SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

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

Purnea (Bihar) 854 301

Ref.No.: QPR/PCT/Qtr-2/24-25 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	**BRERAP00270-5/1035/R-809/2019**	Name of Project/Phase of Registered Project	**PANORAMA CITY TOWER**
Name of Promoter	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NH-31, BY PASS ROAD, PURNIA, BR-854326.
Name of Co-promoter	NA		
Project Registration is valid upto	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 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 - 58 FLAT	Total Number of Apartments in Landowner's share- 22FLAT
	1. 1 BHK 2. 2 BHK, -	FLAT FLAT	9900.16 26825.76	32 48	1. Booked /Allotted- 55 2. Sold- 37	3. Booked/Allotted - 18 Sold - 8
					Percentage of booking 95 %	Percentage of booking

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. **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 requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	100%	

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	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	
12.	Fire Protection and Fire Safety Requirements	NA		
13.	Closed Parking	YES	100%	WITH DUPLEX
14.	Open Parking	YES	100%	
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	YES	
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.	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.	Amount Rs.2,20,284/-
5.	Amount received during the Quarter	Rs.24,24,900/-
6.	Actual Cost Incurred during the Quarter	NIL
7.	Net amount at end of the Quarter	Rs.2492.95
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/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NO, MORTGAGE OR CHARGE CREATED BY PROMOTER AGAINST PROJECT

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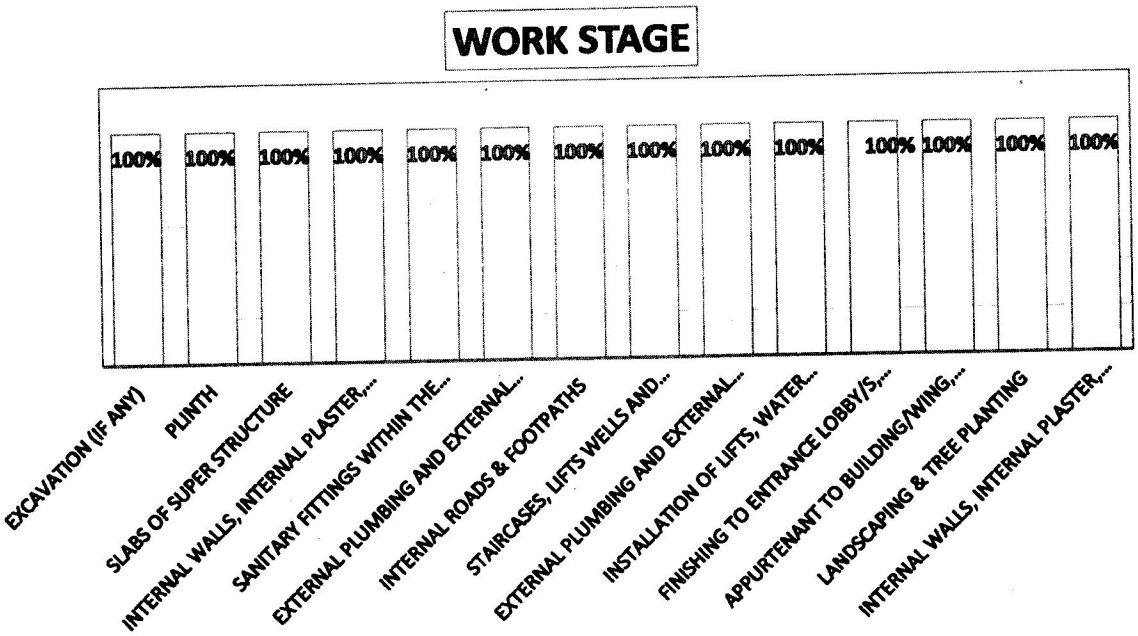
XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/ Promoter	
1.	Case No.	NIL
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo-Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NIL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	3
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	27

XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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

PROJECT COMPLETED

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XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments TOTAL 80flats 1 BHK FLAT - 32 2 BHK FLAT - 48	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

