winsome

WINSOME REALTORS

Date:- 15-04-2025

To,
The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

SUB:- Submission of Quarterly Progress Report of Fourth Quarter (2024-2025) i.e., 01.01.2024 to 31.03.2024 of "**WINSOME GURTEJ**", Danapur, Patna, RERA Regn. No.- **BRERAP60002-1/73/R-1167/2021.**

Dear Sir,

With reference to the above-mentioned subject and as per the requirement of quarterly Progress reports compliance, we are hereby submitting the project quarterly Report for the Fourth Quarter (2024-2025) for the project named "**Winsome GURTEJ**" located at Digha, part of Cadastral (Khesra/plot No- 813(P), Khata No- 1862, Thana No- 01, Mauza- Digha) Danapur, Patna-801503.

A detailed quarterly report of the project is attached along with this letter as Form-7

Kindly acknowledge the receipt of the same.

Thanking You,

WINSOME REALTORS

WINSOME REALTORS
PARTNER

Sanjeev Kumar
(**For, Winsome Realtors**)

Winsome Realtors
101, Suksha Presidency, Ramjaipal Road, Bailey Road, Patna-801503, Bihar India | +91 9123230464
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FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/~~June/sept/December~~ of 2024-25 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's ~~Registration Number/CIN No~~/Partnership deed no/~~LLP Details/Any other registration with MSME Or Govt. Bodies~~		Name of Firm	WINSOME REALTORS
Firm Address :	101, Suksha Presidency, Ram jaipal Nagar, Baily Road, Danapur, Patna - 801503		
Total Experience of promoter in Real Estate sector	16 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	04	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	06	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP60002-1/73/R-1167/2021**	Name of Project/Phase of Registered Project	Winsome Gurtej
Name of Promoter	Sanjeev Kumar	Project Address	Nasriganj, Patna, Bihar Thana no-17, Mauza – Sikandarpur
Name of Co-promoter	Jorawar Pd. Singh		
Project Registration is valid up to	31/05/2024		
Starting date of Project or Phase of the Project	14/07/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority	Map Sanctioned on		

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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 - 16 1. Booked / Allotted -16 2. Sold-	Total Number of Apartments in Landowner's share -0 3. Booked/ Allotted - Sold -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			16	Percentage of booking- 100%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	16
	20	2. Sold -	12

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				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded for each Building / Wing)

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)	NO	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	100%	
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	100%	
4.	Storm Water Drains	No	No	
5.	Landscaping & Tree Planting	No	No	
6.	Street Lighting	Yes	90%	
7.	Community Buildings	No	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NO	
9.	Solid Waste Management & Disposal	No	NO	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	No	NO	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	

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13.	Closed Parking	Yes	100%	
14.	Open Parking	No	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No	NO	

VIII. A 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	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage Chambers Septic Tank	Yes	100%	
4	Drains	Yes	100%	
5.	Parks, Land Scaping and Tree Planting	No	0%	
6.	Street Lighting	Yes	90%	
7.	Disposal of sewage & sullage water	No	No	
8.	Water conservation/Rain Water Harvesting	Yes	100%	
9.	Energy Management	No	No	

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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attached at the End
	2.	Rear Elevation	Attached at the End
	3.	Side Elevation	Attached at the End
(B)		Photograph of each floor	Attached at the End

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	33395001197
2.	Estimated Cost of the Project including land cost at the start of the Project	10,94,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	nill
5.	Amount received during the Quarter	Rs. 44,35,206/-
6.	Actual Cost Incurred during the Quarter	Rs. 2,22,33,835/-
7.	Net amount at end of the Quarter	Rs. 20,028/-
8.	Total expenditure on Project **till date**	Rs. 10,28,12,055/-
9.	Cumulative fund collected till the end of Quarter in question	Rs.10,58,96,045/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 10,28,12,055/-

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.	None
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	None
4.	No of Suo - Moto cases against this project Case No. Name of Parties	None
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	None
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	05
2.	Agreement for Sale	01
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

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WINSOME REALTORS

PARTNER

Signature of Promoter

Name: **Sanjeev Kumar**

Date:15.04.2025

Date: 13/04/2025

TO WHOMSOEVER IT MAY CONCERN

Sub: Construction work progress report in Quarter **January – March 2024-25** of the Project- **Winsome Gurtej** Mauza - Digha, Thana No-1,Part Of Cadastral Survev Plot No 813, Khata No -1862, Tauzi No-5728,Pargana - And Survey Thana-Phulwari Sharif At Present - Digha, Town And District -Patna In The State Of Bihar, Block- Patna Sadar Mauja – Digha, District – Patna, Plot No -PART of 813 (Survey Plot No.- 813, Tauzi No.- 5728, Narar Par, Danapur, Patna) On the request of Client, visited the Site on 05/01/2025. It's a Residential Project located at (Survey Plot No.-813, Tauzi No.-5728, Digha-AIIMS Nahar road, Danapur, Patna).

