WINSOME
GROUP
Redefine Housing

SAI KRIPA REALTORS

Date : .....
Date: 11-07-2022

To,

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of First Quarter (2022-2023) i.e. 01.04.2022 to 30.06.2022 of "WINSOME PITAMBER GOLD", Danapur, Patna, BRERA Regn. No. BRERAP45911-1/1117/R-860/2029.

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 (2022-2023) for the project named "Winsome Pitamber Gold" located at 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

Sai Kripa Realtors
Partner

Sanjeev Kumar

(Partner, Sai Kripa Realtors)

ANNEXURE-A

Quarterly Progress Report for quarter ending 30th June of 2022 (Year) FY 2022-23

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP45911-I/1117/R.860/2019.	Name of Project/Phase of Registered Project	Winsome Pitamber Gold
Name of Promoter	Sai Kripa Realtors	Project Address	Digha Link Road, Pillar No.251, West Of Patliputra Station, Danapur Patna
Name of Co-promoter			
Project Registration is valid up to	30-04-2025		
Starting date of Project or Phase of the Project	14-12-2019		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 167
A,B,C,D&E	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -		167	1. Booked/ Allotted -41 2. Sold -00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	41
A,B,C,D&E	167	2. Sold -	00

IV. Construction Progress of the Project		
1. Building / Wing – Block A		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100% Complete
2.	Basements (if any)	100% Complete

3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	75% Completed
6.	Slabs of Super Structure	75% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	30% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% Completed
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

2. Building / Wing – Block B		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100% Complete
2.	Basements (if any)	100% Complete

3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	80% Complete
6.	Slabs of Super Structure	60% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% Completed
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

2. Building / Wing – Block C		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100% Complete
2.	Basements (if any)	100% Complete

3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	80% Completed
6.	Slabs of Super Structure	80% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20%Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% Completed
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

2. Building / Wing – Block D		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100% Complete
2.	Basements (if any)	100% Complete

3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	90% Completed
6.	Slabs of Super Structure	45% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% Completed
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

2. Building / Wing – Block E		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NO
2.	Basements (if any)	NO

3.	Podiums (if any)	NO
4.	Plinth	80% Completed
5.	Stilt Floor	00% Completed
6.	Slabs of Super Structure	00% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% Completed
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 requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

V. 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	00%	
2.	Water Supply	Yes	00%	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	00%	
4.	Storm Water Drains	No	00%	
5.	Landscaping & Tree Planting	Yes	00%	
6.	Street Lighting	Yes	00%	
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	00%	
11.	Energy Management	Yes	00%	
12.	Fire Protection and Fire Safety Requirements	Yes	00%	
13.	Closed Parking	Yes	20%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	00%	
16.	*Others (Option to Add More)*			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars	
1.	Front Elevation.	Attached at the end of the document.
2.	Rear Elevation	Attached at the end of the document.
3.	Side Elevation	Attached at the end of the document.

VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	33390500067S
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	2,35,49,721/-
4.	Actual Cost Incurred during the Quarter	1,36,01,640/-
5.	Net amount at end of the Quarter	99,48,081/-
6.	Total expenditure on Project **till date**	7,28,26,134/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter - 3	
1.	Sale Deed	
2.	Agreement for Sale	41

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

Sai Kripa Realtors

Signature of Promoter

Partner

Name: SANJEEV KUMAR
Date: 11-07-2022

AR. Umashankar Kumar
Registered Architect
Reg. No.-C/2011/54023







