

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. 01.01.2025 to 31.03.2025 of "**WINSOME PEARLZ**", Danapur, Patna, RERA Regn. No. – **BRERAP14015-2/12/R-1554/2023**.

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 Pearlz**" located at Mauza - Sikanderpur, 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

  
PROPRIETOR

Sanjeev Kumar

**For, Winsome Realcon**

**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 REALCON
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	<b>BRERAP14015-2/12/R-1554/2023</b>	Name of Project/Phase of Registered Project	WINSOME PEARLZ
Name of Promoter	SANJEEV KUMAR	Project Address	Biscuit Factory Road, Danapur, Patna, Block- Danapur, Mauja - Sikanderpur District - Patna
Name of Co-promoter			
Project Registration is valid up to	20-02-2023		
Starting date of Project or Phase of the Project	30-01-2028		
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		



**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 - 21	Total Number of Apartments in Landowner's share -31
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.		52	1. Booked / Allotted -15  2. Sold-  Percentage of booking- 71.43%	3. Booked/ Allotted -  4. Sold -  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
	64	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				
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 be filled 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/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	NO	
4.	Plinth	100%	
5.	Stilt Floor	NO	
6.	Slabs of Super Structure	20%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
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%	



	requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		
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#### 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%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NO	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	



13.	Closed Parking	YES	0%	
14.	Open Parking	NO	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	No	NO	

### VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE

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#### F PLOTTED DEVELOPMENT

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





**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.	431303112784
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 17,93,25,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 13,09,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs. 38,09,524/-
6.	Actual Cost Incurred during the Quarter	Rs. 1,06,98,776/-
7.	Net amount at end of the Quarter	Rs. 41,590/-
8.	Total expenditure on Project till date	Rs. 6,00,19,653/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 3,82,22,168/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 6,00,19,653/-

**XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**

PROJECT FINANCE FROM SBI BANK



<b>XII. MISCELLANEOUS</b>		
<b>A</b>	<b>List of Legal Cases (if any) – On Project / Promoter</b>	
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>B</b>	<b>Sale/Agreement for Sale during the Quarter</b>	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
<b>XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>		
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 REALCON**

*Sanjeev Kumar*

**PROPRIETOR**

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 PEARLZ** Mauza Sikanderpur, Danapur Patna, Block- Danapur Mauja – Sikanderpur, District – Patna, Plot No -C Plot No-626 P, THANA NO-17, KHATA NO 278, Danapur, Patna (Survey Plot No.- 626 P, Thana No.- 17, Danapur, Patna) On the request of Client, visited the Site on 03/04/2025. It's a Commercial cum Residential Project located at (Survey Plot No.- 626 P, Thana No.-17, Danapur).

RERA Registration No-**BRERAP14015-2/12/R-1554/2023**

Developer – **Winsome Realcon**

**Current Construction Status on Site:**

2<sup>nd</sup> floor level Slab casting completed.

Column casting is going on for 3<sup>rd</sup> floor level slab.

*Manoj K*

AR. Manoj Kumar

**MANOJ KUMAR**  
(Architect)  
CoA No.-CA/2002/29414

## WINSOME PEARLZ

### Pearlz 1 front view



**Pearlz 1 back side view**





**Pearlz 1 north side view**



**Pearlz 1 south side view**

