SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

Corporate Office : 3rd Floor, Zila School Road, Bhatta Bazar

Purnea (Bihar) 854 301

Ref.No.: SPR/S-2/RRP/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	**BRERAP00270-4/1034/R-849/2019**	Name of Project/Phase of Registered Project	**RR PLAZA**
Name of Promoter	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NEAR RANGBHUMI MAIDAN, PURNIA, BIHAR-854301.
Name of Co-promoter	NA		
Project Registration is valid upto	25/07/2022		
Starting date of Project or Phase of the Project	25/07/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL CUM COMMERCIAL APARTMENT B+G+7	
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 -24 FLAT & 26 Shop	Total Number of Apartments in Landowner's share- 18 FLAT 16 units 08 Shop
BLOCK A (Residential)	1. 1 BHK 2. 2 BHK, -	FLAT FLAT	3111.15 12758.70		1. Booked / Allotted - Flat -6 Shop-5	Booked/ Allotted- 0 Sold - 0
	3. 3 BHK	FLAT	9197.7	42 FLATS		
BLOCK B (Commercial	4. Shop 5. Bungalow - 1 BHK etc.		6504.58 2182.94	34 SHOP 16 UNITS	1. Sold- 0	
					Percentage of booking 25% in Residential 19% in commercial	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.

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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	Block- B-100%, Block-A-40%	31/03/25 30/06/26
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Block- B-100%, Block-A-10%	31/01/26
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Block- B-75%, Block-A-Yet to Start	T2 31/03/26 T1 30/04/26
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	Block- B-100%, Block-A-0%	YET TO START
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Block- B-100%, Block-A-WIP	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.	Block- B- 60 % Block-A-	

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	40%	
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		
6.	Street Lighting	YES		
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	70%	
14.	Open Parking	YES	70%	
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

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		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.	55150200000426
2.	Estimated Cost of the Project including land cost at the start of the Project	944.84 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	582.34 lakh
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	NIL
6.	Actual Cost Incurred during the Quarter	10,000/-
7.	Net amount at end of the Quarter	32,240.10/-
8.	Total expenditure on Project **till date**	8,60,28,149/-
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

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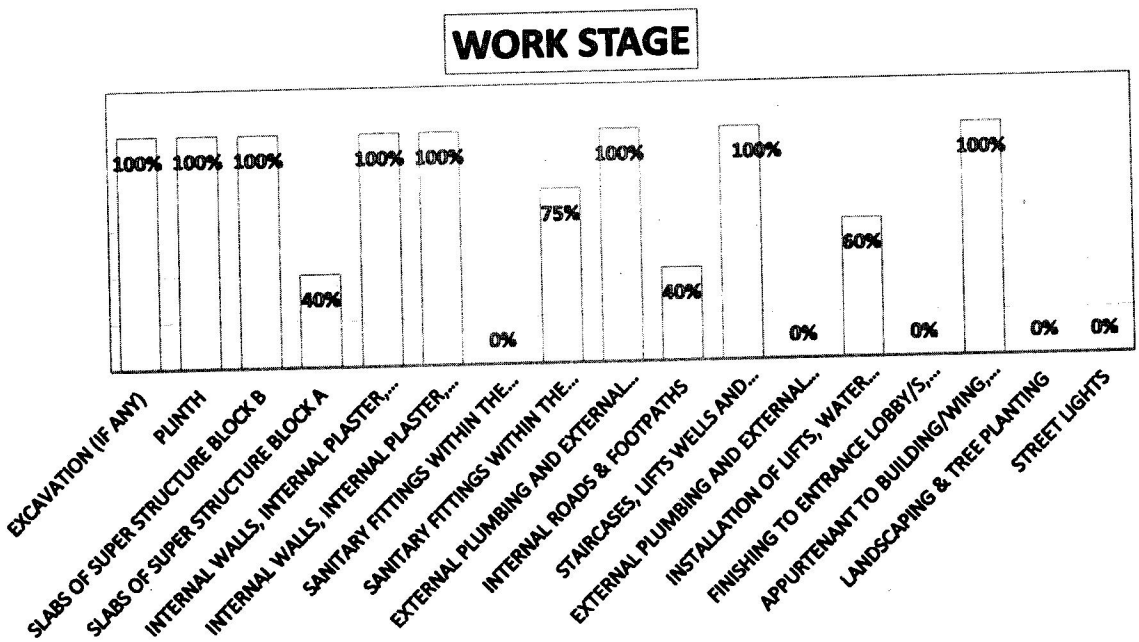
XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/ Promoter	
1.	Case No.	Pending at Municipal Corporation (Lower Court)
2.	Name of Parties	Municipal Commissioner Purnia (NNP)
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo-Moto cases against this project 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?

YES, Project was in progress as per schedule . Block B of Project is about to complete whereas Block A is delayed by 15 months as work has been stopped by NNP Purnia and petition is pending in Lower court . We are following direction of court in this matter.

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XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments 42 FLATS 34 SHOP 16 UNITS	Details of allotment made so far With Flat number/Bungalow-Plot etc	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.

Authorise

Name: SANJEEV MISHRA

Date: 14.10.2024

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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	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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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 : RR Plaza

Date: 15.10.24

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

Subject: Certificate of Percentage of Completion of Construction Work of _____ **Building(s)** _____ **Wing(s) of the** _____ **Building /Phase of the Project [RERA Registration Number** BRERA P00270-4/1034/R-849/2019 **] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no.** _____ **village** madhubani **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 RR Plaza. Building(S)/ Block A & B Wing(s) of the Building / Phase of the Project, situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no _____ of Division Purnia village Madhubani Area taluka Purnia 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 BRERA P00270-4/1034/R-849/2019 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
CoA Reg No. - CA/2019/114348

License No.

TABLE-A
CONSTRUCTION PROGRESS OF THE PROJECT OF THE PROJECT RR PLAZA

1. Plan Case No. **322/2017-18**

S. No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on dateof the Certificate) (3)	Remark Work in project is stopped by Nagar Nigam Purnia and builder has filed petition in court and builder is following direction of Court.
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NA	
4.	Plinth	100%	
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	Block- B-100%, Block-A-40%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Block- B-100%, Block-A-10%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Block- B-75%, Block-A-Yet to Start	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	Block- B-100%, Block-A-0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Block- B-100%, Block-A-WIP	

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.	Block- B- 00 %	Block-A-	

TABLE-B

AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS THE PROJECT OF THE PROJECT RR PLAZA

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	40%	
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		
6.	Street Lighting	YES		
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	

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 No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Rs 9,44,84,000/-
Bihar RERA Registration Number BRERA00270-4/1034/R-849/2019

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
	Land Cost :	
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	3,62,50,000/-
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
c.	Acquisition cost of TDR (if any)	
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	

Note :(for total cost of construction incurred, Minimum of

(i) or (ii) is to be considered).

(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,

(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost 3,62,50,000/-

Sr.No.	Particulars	Amount (Rs.) Estimated Incurred
Ii	**Development Cost/ Cost of Construction :**	5,82,34,000/-
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 qtr-2 24-25	10,000/-

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 (i) construction of the entire phase of the project registered.

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 of Development Cost 582,34,000/-

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	Rs. 9,44,84,000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs. 860,28,149/-
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant

(Membership Number 304639)

Name RAJEEV KUMAR RANJAN