

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 ELITE**", Danapur, Patna, RERA Regn. No. – **BRERAP00072807060329E00**

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 Elite**" 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,sukhsa Presidency ramjaipal Nagar, bailey Road Patna ,Bihar 801503		
Total Experience of promoter in Real Estate sector			
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		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT

Project Registration Number	BRERAP1814280 70325060329E00	Name of Project/Phase of Registered Project	WINSOME ELITE
Name of Promoter	SANJEEV KUMAR	Project Address	DIGHA NAHAR LINK ROAD PILLAR NO.27 PATLIPUTRA STATION DIGHA
Name of Co-promoter			
Project Registration is valid up to	06.03.2029		
Starting date of Project or Phase of the Project	08.03.2025		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	Residential	
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 - 81	Total Number of Apartments in Landowner's share -64
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.		145	1. Booked / Allotted - 03 2. Sold-	3. Booked/ Allotted- Sold-00
				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	81 03
	145	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) BLOCK-A

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)	45%	
3.	Podiums (if any)	NA	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	40%	
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 me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		
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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (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)	10%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	NA	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
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%	



VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled for each Building / Wing) EWS/LIG

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)	10%	
2.	Basements (if any)	0%	
3.	Podiums (if any)	NA	
4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
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%	



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	20%	
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	10%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
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)	YES	0%	



**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN
CASE OF 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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			



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.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	43795571491
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 53,00,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 40,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	-
5.	Amount received during the Quarter	Rs. 58,58,095/-
6.	Actual Cost Incurred during the Quarter	Rs. 17,64,200/-
7.	Net amount at end of the Quarter	Rs. 43,86,690/-
8.	Total expenditure on Project till date	Rs. 3,79,66,278/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 58,58,095/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 3,79,66,278/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED



XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
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	03
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.

WINSOME REALCON

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:

2nd floor level Slab casting completed.

Column casting is going on for 3rd floor level slab.

Manoj K

AR. Manoj Kumar

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

WINSOME ELITE





