SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

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

Purnea (Bihar) 854 301

Ref.No.: SPR/Q-2/PR/24-25

Date..14.10.24....

FORM-7

[REGULATION9]

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: 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		
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	**BRERAP00270-6/1038/R-818/2019**	Name of Project/Phaseof Registered Project	**PANORAMA RAMESHWARAM**
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	31/07/2022		
Starting date of Project or Phase of the Project	31/07/2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial, 4. Plotted project	RESIDENTIALCUM COMMERCIAL APARTMENT B+G+7	
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, - 3. 3 BHK SHOP	FLAT FLAT FLAT	2836.38 17186.40 7260 20936.78	8 28 8 =44 106	22 FLAT 1. Booked- / Allotted - 22 2. Sold- 21	22 FLAT Booked/ Allotted- 22 Sold - 19
					Percentage of booking 100%	Percentage of booking 100%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	NA
	NA	1. Booked/Allotted -	
		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. **127/19-20.**

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%	

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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	YES		
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.	1161201011349
2.	Estimated Cost of the Project including land cost at the start of the Project	1145.54 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	708.74 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	NO
5.	Amount received during the Quarter	Rs.2,31,000/-
6.	Actual Cost Incurred during the Quarter	NIL
7.	Net amount at end of the Quarter	Rs.3,84,922.62/-
8.	Total expenditure on Project **till date**	Rs.10,72,77,588/-
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

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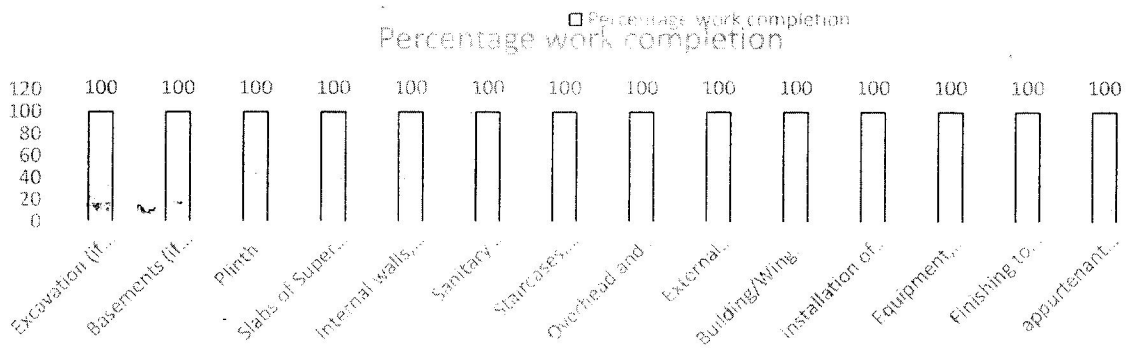
XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	nil
2.	Name of Parties	na
3.	No of Execution Cases against this project Case No. Name of Parties	nil
4.	No of Suo - Moto cases against this project Case No. Name of Parties	nil
5.	No of Certificate cases /PDR cases 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	0
3.	No. of possessions given to allottees	8

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.

Signature of Promoter

Simanchal Infratech Pvt. Ltd.

Name: Simanchal Infratech Pvt. Ltd. Authorise

Date:14/10/2024

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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 : Panorama Rameshwaram

Date: 05.07.21

To,
The Simanchal Infratech pvt ltd
(Name & Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of Panorama Rameshwaram **Building(s)** _____ **Wing(s) of the** _____ **Building /Phase of the Project [RERA Registration Number** BRERAP00290-6/1038/R-818/2019 **] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no.** 128, 129 **village** Navratan Purnia **taluka** _____ **District** Purnia **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 Panorama Rameshwaram 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 _____ of Division Purnia village Navratan Purnia taluka _____ 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 BRERAP00290-6/1038/R-818/2019 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

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

TABLE -A CONSTRUCTION PROGRESS OF THE PROJECT PANORAMA RAMESHWARAM			
1. Plan Case No. **127/19-20.**			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	
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%	

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

TABLE-B

AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS THE PROJECT PANORAMA RAMESHWARAM

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	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	YES		
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		

Saurabh Kumar Mishra.

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

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. 10,72,77,588.00 for the project PANORAMA RAMESHWARM having RERA No.- BRERAP00270-5/1038/R-818/2019.

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)
PARTNER
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,

पूनम सिंह
नवरतनहाटा
पूर्णिया, बिहार ।
(आवेदक का नाम और पता बड़े अक्षरों में)

सेवा में,

श्रीमान् 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 ..... नगर निगम/नगर परिषद्/नगर पंचायतों/महानगर क्षेत्रों/आयोजना क्षेत्र की ..... प्लौट नं० (सी०एस०) 128/129 क ख प्लौट नं० (एम०एस०पी०) ..... खाता नं० 240 होल्डिंग नं० 145, ... गाँव नवरतनहाटा की बाबत निर्माण, पुनर्निर्माण या तात्विक परिवर्तन के लिए विकास का सर्वेक्षण मेरे द्वारा किया गया है और स्वीकृति सं० 127/19-20 दिनांक– 16/07/2019 के अधीन स्वीकृत योजनाओं के अनुसार तारीख 25.09.24 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, पुंननिर्मित, या परिवर्तित किया गया है अथवा बनाया और परिबर्धित किया गया है।

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

Punam Singh
सूचीवद्ध तकनीकि व्यक्ति/भूस्वामी का हस्ताक्षर

पूनम सिंह
तकनीकि व्यक्ति/भूस्वामी का नाम

Saurabh Kumar Mishra
SAURABH KUMAR MISHRA
Registered Architect
तकनीकी व्यक्ति का हस्ताक्षर
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348

कार्यालय नगर निगम, पूर्णियाँ
निगम

तारीख 25.09.2024
पता– पूर्णिया

वंदना कुमारी
3/10/24