winsome

WINSOME REALTORS

Date:- 15-10-2024

To,

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Second Quarter (2024-2025) i.e., 01.07.2024 to 30.09.2024 of "WINSOME GURTEJ", Danapur, Patna, BRERA Regn. No. BRERAP60002-1/73/R-1167/2021.

Date: 15-10-2024

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 Second 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

Sanjeev Kumar

PARTNER

Sanjeev Kumar

(Partner, Winsome Realtors)

FORM-7[REGULATION-9]

Quarterlyprogressreportforquarterending March/June/sept/Decemberof 2024(year)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**BRERAP60002-1/73/R-1167/2021**	NameofFirm	Winsome Realtors
FirmAddress:	101 SUKSHA PRESIDENCY RAM JAI PAL NAGAR BAILEY ROAD DANAPUR		
TotalExperienceofpromoterin RealEstatesector	16 YEAR		
TotalExperienceinRealEstate afterImplementationofRERA			
NoofProjectdoneBefore Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		
No of Project done After ImplementationofRERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	**BRERAP60002-1/73/R-1167/2021**	NameofProject/Phase of Registered Project	WINSOME GURTEJ
NameofPromoter	Winsome Realtors	ProjectAddress	DIGHA,PART OF CADASTRAL SURVEV PLOT NO 813, KHATA NO - 1862,DISTRICT – PATNA, BIHAR
NameofCo-promoter			
ProjectRegistrationisvalidupto	28-02-2025		
StartingdateofProjectorPhase oftheProject	01-05-2021		
TypeofProjectorPhaseofthe Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	Residential	
Period of validity of map bythe CompetentAuthority			

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 -15 2. Sold-0	Total Number of Apartments in Landowner's share -0 3. Booked/ Allotted - 0 Sold -0
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			1	Percentage of booking	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 -	15
1	20	2. Sold -	0

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.				

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	95%	
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	95%	

	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	95%	
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	30%	
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	95%	
11.	Energy Management	No	NO	

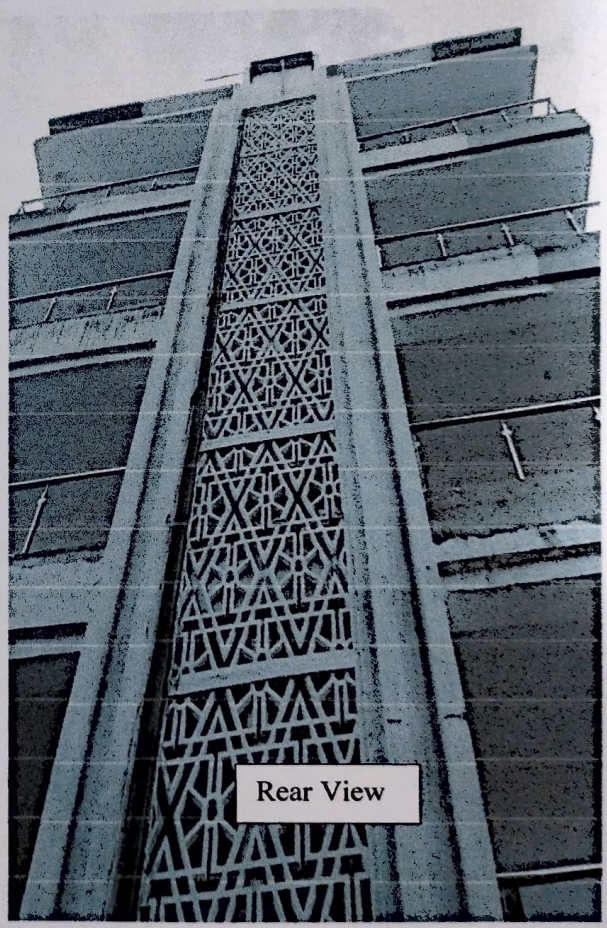
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No	NO	

