FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **September of 2024 (Q-2)**
(year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45209BR2021PTC051273	Name of Firm **WINSOME BUILDER & DEVELOPERS PRIVATE LIMITED**	
Firm Address :	G-01, Ground Floor, Winsome Signature, Plot No.-802, Nandan Puri, Near Palm View Hospital, Khajpura, P.O.-B.V. College, P.S.-Shastri Nagar, District-Patna in the State of Bihar, PIN-800014		
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	N/A	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	N/A	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP-23027-1/225/R-1520/2023**	Name of Project/Phase of Registered Project	**WINSOME P. R. RESIDENCY**
Name of Promoter	**SUDHIR KUMAR**	Project Address	**P. NO.-1003, KHATA -166, THANA NO -37, MAUZA -NAGLA, PATNA CITY**
Name of Co-promoter	**PREMCHAND KUMAR NIRMAL**		
Project Registration is valid up to	**31-03-2028**		
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	3. Residential-cum-Commercial	
Period of validity of map by the Competent Authority	**From - 22-09-2022 to + 5 years**		

Winsome Builder & Developers Pvt. Ltd
Sudhir Kumar
Director

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 - 40shops & 21 Apartments	Total Number of Apartments in Landowner's share - 40shops & 21 Apartments
	1. 1 BHK 2. 2 BHK - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			8 Shops & 42 Apartments	1. Booked / Allotted - 5 Apartments 2. Sold-	3. Booked/ Allotted - Sold -
					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	42	1. Booked/Allotted -	05
		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.				

Winsome Builder & Developers Pvt. Ltd.
Sudhir Kumar
Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. NAGLA PMAA/PCRN/MALSALAMI /G+07/43/2021 (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% pile work has been completed	
2.	Basements (if any)		
3.	Podiums (if any)		
4.	Plinth	50 % Plinth work has been completed	15-11-2024
5.	Stilt Floor		
6.	Slabs of Super Structure		
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.		
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.		
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		
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		

Winsome Builder & Developers Pvt. Ltd.
Sudhir Kumar
Director

	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			
2.	Water Supply			
3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			

Winsome Builder & Developers Pvt. Ltd
Sudhir kumar
Director

12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking			
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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			
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			

Winsome Builder & Developers Pvt. Ltd.
Sudhir Kumar
Director
Winsome Builder & Developers Pvt. Ltd.

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

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	37240200000410
2.	Estimated Cost of the Project including land cost at the start of the Project	1,457.50 lakhs
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	22,46,000.00
6.	Actual Cost Incurred during the Quarter	48,21,311.72
7.	Net amount at end of the Quarter	18,793.85
8.	Total expenditure on Project **till date**	1,02,69,460.00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

Winsome Builder & Developers Pvt. Ltd
Sudhir Kumar
Director

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	
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 Builder & Developers Pvt. Ltd
Sudhir Kumar

Director

Signature of Promoter

Name: **Sudhir Kumar**

Date: 15/10/2024

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	02
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 Builder & Developers Pvt. Ltd
Sudhir Kumar

