winsome

SAI KRIPA REALTORS

Date: - 15.10.2024

To,

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 PITAMBAR GOLD", Danapur, Patna, BRERA Regn. No. BRERAP45911-1/1117/R-860/2019.

Date: 15 -10- 2024

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 Pitambar Gold" located at Danapur ,patna (khesra/Plot no-624(P), khata no- 279, Thana no-17, Mauza – Sikandarpur) , Danapur, Patna-801503.

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

Sanjeev Kumar

SAI KRIPA REALTORS

Sanjeev Kumar

PARTNER

(Partner, Sai Kripa Realtors)

Sai Kripa Realtors
101, Suksha Presidency, Ramjaipal Road, Bailey Road, Patna-801503, Bihar India | +91 9123230464
www.winsomegroup.in

FORM-7[REGULATION-9]

Quarterlyprogressreportforquarterending March/June/sept/Decemberof2024

(year)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP45911-1/1117/R-860/2019	NameofFirm	SAI KRIPA REALTORS
FirmAddress:	FLAT NO. 101, ORIEN HEIGHTS, PHASE II, APARNA COLONY, RAMJAIPAL ROAD, OFF. BAILEY ROAD, DANAPUR, PATNA - 801503		
TotalExperienceofpromoterin RealEstatesector	16 YEARS		
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	BRERAP45911-1/1117/R-860/2019	NameofProject/Phase of Registered Project	Winsome Pitamber Gold
NameofPromoter	SAI KRIPA REALTORS	ProjectAddress	Danapur,patna,(Khesra/Plot No-624(P),Khata No-279,Thana No-17,Mauza – Sikandarpur) , Danapur Patna
NameofCo-promoter			
ProjectRegistrationisvalidupto	14/12/2024		
StartingdateofProjectorPhase oftheProject	09/12/2019		
TypeofProjectorPhaseofthe Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	Residential	

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	TotalNumberof Apartments in Promoter'sshare-83.5	TotalNumberof Apartments in Landowner'sshare-83.5
A,B,C,D&E	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.			167	1. Booked /Allotted-78 2. Sold-0	3. Booked/ Allotted - 0 Sold -0
					Percentage of booking	Percentage ofbooking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted -	78
A,B,C,D&E	141	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.				

CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo.B L O C K - A _____(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)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	75%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	75%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	90%	
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	60%	

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

AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreasandFacilities	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	YES	0%	
5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	YES	15%	
7.	CommunityBuildings	NO		

8.	Treatment and Disposal of SewageandSullageWater	NO		
9.	SolidWasteManagement& Disposal	NO		
10.	WaterConservation/Rain Water Harvesting	YES	0%	
11.	EnergyManagement	NO		
12.	FireProtectionandFire Safety Requirements	YES	0%	
13.	ClosedParking	YES	50%	
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0%	
16.	Others(OptiontoAdd More)			

A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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	25%	
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&sullagewater	No	No	
8.	Waterconservation/Rain Water Harvesting	Yes	0%	
9.	EnergyManagement	No	No	

GEOTAGGEDANDDATEPHOTOGRAPHOF(A-BLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	

(B)		Photographofeachfloor	 

2. PlanCaseNo. B L O C K - B _____(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)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	

5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	90%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	75%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	85%	
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	65%	
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%	
12.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

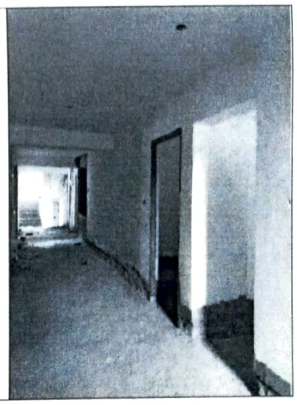
AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)

1.	InternalRoads&Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0%	
4.	StormWaterDrains	YES	0%	
5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	YES	20%	
7.	CommunityBuildings	NO		
8.	Treatment and Disposal of SewageandSullageWater	NO		
9.	SolidWasteManagement& Disposal	NO		
10.	WaterConservation/Rain Water Harvesting	YES	0%	
11.	EnergyManagement	NO		
12.	FireProtectionandFire Safety Requirements	YES	0%	
13.	ClosedParking	YES	60%	
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0%	
16.	Others(OptiontoAdd More)			

A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			
4	Drains			
5.	Parks,LandScapingand Tree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullagewa ter			
8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

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

3. PlanCaseNo. B L O C K - C (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)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	85%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	85%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	80%	

10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	75%	
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%	
12.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

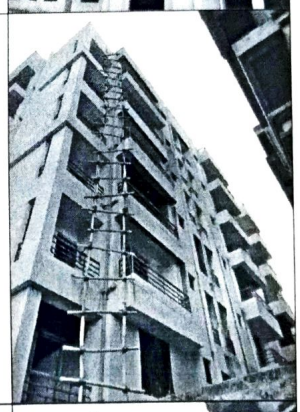
AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0%	
4.	StormWaterDrains	YES	0%	
5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	YES	15%	

