaid to lender:** **B. Mortgage Details** **1. Mortgaged to (Name of the Entity/ Institution) :** **2. Amount Disbursed:** **3. Amount pending for disbursement:** **4. Amount to be repaid to lender:**	 Rs ...nil..... Rs .....nil..... Rs .....nil..... Rs ...nil..... Rs .....nil..... Rs .....nil..... Rs .....nil.....	

R. K. RANJAN & ASSOCIATES CHARTERED ACCOUNTANTS M. No. 304639 Purnia

This certificate is being issued for the project PANORAMA HEIGHT T1 &T2 with RERA Registration No. BRERAP00270-16/33/R-1282/2022 in compliance of the provisions of section 4(2) (l) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,

Signature of the Chartered Accountant
Name: CA RAJEEV KUMAR RANJAN
Membership Number: 304639