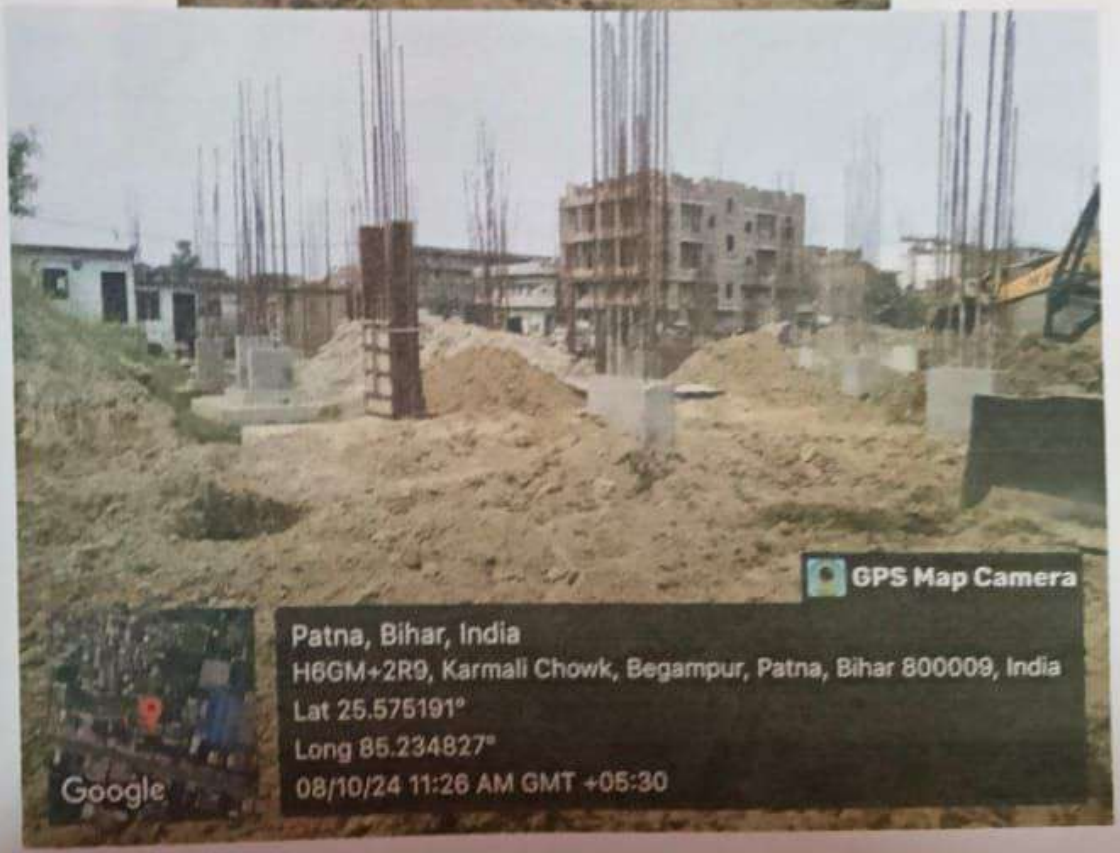
Director

Signature of Promoter

Name: **Sudhir Kumar**

Date: 15/10/2024





Winsome Builder & Developers Pvt. Ltd.

Sudhir Kumar

Director



Winsome Builder & Developers Pvt. Ltd

Sudhir Kumar

Director

FORM No. 1
[see Regulation 3]
ARCHITECT'CERTIFICATE
(To be submitted at the time of Registration of ongoing Project and for withdrawal of Money from Designated Account)

Date : 08-10-2024

To,
The Director
Winsome Builder & Developers Pvt. Ltd.
G-01, Winsome Signature, Plot No. 802, Ambedkar Path,
Bailey Road, Patna-14.

Subject Certificate of percentage of Completion of Construction Work of **Winsome P. R. Residency** No. of Building (s) ---------- - ---Wing(s) of the---------- phase of the Project **(Bihar RERA Registration Number: BRERAP23027-1/225/R-1520/2023)** situated on the Plot bearing **Khesra No-1003, Khata No-166, Thana No.- 37 Tauzi No. 236, C.N. No./CTS NO/Survey No./ Final Plot No. 1003** demarcated by its boundaries (latitude and longitude of the end points)---------- to the North Branch Road thereafter Guru Gobind Singh to the South Godhan Mahto to the East Dasrath Mahto to the west Branch Road of Division - ---------- Village---------- Block -------- District - Patna PIN---------- admeasuring **4436.49 Sq. mts**. Area being developed by **Winsome Builder & Developers Pvt. Ltd.** Bihar RERA Registration Number BRERAP23027-1/225/R-1520/2023

Sir
I/We **UMA SHANKAR KUMAR** have undertaken assignment as Architect/Licensed Survey or of certifying Percentage of Completion of Construction Work of the **WINSOME P. R. RESIDENCY Building** (s) ---------- ------- Wing (s) of the ---------- phase of the project, situated on the plot bearing bearing **Khesra No-1003, Khata No- 166, Thana No.- 37 Tauzi No. 236, C.N. No./CTS NO/Survey No./ Final Plot No. 1003** of Division ---------- Village ----------Block---------- District – **Patna,** PIN – **800009** admeasuring **4436.49 Sq. mts**, area being developed by **Winsome Builder & Developers Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:
(i)M/s/Shri/ Smt. **Uma Shankar Kumar** as L.S./Architect:
(ii) M /s/ Shri / Smt **Sushil Kumar** as Structural Consultant
(iii) M/s/shir/ Smt. **Santosh Rai** as MEP Consultant
(iv) M/s/Shri/ Smt. **Jaynandan Kumar** as Site Supervisor

Based on Site Inspection, with respect to each of the building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each or the

TABLE-A

Sr. No.	Task/ Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1	Excavation (if any)	100%	
2	Basements (if any)		
3	Podiums(if any)		
4	Plinth	50%	15-11-2024
5	Stilt Floor		
6	Slabs of Super Structure		
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises,		
8	Sanitary Fittings Within the Flat/ Premises, Electrical Fittings within the Flat/Premises		
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and underground Water Tanks.		
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		

11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions environment/ CRZ NOC, Finishing to entrance lobby/ splint protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other		

Your Faithfully,

AR. Umashankar Kumar
Registered Architect
Reg. No. CA/2011/54023

(UMA SHANKAR KUMAR)
Signature & Name of L.S/ Architect
(Registration No./ License No ----------)

TABLE B

Internal and External Development |Works in respect of the entire Registered Phase,

S. No.	Common Areas and Facilities	Proposed (Yes/ No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (DD/ mm/ YYYY)
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking			

FORM No. 2
[See Regulation 3]
ENGINEER'S CERTIFICATE
(to be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account Project wise)

Date 08/10/2024

To,
The Director
Winsome Builder & Developers Pvt. Ltd.
G-01, Winsome Signature, Plot No. 802, Ambedkar Path,
Bailey Road, Patna-14.

