PANORAMA GROUP

SIMANCHAL INFRATECH PVT.LTD.

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

Ref.No.: SIPL/PSDV/QPR-IV/24-25 Date 11/4/25

FORM-7[REGULATION-9]

Quarterly progress report for quarter ending 31st March of 2025

II 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	**BRERAP00270-018/193/R-1686/2024**	Name of Project/Phase of Registered Project	**PANORAMASD VATIKA**
Name of Promoter	**SIMANCHAL INFRATECH PVT. LTD.**	Project Address	NEAR MAHADEV CHOWK, SHIVPURI, ARARIA, BIHAR-854311.
Name of Co-promoter	NA		
Project Registration is valid upto	14/12/2028		
Starting date of Project or Phase of the Project	14/12/2023		
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 apartment	Total Number of Apartments in Promoter's share - **15 Duplex** 1. Booked / Allotted - 5 2. Sold- 0 **FLAT- 42** 3. Booked / Allotted - 3 4. Sold- 0	Total Number of Apartments in Landowner's share- **10 DUPLEX** Booked/ Allotted- 0 Sold - 0 **FLAT -30** 1. Booked / Allotted - 0
	1. 2 BHK, - 2. 3 BHK 3. 2 BHK FLAT - 4. 3 BHK FLAT 1 BHK FLAT	DUPLEX DUPLEX	5597.78 16065.22 25372.08 12092.08 11709.89	Duplex 25 36 24 12 Total =72 flat	Percentage of booking 33 % DUPLEX 7 % (FLAT)	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

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. **NPA/115/2023-24**

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 (Duplex) Excavation (TOWERS)	90% YET TO START	30/06/25
2	Basements (if any)	NA	NA
3	Podiums (if any)	NA	NA
4	Plinth duplex Plinth Tower	90% 0%	31/12/2025 30/06/2025
5	Stilt Floor	NA	NA
6	Slabs of Super Structure duplex Slabs of Super Structure Tower-I Slabs of Super Structure Tower-II Slabs of Super Structure Tower-III	60% 0% 0% 0%	30/06/26 31/07/2027 29/02/2028 30/04/2028
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. TOWER-I TOWER-II TOWER-III	50%	31/03/2027 30/11/2028 30/11/2028 30/11/2028
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	30/09/2026 31/07/2028 31/10/2028 31/10/2028
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. (Duplex) Tower-I TOWER-II TOWER-III	YET TO START	30/09/2026 31/07/2028 31/10/2028 31/10/2028

10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	31/03/2027 30/11/2028 30/11/2028 30/11/2028
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 TOWER-I TOWER-II TOWER-III	YET TO START YET TO START	30/06/2027 30/11/2028 30/11/2028 30/11/2028

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	30%	31/10/2026
2.	Water Supply	YES	YET TO START	10/06/ 2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START	31/05/2026
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	70%	15/04/2025
6.	Street Lighting	YES	YET TO START	31/07/2025
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	YET TO START	10/06/2026
13.	Closed Parking DUPLEX TOWERS (I, II, III)	YES YES	18% 0%	31/05/2026 30/11/2028
14.	Open Parking	YES	YET TO START	30/04/2027
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	YET TO START	30/11/2028
16.	Others (Option to AddMore)	NA		

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

		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			
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. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120026215789
2.	Estimated Cost of the Project including land cost at the start of the Project	205.9 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	1334 LAKH
4.	Any Variation in Development Cost which is declared at the start of the Project.	NIL
5.	Amount received during the Quarter	Rs.71,00,000/-
6.	Actual Cost Incurred during the Quarter	Rs.67,00,000/-
7.	Net amount at end of the Quarter	RS.1567/-
8.	Total expenditure on Project **till date**	Rs.2,08,20,410/-
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

