PANORAMA GROUP

SIMANCHAL INFRATECH PVT.LTD.

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

Ref.No.: SIPL/QPR-IV/24-25/PE

Date....11-04-2025.....

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025

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	**BRERAP00270-22/189/R-1779/2024**	Name of Project/Phase of Registered Project	PANORAMA ENCLAVE
Name of Promoter	Simanchal Infratech Pvt. Ltd.	Project Address	BY PASS ROAD NH -31, ABDULLA NAGAR, PURNIA-854326
Name of Co-promoter	none		
Project Registration is valid up to	08/10/2030		
Starting date of Project or Phase of the Project	04/11/2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plotted project	RESIDENTIAL GROUP HOUSNING PROJECT	
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 - Duplexes-17 Tower- I, II & III Total Flats-40	Total Number of Duplex and Apartments in Landowner's share- Duplexes-10 Tower- I, II & III Total Flats-24
DUPLEX	1. 2BHK,-	DUPLEX	912.98			
	2. 3BHK	DUPLEX	1204.90 1045.01 1070.94	27 duplexes	1. Booked (Duplex) -2 /Allotted- 2	3. Booked/Allotted -
TOWER-I	3. 1BHK 2BHK – 2BHK – 2BHK – 2BHK –	FLATS	 449.98 726.94 727.91 705.96 721.99	24 Flats	2. Booked (Flat) -4 3. Sold- 0	Sold -
TOWER-II	4. 1BHK 1BHK – 1BHK – 2BHK – 2BHK- 2 BHK-	FLATS	 463.99 358.95 447.94 633.97 721.99 705	24 Flats	Percentage of booking 10.5%	Percentage of booking NIL
TOWER-III	2BHK – 2BHK-	FLATS	 645.95 545.96	16 Flats		

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.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **251/24-25**

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)	50%	31/12/2028
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth(Duplex) Plinth (Tower)	60% 0%	31/12/2025 31/05/2026
5.	Stilt Floor	NA	
6.	Slabs of Super Structure(Duplex) Slabs of Super Structure (Towers)	20% 0%	31/01/2030 31/05/2030
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. (Duplex)	15%	31/05/2030
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/06/2030
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%	31/08/2030
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/09/2030
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.	0%	30/09/2030

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

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	10%	31/12/2029
2.	Water Supply	YES	NIL	30/09/2030
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	NA	
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	50%	30/06/2025
6.	Street Lighting	YES	50%	31/03/2026
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		
13.	Closed Parking	YES		30/09/2030
14.	Open Parking	YES	WIP	31/01/2030
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	WIP	30/09/2030
16.	Others (Option to AddMore)	NA		

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

		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	ATTACHED

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120031394501
2.	Estimated Cost of the Project including land cost at the start of the Project	1712.50LAKH
3.	Estimated Development Cost of the Project at the Start of the Project. (Excluding Land Cost)	1655 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	Rs.30,95,012/-
6.	Actual Cost Incurred during the Quarter	Rs.31,10,000/-
7.	Net amount at end of the Quarter	Rs.7,29,012/-
8.	Total expenditure on Project **till date**	Rs.60,13,863/-
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