PANORAMA GROUP

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

TO RERA , BIHAR

I, Rajeev Kumar Ranjan , Chartered Accountant , hereby certify that we have checked the books and accounts of M/S SIMANCHAL INFRATECH PRIVATE LIMITED, PAN : AAXCS5343L having its registered office at Gyatri Nagar, Shivpuri, P.S. Maranga, Purnia and Corporate Office at : 3rd Floor, JNJ Panorama Square, Zila School Road, Purnia, Bihar-854301 and as per the information & records produced before us, the Company has made total expenses of Rs. 5,36,10,284.00 for the projectPANORAMA CITY TOWER having RERA No.- BRERAP00270-5/1035/R-809/2019.

For R. K .Ranjan& ASSOCIATES
Chartered Accountants
F.R.N.026019C

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

(CA Rajeev Kumar Ranjan)
Proprietor
M. NO. 304639

Place: Patna
Date :October 7th , 2024

कार्यालय नगर निगम, पूर्णियाँ

फारम–XII

कार्य पूर्णता की सूचना (प्रमाण–पत्र)

उप–विधि सं०–15

प्रेषक, अजय कुमार सिंह उर्फ मुन्नु बाबू

पूर्णिया, बिहार

(आवेदक का नाम और पता बड़े अक्षरों में)

सेवा में, प्रधान नगर आयुक्त

पूर्णिया, नगर निगम

पूर्णिया

महोदय,

एतद द्वारा मैं प्रमाणित करता हूँ कि .....के विकास योजना क्षेत्र के अंतर्गत बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विभिन्न विकास योजना/आयोजना प्राधिकारों/या योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीन पूर्णिया नगर निगम/नगर परिषद्/नगर पंचायतों/महानगर क्षेत्रों/आयोजना क्षेत्र की प्लॉट नं० (सी०एस०) 1106, 1129, 1130 प्लॉट नं० (एम०एस०पी०) ..... खाता नं० 550 होल्डिंग नं० 699 1044 गाँव अलुआ लालगंज की बाबत निर्माण, पुनर्निर्माण या तात्विक परिवर्तन के लिए विकास का सर्वेक्षण मेरे द्वारा किया गया है और स्वीकृति सं० 126/1929 दिनांक– 16/07/2019 के अधीन स्वीकृत योजनाओं के अनुसार तारीख 21.09.24 को पूरा कर लिया गया है। कार्य मेरे सर्वोतम समाधानपरक ढंग से किया गया है, कारीगरी और सभी सामग्री (प्रकार एवं ग्रेड) का उपयोग पूरी तरह से सामान्य तथा विस्तृत विनिर्देशों के अनुसार किया गया है। कार्य के दौरान संहिता के किसी उपबंध, विहित शर्तों या उसके अधीन जारी आदेशों का कार्य के दौरान उल्लंघन नहीं किया गया है। भूमि जिस निर्माण के लिए विकसित पुनर्विकसित किया गया है उसके लिए दुरूस्त है या भवन उस उपयोग के लिए दुरूस्त है जिसके लिए वह निर्मित, पुनर्निर्मित, या परिवर्तित किया गया है अथवा बनाया और परिवर्धित किया गया है।

एतदु द्वारा मैं सभी दृष्टियों से पूर्ण किए गए भवन की योजना भी अनुलग्न कर रहा हूँ।

अजय कुमार उर्फ मन्नु बाबू

सूचीवद्ध तकनीकि व्यक्ति/भूस्वामी का हस्ताक्षर

अजय कुमार उर्फ मुन्नु बाबू

तकनीकि व्यक्ति/भूस्वामी का नाम

Saurabh Kumar Mishra

SAURABH KUMAR MISHRA
Registered Architect
Govt. of Bihar
CA Reg No - CA/2019/11434

तकनीकी व्यक्ति का हस्ताक्षर

नगर निगम पूर्णिया

वंदना कुo

3/10/24

तारीख 21.09.2024

पता– पूर्णिया