Subject: Certificate of Cost Incurred for Development of project **Winsome P. R. Residency** for Construction of One building (s)/ ---------- Wing(s) of the ----------Phase **(Bihar RERA Registration Number: BRERAP23027-1/225/R-1520/2023)** situated on the **Plot bearing Khesra No-1003, Khata No- 166, Thana No.- 37 Tauzi No. 236, C.N. No./CTS NO/Survey No./ Final Plot No. 1003** demarcated by its boundaries (latitude and longitude of the end points)---------- to the North Branch Road thereafter Guru Gobind Singh to the South Godhan Mahto to the East Dasrath Mahto to the west Branch Road of Division ---------- Village--------- Block ------- District - Patna PIN---------- admeasuring **4436.49 Sq. mts**. Area being developed by Winsome Builder & Developers Pvt. Ltd. Bihar RERA Registration Number BRERAP23027-1/225/R-1520/2023

Sir.,

I / we **Sushil Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, situated on the plot bearing bearing **Khesra No-1003, Khata No- 166, Thana No.- 37 Tauzi No. 236, C.N. No./CTS NO/Survey No./ Final Plot No. 1003** of Division ---------- Village ----------Block---------- District – **Patna,** PIN – **800009,** admeasuring - **4436.49 Sq. mts**, area being developed by **Winsome Builder & Developers Pvt. Ltd.**

Following technical professionals are appointed by Owner /Promoter :---

(i)M/s/Shri/ Smt. **Uma Shankar Kumar** as L.S./Architect:
(ii) M /s/ Shri / Smt **Sushil Kumar** as Structural Consultant
(iii) M/s/shir/ Smt. **Santosh Rai** as MEP Consultant
(iv) M/s/Shri/ Smt. **Jaynandan Kumar** as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building (s) of the project, our estimated cost. Calculations are based on the Drawings/ plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **1457.50 Lakhs,** Quantity Surveyor appointed by Developer/ Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as Rs. 11,00,00,000/- (Total of Table A andB) The estimated Total Cost of project is with reference to the Civil MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the ---------- being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 1,02,24,000/- (total of Table A and B) The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil , MEP and Allied works of the Building (s) of the subject project to obtain occupation Cerificate / Completion Certificate from ---------- (planning Authority) is estimated at Rs. 9,97,26,000/- (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building/ Wing bearing number ------- or called Winsome P. R. Residency

(to be prepared separately for each Building / Wing of the Real Estate Project]

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 11 CRORE date of Registration is	Rs. 11,00,00,000/-
2	Cost incurred as on 30th Sep-24 (based on the Estimated cost)	Rs 1,02,74,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,97,26,000/-
5	Cost Incurred on Additional / Extra Items as on ---------- not included in the Estimated Cost (Annexure A)	—

Table B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 11 CRORE date of Registration is	Rs. 11,00,00,000/-
2.	Cost incurred as on 30th Sep-24 (based on the Estimated cost)	Rs. 1,02,74,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	15 %
4.	Balance cost to be Incurred (Based on Estimated Cost).	Rs. 9,97,26,000/-
5.	Cost Incurred on Additional / Extra Items as on ---------- not included in the Estimated Cost (Annexure A)	Rs. —

Yours Faithfully,

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

Signature of Engineer
(Licence No. ----------)

Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from rime to so as to obtain Occupation Certificate / Completion Certificate.
2. (*) quantity survey can be done by office of Engineer or can be done by and independent Quantity Surveyor, whose certificate of quantity calculated can be religd upon by the Engineer In case of independent Quantity Surveyor being appointed by Developer, the bame has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred
5. All components of work with specifications are indicative and nor exhaustive

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

RAHUL SINGH & ASSOCIATES
CHARTERED ACCOUNTANTS

CA. Rahul Kumar Singh
FCA, DISA, B.Com (H-D.U)
Chartered Accountant

3rd Floor, Matwar Market, (Union Bank Building), Ashiyana More,
Pillar No. 37, Raja Bazar, Bailey Road, Patna-800 014
Mob. :+91-8010289164, 8178823453
E-mail : rscarahul@gmail.com, ca.rahulsingh@outlook.com
Website : www.carahulsingh.com

FORM No.3

[See Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project as under;

