SIMANCHAL INFRATECH PVT.LTD.

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

Ref.No.: OPA/PSD/R-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	**BRERAP00270-018/193/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 - 3 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. - DUPLEX	5597.78	Duplex 25	Percentage of booking 20 % DUPLEX 7 % (FLAT)	Percentage of booking NIL
	2. 3 BHK DUPLEX	16065.22	36		
	3. 2 BHK FLAT -	25372.08	24		
	4. 3 BHK FLAT	12092.08	12		
	1 BHK FLAT	11709.89	Total =72 flat		

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

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			

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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 (if any) 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	60% 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	30% 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	30%	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

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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

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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	10%	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	20%	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	10%	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

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		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	

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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.31,50,000/-
6.	Actual Cost Incurred during the Quarter	Rs.35,55,000/-
7.	Net amount at end of the Quarter	RS.7520/-
8.	Total expenditure on Project **till date**	Rs.76,31,460/-
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

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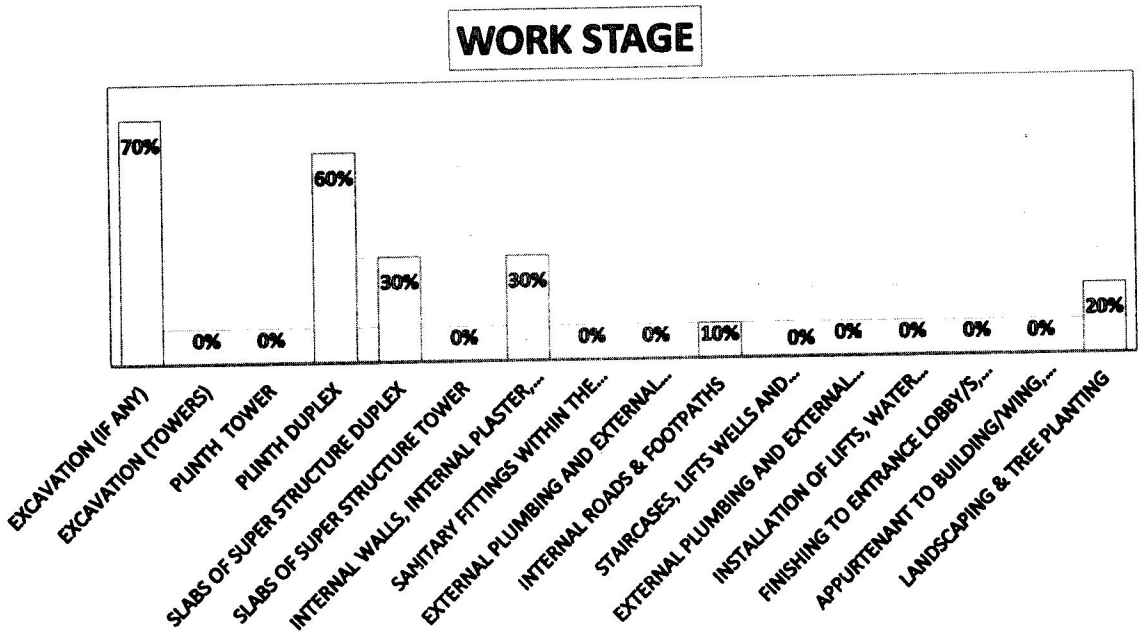
XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/ Promoter	
1.	Case No.	NIL
2.	Name of Parties	
3.	No. of Execution Cases against this project Case No. Name of Parties	NIL
4.	No of Suo-Moto cases against this project Case No. Name of Parties	NIL
5.	No of Certificate cases/PDR cases against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

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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	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

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project 22.2059 lakh
Bihar RERA Registration Number BRERAP00290-018/193/Q.1686/2024

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
	Land Cost :	
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	7,25,00,000/-
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
c.	Acquisition cost of TDR (if any)	
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	

Note :(for total cost of construction incurred, Minimum of

(i) or (ii) is to be considered).

(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,

(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

Sub-Total of Land Cost 7,25,00,000/-

Sr.No.	Particulars	Amount (Rs.) Estimated	Incurred
Ii	**Development Cost/ Cost of Construction :**	13,34,00,000/-	
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 F.Y. 24-25		35,55,000/-

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 (i) construction of 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 of Development Cost 13,34,00,000/-

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	20,59,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	76,31,460/-
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant

(Membership Number 304639)

Name RAJEEV KUMAR RANJAN

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 SDvatika

Date: 15.10.24

To,
The Simanchal Infratech pvt Ltd.
(Name & Address of Promoter)
3rd floor, Zila School Road
Purnia, Bihar- 854301

Subject: Certificate of Percentage of Completion of Construction Work of Duplex & Tower **Building(s)** _____ **Wing(s) of the** _____ **Building /Phase of the Project [RERA Registration Number** BRERAP00270-018/193/R-1686/2024 **] situated on the Plot bearing C.N. No / CTS No. / Survey no. Final Plot no.** 8039 **village** Araria _____ **taluka** _____ **District** _____ **PIN** 854311 **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 _____ 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 8039 of Division Araria village Araria taluka _____ District Araria PIN 854311 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 BRERAP00270-018/193/R-1686/2024 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

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

License No.

TABLE-A
CONSTRUCTION PROGRESS OF THE PROJECT PANORAMA SD VATIKA

1. PlanCaseNo. **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) Excavation (TOWERS)	70% YET TO START	
2	Basements (if any)	NA	
3	Podiums (if any)	NA	
4	Plinth duplex Plinth Tower	60% 0%	
5	Stilt Floor	NA	
6	SlabsofSuperStructure duplex SlabsofSuperStructure Tower-I SlabsofSuperStructure Tower-II SlabsofSuperStructure Tower-III	30% 0% 0% 0%	
7	Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises. Internalwalls,InternalPlaster,Floorings, Doors and Windows withinFlats/Premises. TOWER-I TOWER-II TOWER-III	30%	
8	Sanitary Fittings within theFlat/Premises,ElectricalFittingswithinthe Flat/Premises (DUPLEX) TOWER-I TOWER-II TOWER-III	YET TO START	
9	Staircases, Lifts Wells andLobbiesateachFloor level, Overhead and UndergroundWaterTanks. (Duplex) Tower-I TOWER-II TOWER-III	NIL	

	externalplaster,elevation,completionofterraces with waterproofing ofthe Building/Wing. (DUPLEX) TOWER-I TOWER-II TOWER-III		
11.	Installation of Lifts, waterpumps,FireFightingFittingsand Equipment as per CFONOC, Electrical fittings,Mechanical Equipment, compliance toconditionsofenvironment/CRZNOC, Finishing to entrance lobby/s,plinthprotection,paving ofareas appurtenanttoBuilding/Wing, Compound Wallandall other TOWER-I TOWER-II TOWER-III	NIL YET TO START	

TABLE-B
AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS OF THE PROJECT PANORAMA SD VATIKA.

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	10%	
2.	Water Supply	YES	YET TO START	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES, LOCAL AUTHORITY	YET TO START	
4.	Storm Water Drains	NA	NA	
5.	Landscaping & Tree Planting	YES	20%	
6.	Street Lighting	YES	YET TO START	
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	
13.	Closed Parking DUPLEX TOWERS (I, II, III)	YES	10%	
14.	Open Parking	YES	YET TO START	
15	ElectricalMeterRoom,Sub-Station,ReceivingStation	YES	YET TO START	
16.	Others(OptiontoAddMore)	NA		

Saurabh Kumar Mishra

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