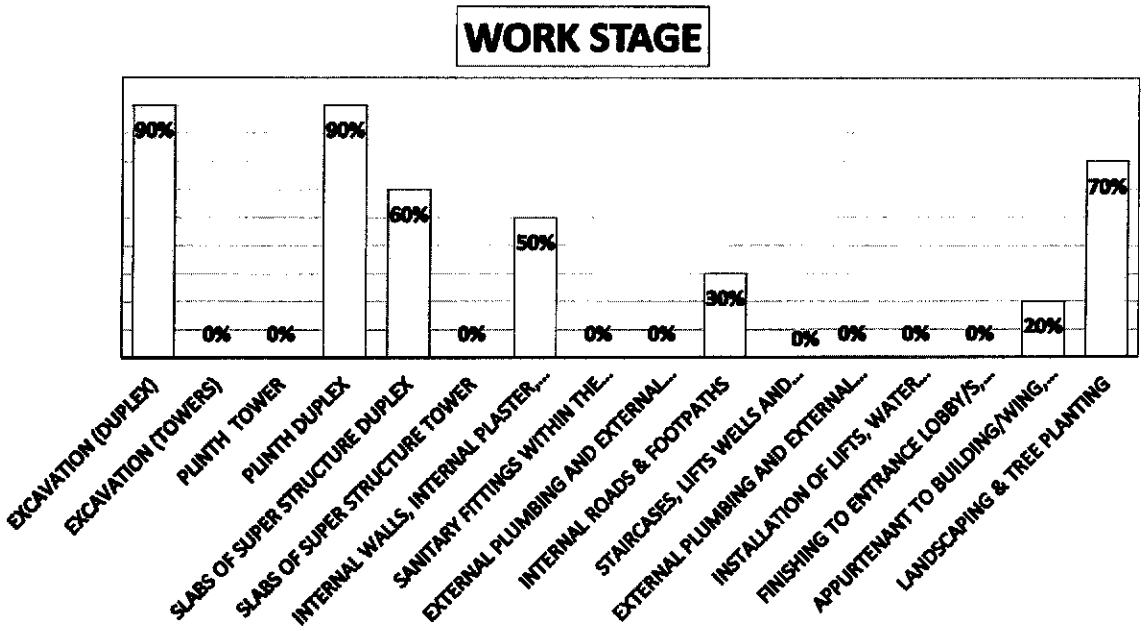
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
NO, MORTGAGE OR CHARGE CREATED BY PROMOTER AGAINST PROJECT

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	1
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?

PROJECT IS AS PER SCHEDULED TIME


WORK STAGE
90%
0%
0%
90%
60%
0%
50%
0%
0%
30%
0%
0%
0%
0%
20%
70%
EXCAVATION (DUPLEX)
EXCAVATION (TOWERS)
PLINTH TOWER
PLINTH DUPLEX
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

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned Apartments TOTAL -25 DUPLEX TOTAL -FLAT 72 1 BHK - 2 BHK,- DUPLEX 3 BHK DUPLEX - 4 BHK - 5 BHK VILLA Shop - Bungalow- Plot etc FLAT (TOWER-I) – 1 BHK- 2 BHK- 3 BHK- FLAT (TOWER-II) – 1 BHK- 2 BHK- 3 BHK- FLAT (TOWER-III) – 1 BHK- 2 BHK- 3 BHK-	Details of allotment made so far With Flat number/Bungalow-Plot etc. DUPLEX NO. 01 3 BHK DUPLEX NO. 02 3BHK DUPLEX NO. 20 3BHK DUPLEX NO. 25 3BHK DUPLEX No. 21 3 BHK TOWER-I FLAT 1 BHK-105 FF FLAT 1 BHK-305 TF TOWER-II FLAT-1 BHK-105 FF	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.

Director

Name: SANJEEV MISHRA

Date: 11.04.2025

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: 11.04.2025

BRERA Registration Number: BRERAP00270-018/193/R-1686/2024
Project Name : PANORAMA SD VATIKA
Promoter Name: SIMANCHAL INFRATECH PRIVATE LIMITED
Cost of Real Estate Project: Rs.2059 LAKH

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.

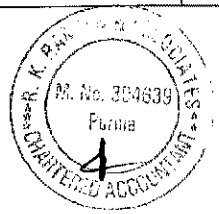
The Promoter in compliance with section 4(2)(l)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: SIMANCHAL INFRATECH PRIVATE LIMITED PANORAMA SD VATIKA
Designated Account Number: 120026215789
Bank Name: CANARA BANK
IFSC Code: CNRB0001161
Branch Name: PURNIA MAIN

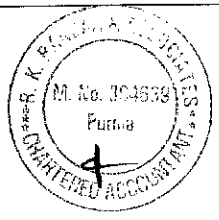
M No 294633
Purnia

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.	7,25,00,000/-	
	Sub – Total Land Cost	7,25,00,000/-	
	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 during this quarter **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	13,34,00,000/-	67,00,000/-



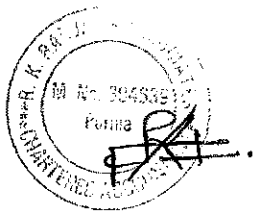
	the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
Sub – Total Development Cost		13,34,00,000/-	67,00,000/-
	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.2059 Lakh Rs.2.08 Cr. .....% 26% .....% Rs.2.08 Cr.	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement during quarter 9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs.167.38 LAKH Rs.167.38 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.....	



