SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

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

Purnea (Bihar) 854 301

Ref.No.: PCT/QPR-1/24-25

Date..12/07/2024

FORM-7

[REGULATION9]

Quarterly progress report for quarter ending 30th June 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: 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			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	14 03	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00270-5/1335/R-809/2019**	Name of Project/Phaseof Registered Project	**PANORAMA CITY TOWER**
Name of Promoter:	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NH-31, BY PASS ROAD, GULABBAG, PURNIA, BR-854326.
Name of Co-promoter	NA		
Project Registration is valid up to	26/07/2022		
Starting date of Project or Phase of the Project	26/07/2019		
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	5YRS.		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Numberof sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, -	FLAT FLAT	9900.16 26825.76	32 48	58 FLAT 1. Booked- / Allotted - 55 2. Sold- 32	22 FLAT Booked/ Allotted- 16 Sold - 8
					Percentage of booking 94.82%	Percentage of booking 72.7%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

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

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	NA		
2.	Fire N.O.C.				
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

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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	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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	100%	25/07/2024

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	100%	
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
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	

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12.	Fire Protection and Fire Safety Requirements	NA		
13.	Closed Parking	YES	100%	
14.	Open Parking	YES	100%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)	NA		

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

		PROPOSED YES/NO.	PERCENTAGE OF 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		

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IX. GEO TAGGED 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.	1161201011316
2.	Estimated Cost of the Project including land cost at the start of the Project	546.38 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	533.90 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	NO
5.	Amount received during the Quarter	Rs.327501.00
6.	Actual Cost Incurred during the Quarter	3,24,402.83
7.	Net amount at end of the Quarter	Rs.3098.17
8.	Total expenditure on Project **till date**	Rs.5,36,10,284/-
9.	Cumulative fund collected till the end of Quarter in question	NIL
10.	Cumulative expenditure done till the end of Quarter in question	

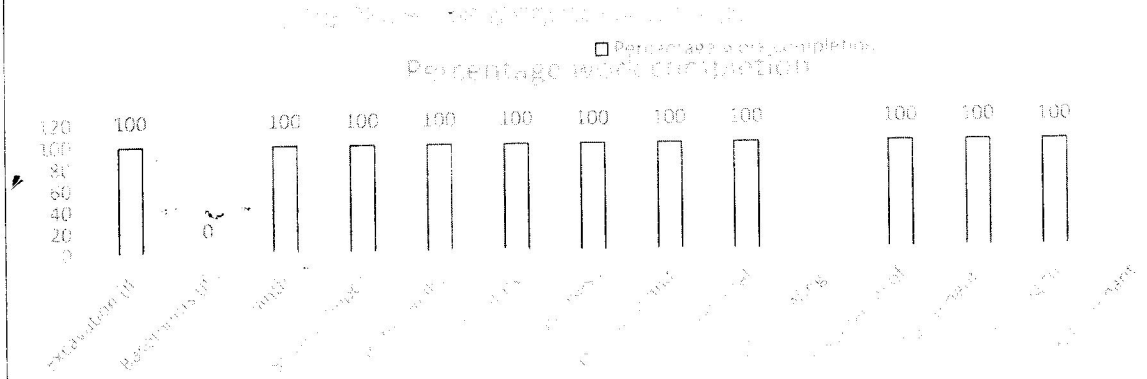
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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XII. MISCELLANEOUS

A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	nil
2.	Name of Parties	na
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	1
2.	Agreement for Sale	2
3.	No. of possessions given to allottees	40

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART



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

Work completed.

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 foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

SIMANCHAL INFRATECH PVT. LTD.

Signature of Promoter

Director

Name: Simanchal Infratech Pvt. Ltd.

Date:12/07/2024

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