



SHREE VASUDHA INFRACON

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

SUB: Submission of Quarterly Report of First Quarter (2024-2025) i.e. 01.04.2024 to 30.06.2024 of "WINSOME DWARIKA RESIDENCY", Danapur, Patna, BRERA Regn. No. BRERAP51909-1/101/R-1420/2022.

Date: 13-07-2024

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 First Quarter (2024-2025) for the project named "Winsome Dwarika Residency" located at Mauza -Sikandarpur, Khata No.- 168,142, Thana No.-17, Danapur, Patna.

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

Shree Vasudha Infracon

Rajeev Kumar
13/07/2024 Partner

(Partner, Shree Vasudha Infracon)

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending June 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	PARTNERSHIP DEED NO-60/2019	Name of Firm	SHREE VASUDHA INFRACON
Firm Address :	419, RAGHUNATH PATH, BAILEY RD, DANAPUR- 801503		
Total Experience of promoter in Real Estate sector	9 Years		
Total Experience in Real Estate after Implementation of RERA	8 Years		
No of Project done Before Implementation of RERA	<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project 		
No of Project done After Implementation of RERA	<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project 	1. One residential	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP51909-1/101/R-1420/2022	Name of Project/Phase of Registered Project	Winsome Dwarika Residency
Name of Promoter	NAND DULA KASHYAP	Project Address	Khata No:-168,142, Thana No:- 17, Mauza – sikandarpur, Danapur, Patna
Name of Co-promoter	RAJEEV KUMAR		
Project Registration is valid up to	14/11/2026		
Starting date of Project or Phase of the Project	24/06/2022		
Type of Project or Phase of the Project	<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project 	Residential cum Commercial	
Period of validity of map by the Competent Authority			

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 - 24+1 shop	Total Number of Apartments in Landowner's share - 18+1 Shop
	1. 1 BHK			48	1. Booked / Allotted - 17	3. Booked/ Allotted- 0
	2. 2 BHK, -	12				
	3. 3 BHK	34				
	4. Shop	02			2. Sold-	Sold -
	5. Bungalow -				Percentage of booking – 68%	Percentage of booking-0%
	6. Plot etc.					

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	N/A			
2.	Fire N.O.C.	State Fire Service Bihar Patna		16/03/2022	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	Airports Authority of India		23/08/2021	
5.	Map Approval.	Nagar Parishad Danapur Nizamat	01/09/2021	02/05/2022	

VI. CONSTRUCTION PROGRESS OF THE PROJECT**1. Plan Case No.25/22-23(To beaded for each Building / Wing) Block-A**

S. No. (1)	Tasks/Activity (2)	Percentage ofActual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	11/04/2022
2.	Basements (if any)	90%	20/12/2022
3.	Podiums (if any)	0%	
4.	Plinth	100%	10/03/2023
5.	Stilt Floor	90%	10/03/2023
6.	Slabs of Super Structure	90.90%	30/08/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows, Int. plumbing CpvC Pvc, Electric Wall within Flats /Premises.	22.61%	30/08/2025
8.	Paint,Sanitary Fittings within the Flat/Premises, Electrical Fittings, within the Flat/Premises	7.14%	25/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. Structure	76.92%	20/10/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing Ext. Paint of the Building/Wing.	0%	31/01/2026
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	0%	28/02/2026

	requirements as me be required to complete project as per Specifications in Agreement of Sale.		
	Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.25/22-23(To beaded for each Building / Wing) Block-B

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	90%	
3.	Podiums (if any)	NO	
4.	Plinth	90%	
5.	Stilt Floor	90%	
6.	Slabs of Super Structure	80%	30/08/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	21.29%	30/08/2025
8.	Int. Paint,Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	0%	25/12/2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. Structure	65%	20/10/2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing, Ext. Paint of the Building/Wing.	0%	31/01/2026

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	0%	28/02/2026
	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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	31/12/2025
2.	Water Supply	Yes	0%	28/02/26
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	30/10/2025
4.	Storm Water Drains	Yes	0%	30/10/2025
5.	Landscaping & Tree Planting	Yes	0%	31/01/2026
6.	Street Lighting	Yes	0%	20/02/2026
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	0%	28/03/2025
11.	Energy Management	No		

12.	Fire Protection and Fire Safety Requirements	Yes	0%	31/12/2025
13.	Closed Parking	Yes	0%	28/02/2026
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	N/A		
4.	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	See Annexure1
	2.	Rear Elevation	See Annexure1
	3.	Side Elevation	See Annexure1
(B)		Photograph of each floor	See Annexure1

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	333905001526
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 16,02,38,000/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	Rs. 20,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	No
5.	Amount received during the Quarter	Rs. 26,07,006/-
6.	Actual Cost Incurred during the Quarter	Rs. 25,74,254/-
7.	Net amount at end of the Quarter	Rs. 32,752/-
8.	Total expenditure on Project till date	Rs. 7,69,33,885/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 8,47,05,038/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 7,69,33,885/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

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	
2.	Agreement for Sale	1
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.

Shree Vasudha Infracon

Rajeev Kumar
13.07.2024
Partner

Signature of Promoter

Name: Rajeev Kumar

Date: 13.07.2024

Annexure 1