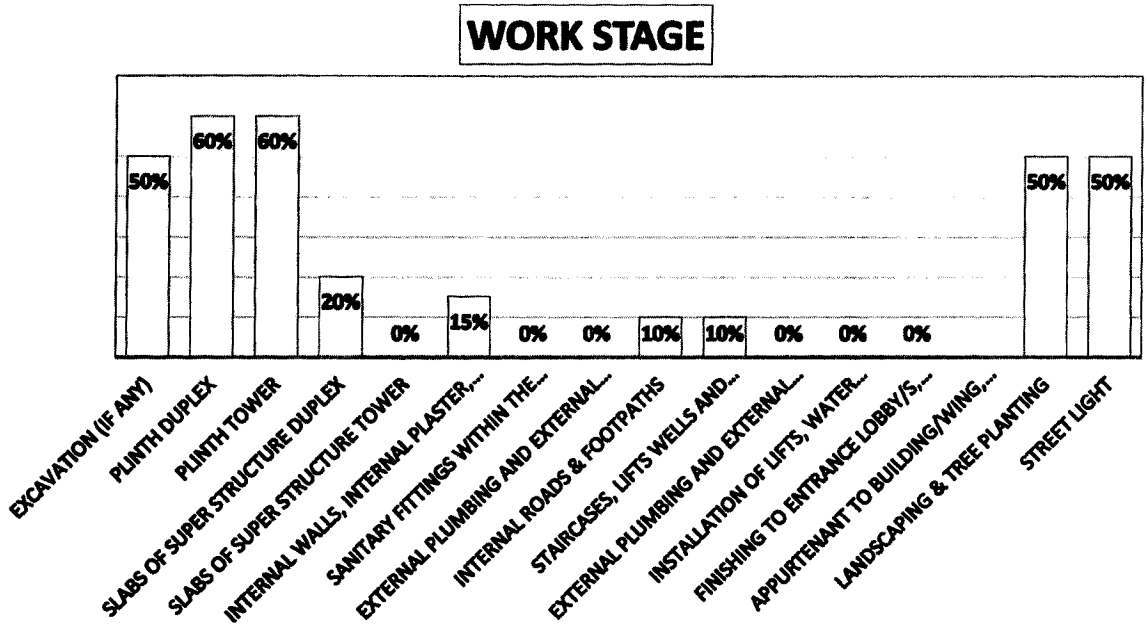
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NO, MORTGAGE OR CHARGE CREATED BY PROMOTER AGAINST PROJECT

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	2
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, PROJECT IS AS PER TIME SCHEDULE AND MAY BE COMPLETED BEFORE DATE


WORK STAGE
50%
60%
60%
20%
0%
15%
0%
0%
10%
10%
0%
0%
0%
50%
50%
EXCAVATION (IF ANY)
PLINTH DUPLEX
PLINTH TOWER
SLABS OF SUPER STRUCTURE DUPLEX
SLABS OF SUPER STRUCTURE TOWER
INTERNAL WALLS, INTERNAL PLASTER,...
SANITARY FITTINGS WITHIN THE...
EXTERNAL PLUMBING AND EXTERNAL...
INTERNAL ROADS & FOOTPATHS
STAIRCASES, LIFTS WELLS AND...
EXTERNAL PLUMBING AND EXTERNAL...
INSTALLATION OF LIFTS, WATER...
FINISHING TO ENTRANCE LOBBY/S,...
APPURTENANT TO BUILDING/WING,...
LANDSCAPING & TREE PLANTING
STREET LIGHT

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments	Details of allotment made so far With Flat number/Bungalow-Plot etc.	Cancellation of Flat allotment, If any with Flat number/Bungalow-Plot etc.
1 . 3 BHK Duplex : 24 2 2 BHK Duplex : 03 **TOWER-I** 3 2BHK Flat : 16 4 1BHK Flat : 08 5 3 BHK Flat : 0 **TOWER-II** 6 2BHK Flat : 12 7 1BHK Flat : 12 8 3 BHK Flat : 00 **TOWER-III** 9 2BHK Flat : 16 1BHK Flat : 3 BHK Flat : Total units 28	Duplex : Duplex No. 18 Duplex No. 11	

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.

Director

Name: SANJEEV MISHRA

Date: 11.04.2025

FORM No.1
[Regulation 3]

ARCHITECT'S CERTIFICATE

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

No..... Date: 08-04-2025

Project : PANORAMA ENCLAVE

To,
Simanchal Infratech Private Limited
3rd Floor , Panorama Square
Zila School Road, Purnia,BR-854301.