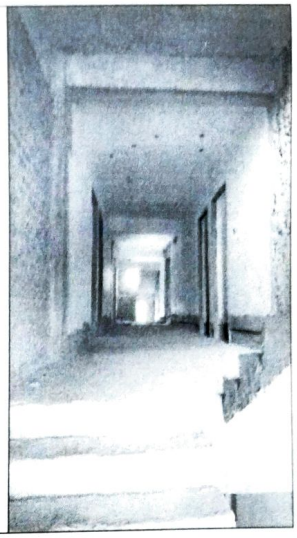
7.	CommunityBuildings	NO		
8.	Treatment and Disposal of SewageandSullageWater	NO		
9.	SolidWasteManagement& Disposal	NO		
10.	WaterConservation/Rain Water Harvesting	YES	0%	
11.	EnergyManagement	NO		
12.	FireProtectionandFire Safety Requirements	YES	0%	
13.	ClosedParking	YES	50%	
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0%	
16.	Others(OptiontoAdd More)			

A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			
4	Drains			

5.	Parks,LandScapingand Tree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullagewater			
8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

GEOTAGGEDANDDATEPHOTOGRAPHOF(C-BLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	

(B)		Photographofeachfloor	

CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo. B L O C K - D (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)	100%	
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	50%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	50%	

9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	50%	
10.	Externalplumbingandexternal 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%	
12.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

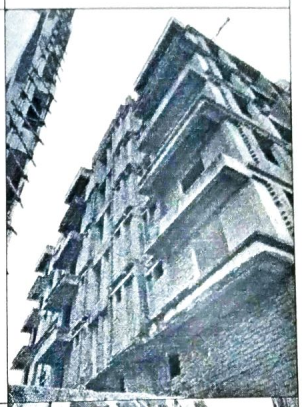
AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0%	
4.	StormWaterDrains	YES	0%	

5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	YES	15%	
7.	CommunityBuildings	NO		
8.	Treatment and Disposal of SewageandSullageWater	NO		
9.	SolidWasteManagement& Disposal	NO		
10.	WaterConservation/Rain Water Harvesting	YES	0%	
11.	EnergyManagement	NO		
12.	FireProtectionandFire Safety Requirements	YES	0%	
13.	ClosedParking	YES	50%	
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0%	
16.	Others(OptiontoAdd More)			

A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			

4	Drains			
5.	Parks,LandScapingand Tree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullagewater			
8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

GEOTAGGEDANDDATEPHOTOGRAPHOF(D-BLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	

CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo. B L O C K - E (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)		
3.	Podiums(ifany)	NO	
4.	Plinth	100%	
5.	StiltFloor	60%	
6.	SlabsofSuperStructure	60%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	
10.	Externalplumbingandexternal 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%	
12.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

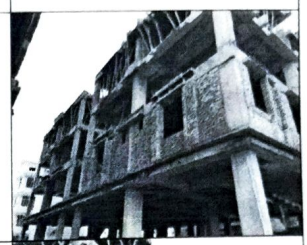
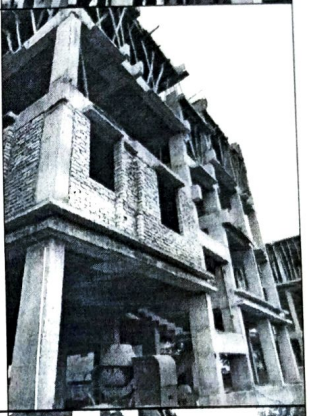
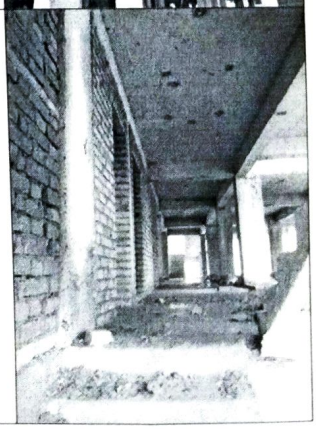
AMENITIES AND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0%	
4.	StormWaterDrains	YES	0%	
5.	Landscaping&TreePlanting	YES	0%	
6.	StreetLighting	YES	15%	
7.	CommunityBuildings	NO		

8.	Treatment and Disposal of SewageandSullageWater	NO		
9.	SolidWasteManagement& Disposal	NO		
10.	WaterConservation/Rain Water Harvesting	YES	0%	
11.	EnergyManagement	NO		
12.	FireProtectionandFire Safety Requirements	YES	0%	
13.	ClosedParking	YES	35%	
14.	OpenParking	NO		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0%	
16.	Others(OptiontoAdd More)			

A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASEOF 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			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			
4	Drains			
5.	Parks,LandScapingand Tree Planting			

6.	StreetLighting			
7.	Disposalofsewage&sullagewater			
8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

GEOTAGGEDANDDATEPHOTOGRAPHOF(E-BLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	

FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	

FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	333905000675
2.	Estimated Cost of the Project including land cost atthe start of the Project	
3.	EstimatedDevelopmentCost of theProjectatthe startofthe Project.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	AmountreceivedduringtheQuarter	34,29,295/-
6.	ActualCost IncurredduringtheQuarter	41,36,153/-
7.	NetamountatendoftheQuarter	-7,06,858/-
8.	TotalexpenditureonProject**tilldate**	18,28,13,613/-
9.	Cumulativefundcollectedtilltheendof Quarter in Question	25,01,82,999/-
10.	Cumulative expenditure done till the end of Quarter in question	18,28,13,613/-

DETAILSOFMORTGAGEORCHARGEIFANYCREATED

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

SAI KRIPA REALTORS
PARTNER

Signature of Promoter
Name:
Date:

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