RERA Registration No- **BRERAP60002-1/73/R-1167/2021**.
Developer – **Winsome Realtors**

Current Construction Status on Site:

Internal paint completed.
Tiles Flooring completed.
Sanitary fitting completed.
Electric fittings completed.
External paint is completed.
Lift installed.

ARCHITECT
UMA SHANKAR KUMAR
Urban Development & Housing Dept.
Govt. of Bihar
Reg. No. - CA/2011/54023

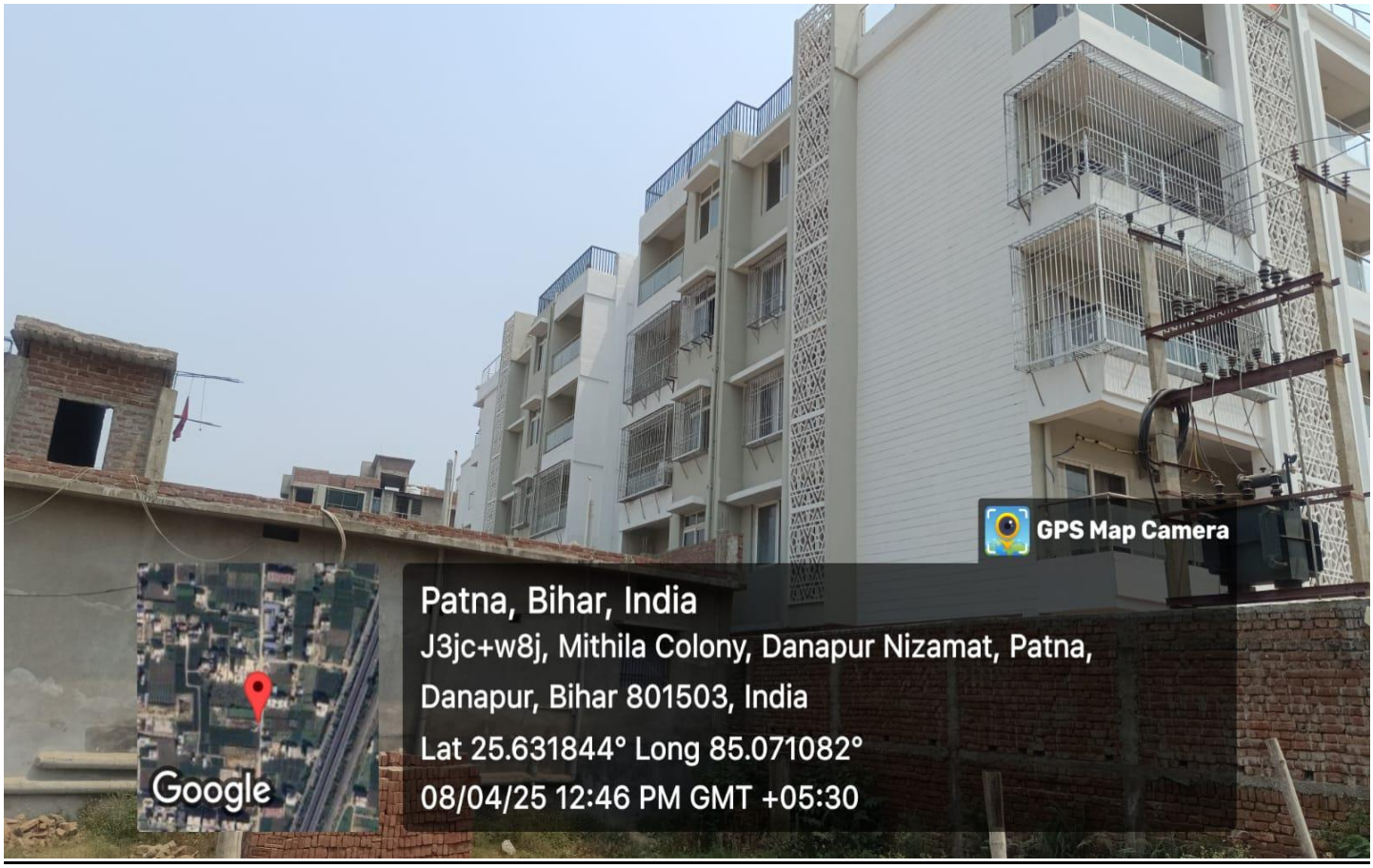
AR. Umashankar Kumar

WINSOME GURTEJ

Gurtej front view

Gurtej back side view

Gurtej north side view



Gurtej south side view