

Date :

Date: 14-01-2023

To,

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Third Quarter (2022-2023) i.e. 01.10.2022 to 31.12.2022 of "WINSOME GURTEJ", Danapur, Patna, BRERA Regn. No. BRERAP60002-1/73/R-1167/2021.

Dear Sir,

With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly Report for the Third Quarter (2022-2023) for the project named "Winsome Gurtej" located at Digha Part of Cadastral, Khesra/Plot No.- 813(P), Khata No.-01, Mauza - Digha

A detailed quarterly report of the project is attached along with this letter as Annexure - A.

Kindly acknowledge the receipt of the same.

Thanking You

WINSOME REALTORS


Sanjeev Kumar **PARTNER**

(Partner, Winsome Realtors)

ANNEXURE-A

Quarterly Progress Report for quarter ending December 2022 (Year)

I.PARTICULARSOFPROJECT			
Project Registration Number	BRERAP60002-1/73/R1167/2021	Name of Project/Phase Of Registered Project	Winsome Gurtej
Name of Promoter	Winsome Realtors	Project Address	Digha Part of Cadastral(Khesra/Plot No.-813(P),Khata No.-1862,Thana No.-01,Mauza-Digha.
Name of Co-promoter			
Project Registration is valid up to	31-05-2024		
Starting date of Project Phase Of the Project	14-07-2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial4,Plotted project	Residential	
Period of validity of map by the Competent Authority			

II.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/Block Number	ApartmentType		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -16
	1. 1BHK	-		-16	1. Booked/ Allotted-11 2. Sold-0
	2. 2BHK,	-			
	3. 3BHK	-			
	4. Shop	-			
	5.Bungalow	-			
	6.Plotetc.	-			

III.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted	11
1	16	2. Sold	0

IV.ConstructionProgressoftheProject		
1. Building/Wing/LayoutNumber		
S.No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation(ifany)	Completed

2.	Basements(if any)	
3.	Podiums(if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal wall completed -50%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	

V. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes		
2.	Water Supply	Yes		

3.	Sewerage (Chamber, Line,SepticTank,STP)	No		
4.	StormWaterDrains	No		
5.	Landscaping&TreePlanting	Yes		
6.	StreetLighting	Yes		
7.	CommunityBuildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid WasteManagement&Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	ClosedParking	Yes		
14.	OpenParking	No		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	Yes		
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS(EACHBLOCK)OF THE BUILDING		
S.No.	Particulars	
1.	Front Elevation.	Pictures attached at the end of the document.
2.	Rear Elevation	Pictures attached at the end of the document.
3.	Side Elevation	Pictures attached at the end of the document.

VII. FinancialProgressoftheProject		
S.No.	Particulars	Amount(InRs.)

(1)	(2)	(3)
1.	Project Account No.	333905001198
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	Rs. 1,42,58,087/-
4.	Actual Cost Incurred during the Quarter	Rs. 91,51,571/-
5.	Net amount at end of the Quarter	Rs. 76,93,484/-
6.	Total expenditure on Project till date	Rs. 2,90,21,683/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Not Applicable

VIII.MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	CaseNo.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	03

Undertaking:

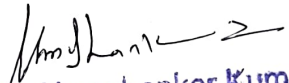
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

WINSOME REALTORS


Signature of Promoter **PARTNER**

Name:

Date:


AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/54023