Value of Constructions Cost (Estimated) - 11,00,00,000/-

Value of Land (Estimated) - 3,57,50,000/-

Total Project Cost (Estimated)- 14,57,50,000/-

Bihar RERA Registration Number

BRERAP23027-1/225/R-1520/2023

Sr. No.	Particulars	Amount(₹) Estimated Incurred
1.i	**Land Cost:**	
	a. Acquisition Cost of Land or Development Rights, lease Premium, leaserent, interest cost incurred or payable on Land Cost and legal cost.	NIL
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	
	Note: (for total cost of construction incurred, Minimum of (i) Or (ii) is to be considered).	
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, over head cost,	

(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any Amount what so ever payable to any authorities towards and in project of rehabilitation.	NIL
	Sub-Total of Land Cost	**NIL**

Sr.No.	Particulars	Amount(₹) Estimated Incurred
Ii	**Development Cost/ Cost of Construction:**	
	(i)Estimated Cost of Construction as certified by Engineer.	**11,00,00,000/-**
	(ii) Actual Cost of construction incurred as per the booksof Accounts as verified by the CA.**Till 30th September 2024**	**54,52,000/-**
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above,i.e. salaries, consultants fees, site over heads, development works, cost of services (including water,electricity,sewerage,drainage, layout roads etc.),cost of machineries and equipment including its hire and maintenance costs, consumables etc.	**36,07,300/-**
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	
a.	Payment of Taxes, cess, fees, charges, premiums, Interest etc.to any statutory Authority.	**12,10,160/-**
b.	Principal sum and interest payable to financial institutions, Scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub-Total of Development Cost	**1,02,69,460/-**

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] Of Estimated Column.	**11,00,00,000/-**
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] Of Incurred Column.	**1,02,69,460/-**
4	% completion of Construction Work (as per Project Architect's Certificate)	**15%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)	**9.34%**
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**1,02,74,000/-**
7	Less: Amount withdrawn till date of this certificate as per The Books of Accounts and Bank Statement.	**23,19,306/-**
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**79,54,694/-**

This certificate is being issued for RERA compliance For the Company [Winsome builder & Developers Pvt Ltd] and is based on the Records and documents produced before me and Explanations provided to me by the management of the Company.

For RAHUL SINGH & ASSOCIATES
Chartered Accountants
FRN: 024351C

Name: CA. RAHUL KUMAR

(Membership Number: - 544203)

(ADDITIONAL INFORMATION FOR ON GOING PROJECTS)

Sr. No.	Particulars	Amount(₹) EstimateIncurred
1.	Estimated Balance Cost to Complete the Real Estate Project(Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	9,97,30,540/-

RAHUL SINGH & ASSOCIATES * CHARTERED ACCOUNTANTS * INDIA

2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	2,49,67,091/-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate,to be calculated and certified by CA) as per Annexure A to this certificate	1378.91 Sq. meters 3,54,81,244/-
4.	Estimated receivables of ongoing project. Sum of 2+3 (ii)	6,04,48,335/-
5.	Amount to be deposited in Designated Account– 70% or 100% If 4 is greater than 1,then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1,then100% of the of the balance receivables Of ongoing project will be deposited in designated Account	100 %

This certificate is being issued for RERA compliance for the Company Winsome Builder & Developers Private Limited and is based on the records and documents produced be for me and explanations provided to me by the management of the Company.

Yours Faithfully,

For RAHUL SINGH & ASSOCIATES

Chartered Accountants

FRN: 024351C

(Membership Number 544203)

Name CA. RAHUL KUMAR

UDIN: 24544203BKADHS2627

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount (Excluding GST)	Balance Receivable
1	301	81.7547	44,00,000	6,93,069	37,06,931
2	503	81.7547	76,24,500	95,238	75,29,262
3	404	82.4979	44,10,000	5,94,059	38,15,941
4	607	84.6347	71,17,500	7,10,476	64,07,036
5	702	65.0321	43,00,000	7,92,079	35,07,921
		395.6741	2,78,52,000	28,84,921	2,49,67,091

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(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs.16146/37674 per sq.mts.

	Sr. No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
Residential	1	204	82.4979	17,76,015
	2	205	63.267	13,62,012
	3	206	63.267	13,62,012
	4	207	85.6347	18,43,544
	5	302	65.0321	14,00,011
	6	303	81.7547	17,60,015
	7	405	63.267	13,62,012
	8	406	63.267	13,62,012
	9	407	85.6347	18,43,544
	10	501	81.7547	17,60,015
	11	502	65.0321	14,00,011
	12	604	82.4979	17,76,015
	13	605	63.267	13,62,012
	14	701	81.7547	17,60,015
	15	703	81.7547	17,60,015
Commercial	2B	359	33.3502	14,35,926
	3	880	81.7541	35,20,005
	4	921	85.5637	36,84,031
	5	738	68.5624	29,52,023
			1378.9136	3,54,81,244

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