Subject: Certificate of Percentage of Completion of Construction Work of Panorama Enclave_____No. of Building(s)/Duplexes Block(s) of the ____ Phase of the Project [BRERA Registration Number BRERAP00270-022/189/R-1779/2024] situated on the Khasra No. / Plot no. 894,895,896,897,898,899 , Village- Abdullanagar, Tehsil -Purnea East, Purnia Sadar Competent/ Development authority - Nagar Nigam Purnia , District - Purnia PIN - 854326 admeasuring 5893.40 sq.mts. area being developed by [SIMANCHAL INFRATECH PRIVATE LIMITED].

I/We Saurabh Kumar Mishra have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Panorama Enclave Building(s)/Duplexes Block/ Tower (s) of _____Phase of the Project, situated on the Khasra No. / Plot no. 894,895,896,897,898,899 of village Abdulla Nagar, Purnia tehsil-Purnea East, Purnia Sadar, competent/ development authority Nagar Nigam Purnia District Purnia PIN 854326 admeasuring 5893.40 sq.mts. area being developed by [SIMANCHAL INFRATECH PRIVATE LIMITED]

1. Following technical professionals are appointed by owner / Promotor:-
   i. M/s/Shri/Smt Saurabh Kumar Mishra as L.S. / Architect;

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers 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 Buildings /Blocks/Towers of the Real Estate Project as registered vide number BRERAP00270-022/189/R-1779/2024 under BRERA is as per table A attached herewith. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B attached herewith.

Yours Faithfully

Name of L.S./Architect
Saurabh Kumar Mishra

(License No. CA/2019/114348)
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 ENCLAVE

Sr. No.	Tasks/Activity	Percentageo fWorkDone	Time Schedule to complete remaining Work DD/MM/YY	
1.	Excavation (Duplex)	50%	31/12/2028	
2.	Basements (if any)	NA		
3.	Podiums (if any)	NA		
4.	Plinth (Duplex)	60%	31/12/2025	
5.	Stilt Floor	NA		
6.	Slabs of Super Structure	20%	31/01/2030	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15%	31/05/2030	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/06/2030	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	10%	31/08/2030	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	30/09/2030	

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

TABLE-B

Internal andExternalDevelopment Work in respect of the entire Registered Phase.

Sr. No.	CommonareasandFacilities, Amenities	Proposed(Yes/No)	PercentageofWorkdone	Details	Time Schedule to complete remaining Work DD/MM/YY
1.	Internal Roads & Footpaths	YES	10%		31/12/2029
2.	Water Supply	YES	NIL		30/09/2030
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	NA		
4.	Storm Water Drains	NA	NA		
5.	Landscaping & Tree Planting	YES	50%		30/06/2025
6.	Street Lighting	YES	50%		31/03/2026
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.	ElectricalMeterRoom,Sub-Station,ReceivingStation	YES	NIL		30/09/2030
13.	Closed Parking	YES			30/09/2030
14.	Open Parking	YES	WIP		31/01/2030

Signature & Name of Architect

Registration No./License No.....

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

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: 10.04.2025

BRERA Registration Number: BRERAP00270-22/189/R-1779/2024
Project Name : PANORAMA ENCLAVE
Promoter Name: SIMANCHAL INFRATECH PRIVATE LIMITED
Cost of Real Estate Project: Rs.1712.50Lakh

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 ENCLAVE
Designated Account Number: 120031394501
Bank Name: CANARA BANK
IFSC Code: CNRB0001161
Branch Name: PURNIA MAIN

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.	57,50,000/-	
	Sub – Total Land Cost	57,50,000/-	
	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 **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. b. Payment of Taxes, cess, fees, charges, premiums,	16,55,00,000/-	31,10,000/-

	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		17,12,50,000/-	31,10,000/-
	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 1712.50 Lakh Rs. 208 lakh .....% 14% .....% Rs. 60.13 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.29.05 LAKH Rs.36.61 lakh	
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
M. No. 304639
Purnia
CHARTERED ACCOUNTANT

This certificate is being issued for the project PANORAMA ENCLAVE with RERA Registration No. BRERAP00270-22/189/R-1779/2024 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: 204639