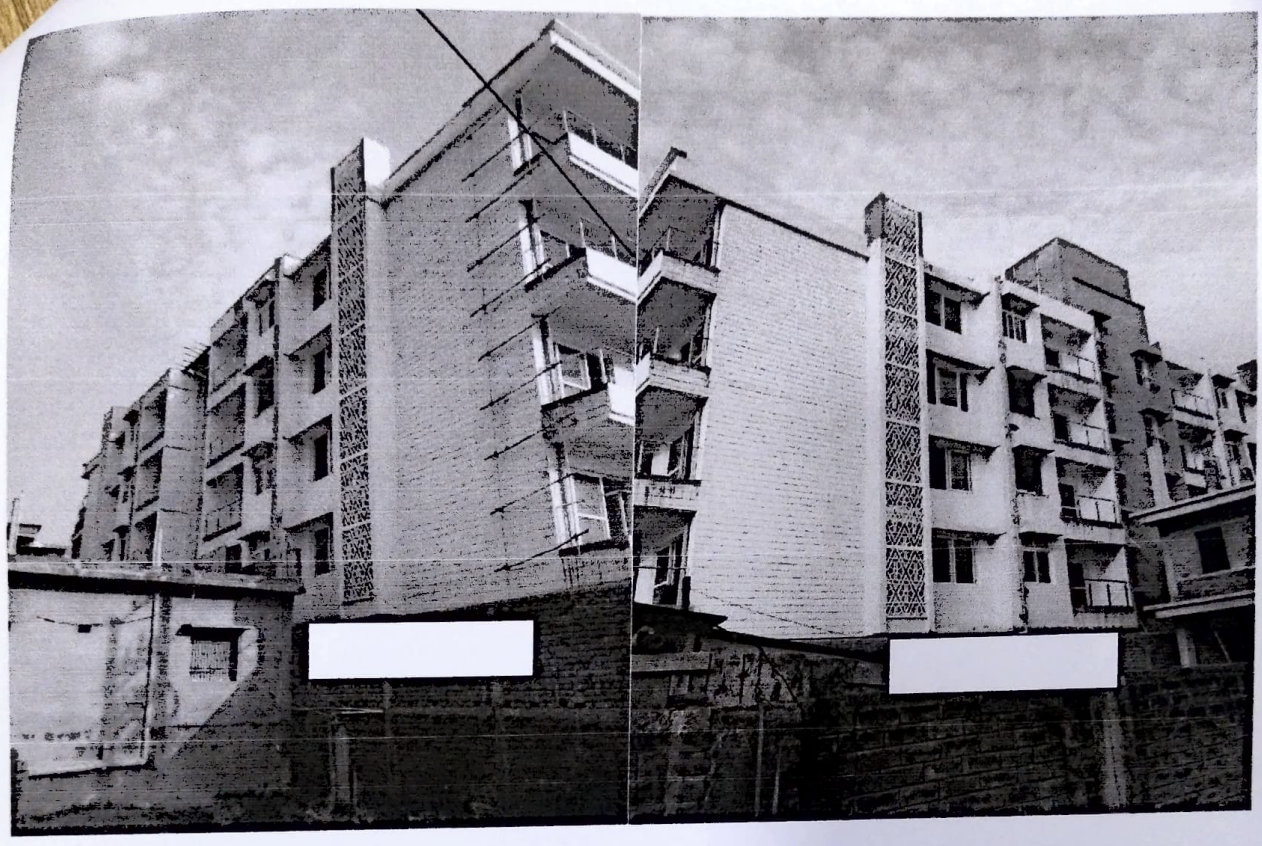
VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE O F PLOTTED DEVELOPMENT

		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	95%	
2.	Water Supply	Yes	100%	
3.	Sewerage Chambers Septic Tank	Yes	100%	
4	Drains	Yes	95%	
5.	Parks, Land Scaping and Tree Planting	No	0%	
6.	Street Lighting	Yes	30%	
7.	Disposal of sewage & sullage water	No	No	
8.	Water conservation/Rain Water Harvesting	Yes	95%	
9.	Energy Management	No	No	

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







X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	333905001197
2.	Estimated Cost of the Project including land cost atthe start of the Project	
3.	EstimatedDevelopmentCost of theProject atthe startoftheProject.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	AmountreceivedduringtheQuarter	8639254
6.	ActualCost IncurredduringtheQuarter	1615245
7.	Netamountatend oftheQuarter	7024009
8.	TotalexpenditureonProject**tilldate**	66992831
9.	CumulativefundcollectedtilltheendofQuarterin question	87319439
10.	Cumulative expenditure done till the end of Quarter in question	66992831

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

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	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
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?		

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.

WINSOME REALTORS

PARTNER

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

Signature of Promoter

Name:

Date: