winsome

WINSOME REALCON

To,

Date: 15-10-2024

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 MAHADEV", Danapur, Patna, BRERA Regn. No. BRERAP14015-1/164/R-1466/2022.

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 Mahadev" located at Biscuit Factory Road ,Danapur, Patna

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 REALCON

Sanjeev Kumar Proprietor

(Proprietor, Winsome Realcon)

FORM-7[REGULATION-9]

Quarterlyprogressreportforquarterending March/June/sept/Decemberof2 0 2 4

(year)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies		NameofFirm	WINSOME REALCON
FirmAddress:	101, SUKSHA PRESIDENCY, RAMJAIPAL NAGAR, BAILEY ROAD, DANAPUR, PATNA		
TotalExperienceofpromoterin RealEstatesector			
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	BRERAP14015-1/164/R-1466/2022	NameofProject/Phase of Registered Project	WINSOME MAHADEV
NameofPromoter	SANJEEV KUMAR	ProjectAddress	BISCUIT FACTORY ROAD, DANAPUR, PATNA, Block-Danapur Mauja - सिकन्दरपुर District - Patna
NameofCo-promoter	NA		
ProjectRegistrationisvalidupto	30-09-2026		
StartingdateofProjectorPhase oftheProject	01-10-2022		
TypeofProjectorPhaseofthe Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	Residential/Group Housing	
Period of validity of map bythe CompetentAuthority			

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	Total Number of Apartments in Promoter'sshare-	Total Number of Apartments in Landowner'sshare-
	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.			1	1. Booked /Allotted-24 2. Sold-0	3. Booked/ Allotted - 24 Sold -0
					Percentag e of booking	Percentage ofbooking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
0	48	1. Booked/Allotted -	0
		2. Sold -	0

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	Name of the Approval / N.O.C./ Permission / Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOCforEnvironment				
2.	FireN.O.C.				
3.	WaterSupplyPermission				
4.	NOC fromAirportAuthority of India				
5.	OtherApproval(s),ifany, required for the Project.				

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT

1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)

S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	100%	
2.	Basements(ifany)	NO	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	95%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	60%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	10%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	50%	
10.	Externalplumbing andexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all other	0%	

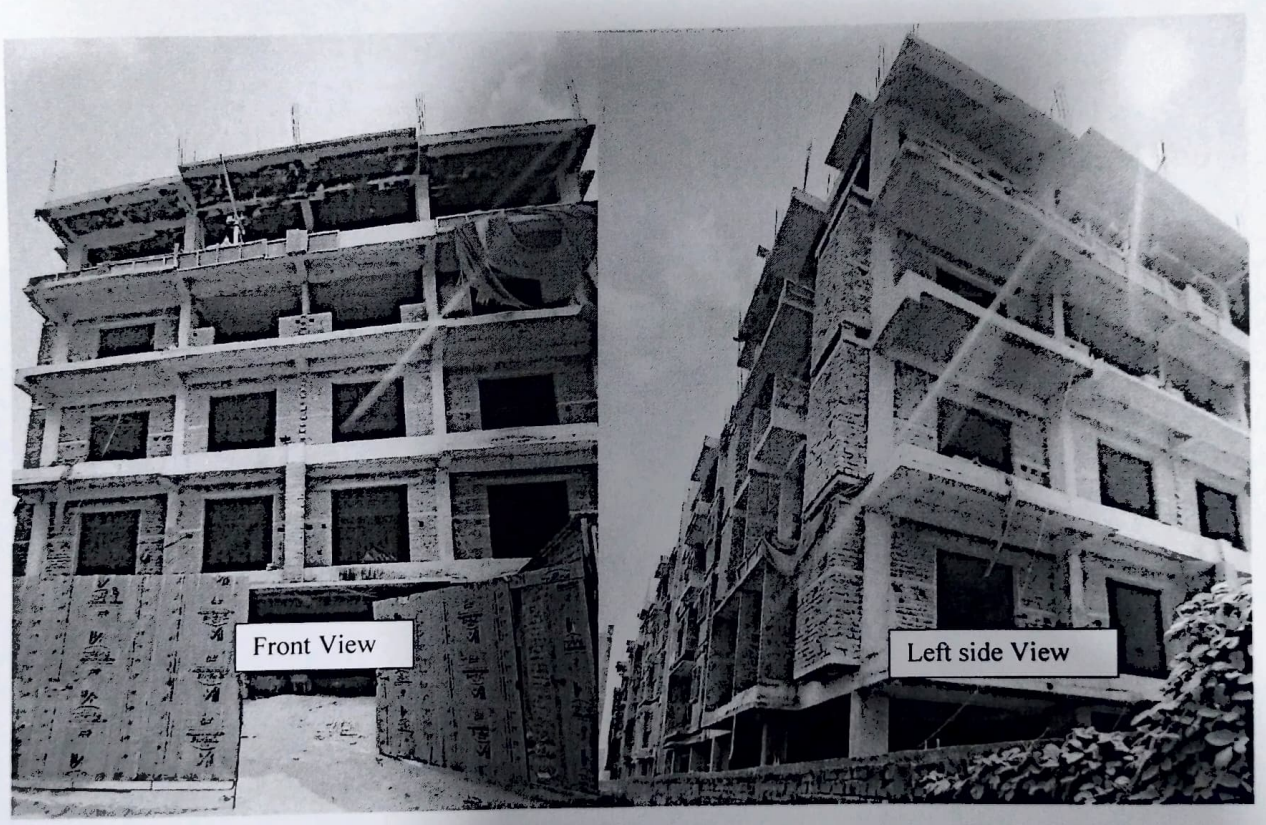
	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