This certificate is being issued for the project **PANORAMA SD VATIKA** with RERA Registration No. BRERAP00270-018/193/R-1686/2024 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: 304639.



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 SD Vatika

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 SD Vatika_____No. of Building(s)/Duplex , Block(s) of the ____ Phase of the Project [BRERA Registration Number BRERAP00270-018/193/R-1686/2024] situated on the Khasra No. / Plot no. 8039 , Village- Araria, Tehsil - Araria Competent/ Development authority - Nagar Parishad Araria , District - Araria PIN - 85411 admeasuring _____ 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 SD Vatika Building(s)/_(Duplex) Block/ Tower (s) of _____Phase of the Project, situated on the Khasra No. / Plot no. 8039 of village Araria,Araria tehsil Araria, competent/ development authority Nagar Parishad Araria District Araria PIN 854311 admeasuring _____ 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 : Panorama SD Vatika, 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 BRERAP00270-018/193/R-1686/2024 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 SD VATIKA

Sr. No.	Tasks/Activity	Percentageof WorkDone	Time Schedule to complete remaining Work DD/MM/YY	
	Excavation (Duplex) Excavation (TOWERS)	90% YET TO START	30/06/25	
2	Basements (if any)	NA	NA	
3	Podiums (if any)	NA	NA	
4	Plinth duplex Plinth Tower	90% 0%	31/12/2025 30/06/2025	
5	Stilt Floor	NA	NA	
6	SlabsofSuperStructure duplex SlabsofSuperStructure Tower-I SlabsofSuperStructure Tower-II SlabsofSuperStructure Tower-III	60% 0% 0% 0% 0%	30/06/26 31/07/2027 29/02/2028 30/04/2028	
7	Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises. Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises. TOWER-I TOWER-II TOWER-III	50%	31/03/2027 30/11/2028 30/11/2028 30/11/2028	
8	Sanitary Fittings within theFlat/Premises,ElectricalFittings withinthe Flat/Premises (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	30/09/2026 31/07/2028 31/10/2028 31/10/2028	
9	Staircases, Lifts Wells andLobbiesateachFloor level, Overhead and UndergroundWaterTanks. (Duplex) Tower-I TOWER-II TOWER-III	YET TO START	30/09/2026 31/07/2028 31/10/2028 31/10/2028	

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

10	External plumbing and externalplaster,elevation,completi onofterraces with waterproofing ofthe Building/Wing. (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	31/03/2027 30/11/2028 30/11/2028 30/11/2028	
11.	Installation of Lifts, waterpumps,FireFightingFitting sand Equipment as per CFONOC, Electrical fittings,Mechanical Equipment, compliance toconditionsofenvironment/CRZN OC, Finishing to entrance lobby/s,plinthprotection,pavingofar eas appurtenanttoBuilding/Wing,Co mpound Wallandall other TOWER-I TOWER-II TOWER-III	YET TO START YET TO START	30/06/2027 30/11/2028 30/11/2028 30/11/2028	

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

TABLE-B

Internal and ExternalDevelopment 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	30%		31/10/2026
2.	Water Supply	YES	YET TO START		10/06/ 2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START		31/05/2026
4.	Storm Water Drains	NA	NA		
5.	Landscaping & Tree Planting	YES	70%		15/04/2025
6.	Street Lighting	YES	YET TO START		31/07/2025
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	YET TO START		10/06/2026
13.	Closed Parking DUPLEX TOWERS (I, II, III)	YES	18%		31/05/2026 30/11/2028
14.	Open Parking	YES	YET TO START		30/04/2027
15	ElectricalMeterRoom,Sub-Station,Receiving Station	YES	YET TO START		30/11/2028

Signature & Name of Architect

Registration No./License No.....

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