SIMANCHAL INFRATECH PVT.LTD.

(PANORAMA GROUP)

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

Ref.No.: PSDV/SPPR-1/24-25 Date..14/07/2024

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	**BRERAP00270-018/193/R-1686/2024**	Name of Project/Phaseof 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 up to	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 TOWNSHIP G+1 & G+4 APARTMENT	
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 Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 2 BHK, -	DUPLEX	5597.78	Duplex 25	15 Duplex	10 Duplex
	2. 3 BHK	DUPLEX	16065.22		1. Booked / Allotted - 3	Booked/ Allotted- 0
	3. 2 BHK FLAT -		25372.08	36	2. Sold- 0	Sold - 0
	4. 3 BHK FLAT		12092.08	24	**FLAT- 42**	**FLAT -30**
	5. 1 BHK FLAT		11709.89	12	3. Booked / Allotted - 3	1. Booked / Allotted - 0
				Total =72 flat	4. Sold- 0	2. Sold- 0
					Percentage of booking 20% (DUPLEX) 7%(FLAT)	Percentage of booking NIL

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			

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 (if any) duplex Excavation (TOWERS)	70% YET TO START	30/06/25
2.	Basements (if any)	NA	NA
3.	Podiums (if any)	NA	NA
4.	Plinth duplex Plinth Tower	20% 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	10% 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	5%	30/09/2026 31/12/2027 31/07/2028 31/07/2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	31/03/2027 30/11/2028 30/11/2028 30/11/2028

PANORAMA GROUP

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	30/06/2027 30/11/2028 30/11/2028 30/11/2028
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	YET TO START	30/06/2028

PANORAMA GROUP
A unit of Sinanchal Infratech Pvt. ltd.

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	YET TO START	31/10/2024
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	YET TO START	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	

PANORAMA GROUP

12.	Fire Protection and Fire Safety Requirements	YES	YET TO START	10/06/2026
13.	Closed Parking	YES	YET TO START	31/05/2026
14.	Open Parking	YES	YET TO START	30/04/2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	YET TO START	15/06/2026
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		

PANORAMA GROUP
A unit of Simanchal Infratech Pvt. ltd.

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

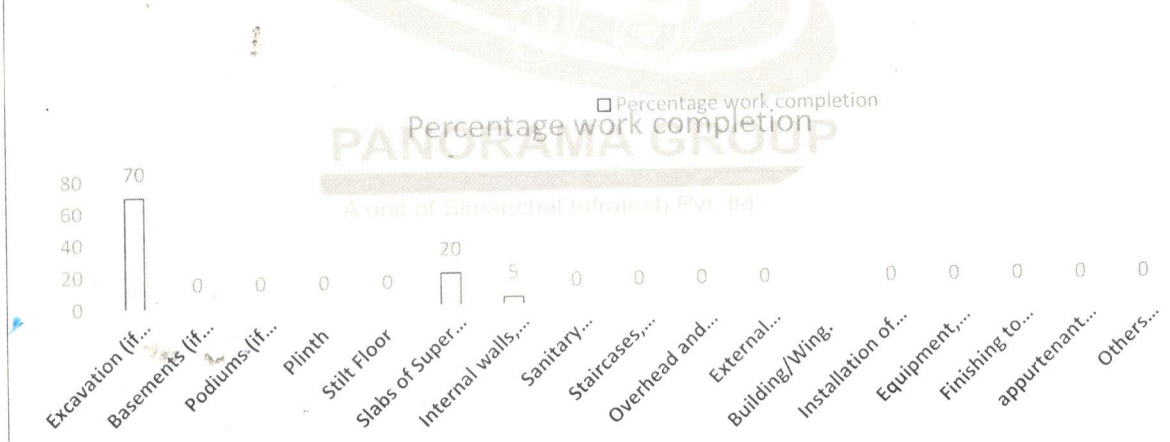
X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120026215789
2.	Estimated Cost of the Project including land cost at the start of the Project	205.9 LAKH
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land 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.1747000/-
6.	Actual Cost Incurred during the Quarter	Rs.36,76,460/-
7.	Net amount at end of the Quarter	RS.7520/-
8.	Total expenditure on Project **till date**	Rs.40,76,460/-
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
NONE	
NONE	

PANORAMA GROUP

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

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART



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

PANORAMA GROUP
A unit of Simanchal Infratech Pvt. ltd.

No

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 :14/07/2024

PANORAMA GROUP
A unit of Simanchal Infratech Pvt. ltd.