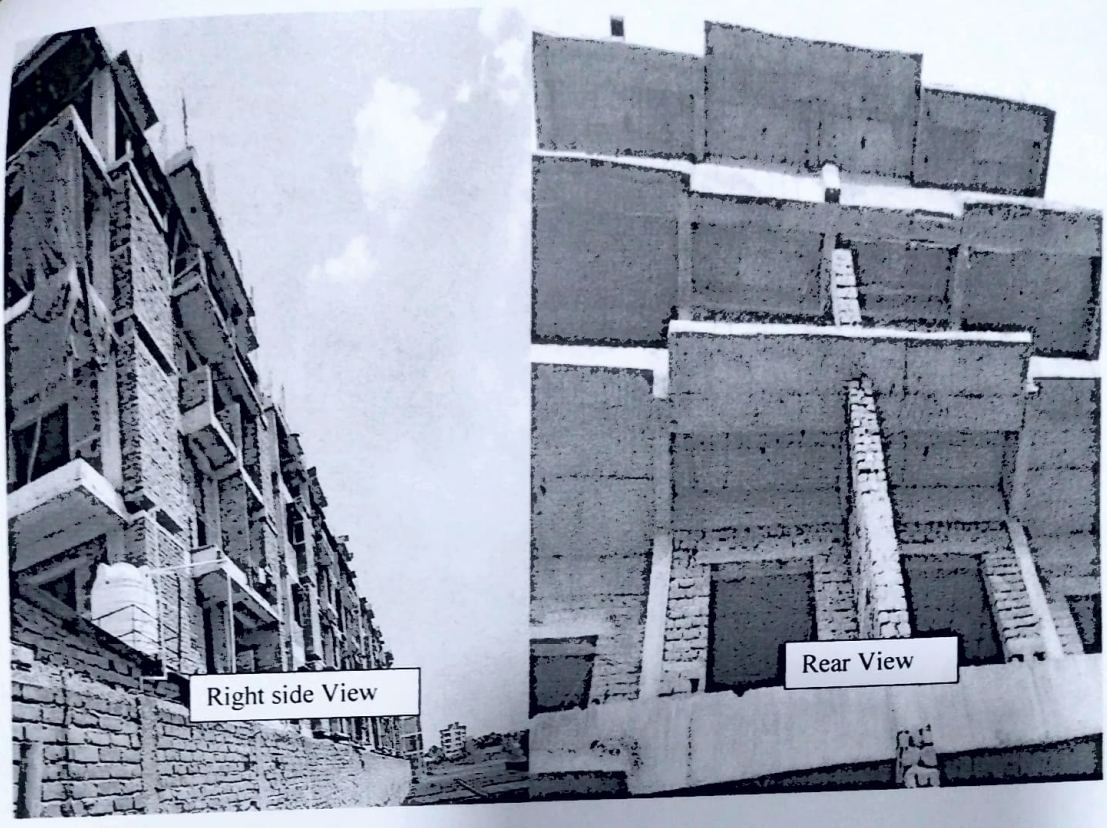
VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	Yes	0%	
4.	StormWaterDrains	No	NO	
5.	Landscaping&TreePlanting	Yes	0%	
6.	StreetLighting	Yes	0%	
7.	CommunityBuildings	No	NO	
8.	Treatment and Disposal of SewageandSullageWater	No	NO	
9.	SolidWasteManagement&Disposal	No	NO	
10.	WaterConservation/Rain Water Harvesting	Yes	0%	
11.	EnergyManagement	No	NO	

12.	FireProtectionandFire Safety Requirements	Yes	0%	
13.	ClosedParking	Yes	0%	
14.	OpenParking	No	NO	
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	Yes	0%	
16.	Others(OptiontoAdd More)			

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE O F PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	InternalRoadsandfoot paths	Yes	0%	
2.	WaterSupply	Yes	0%	
3.	SewerageChambersSeptic Tank	Yes	0%	
4	Drains	Yes	0%	
5.	Parks,LandScapingand Tree Planting	Yes	0%	
6.	StreetLighting	Yes	0%	
7.	Disposalofsewage&sullage water	Yes	0%	
8.	Waterconservation/Rain Water Harvesting	Yes	0%	
9.	EnergyManagement	No	No	

IX.	GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT		
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	





X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	42616053372
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	11776500
6.	ActualCost IncurredduringtheQuarter	5620202
7.	Netamountatend oftheQuarter	6156298
8.	TotalexpenditureonProjecttilldate	77490608
9.	CumulativefundcollectedtilltheendofQuarterin question	900054476
10.	Cumulative expenditure done till the end of Quarter in question	77490608

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	
2.	NameofParties	
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	
4.	NoofSuo-MotocasesagainstthisProject CaseNo. NameofParties	
5.	NoofCertificatecases/PDRcasesagainstthisProject CaseNo. NameofParties	
B	Sale/AgreementforSale during the Quarter	
1.	SaleDeed	0
2.	AgreementforSale	1
3.	No.ofpossessionsgiventoallottees	0
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

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.

VINSOME REALCON

Proprietor

SignatureofPromoter

Name:

Date:

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