

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2023
(year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00505-1/ 380/R-152/2018	Name of Project/Phase of Registered Project	Winsome Heritage
Name of Promoter	Ranjeet Lal	Project Address	Plot No. - 1152, 1154 & 1156. Khata - 1637. Mauza - Digba, Patna
Name of Co-promoter			
Project Registration is valid up to	31-12-2022		
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	1. Residential	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 84
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		84 apartments	1. Booked/ Allotted - 42 apartments 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
2	84	1. Booked/Allotted - 2. Sold -	42

IV. 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.				

WINSOME BUILDERS Gm.

Ranjeet Lal

PARTNER

3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. (To be filled for each Building / Wing) **BLOCK -A**
P/Digha/PRN/B+G+6/56/2017

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

WINSOME BUILDERS GROUP

Rajesh Jais

PARTNER

3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **P/Digha/PRN/B+G+6/56/2017** (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)
1.	Excavation (if any)	
2.	Basements (if any)	100%
3.	Podiums (if any)	
4.	Plinth	100%
5.	Stilt Floor	
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%
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	100%

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Rajesh Das

PARTNER

	requirements as me be required to complete project as per Specifications in Agreement of Sale.	
	Any other activities.	

VI. 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	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
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	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	

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Rasheed Jal
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14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)			

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Details
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			

VII. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached

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Raefat Lal
PARTNER

	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	37240200000112
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	Rs. 98,92,464.00
4.	Actual Cost Incurred during the Quarter	Rs. 89,10,547.73
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	Rs. 17,59,14,569.05
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS	
A	List of Legal Cases (if any)
1.	Case No.
2.	Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed
2.	Agreement for Sale
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Weather the project in progress is as per time schedule or lagging behind?	

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Rajesh Lal
 PARTNER

FORM - XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS - 15

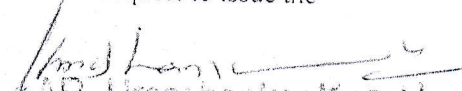
From,
WINSOME BUILDER GROUPS,
DIRECTOR: - MR RANJEET LAL,
AT - SHANTI HERITAGE, 202,
2ND FLOOR BAILEY ROAD
RUKANPURA, PATNA



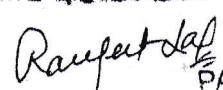
To,
The Commissioner
PATNA MUNICIPAL CORPORATION
Patna, Bihar

Sir,
I hereby certify that the development, of erection , re-erection or for material alteration in with respect of Plot No.(CS) -1152,1154,1156 , Khata No:-1637 , Holding No..... Village -Digha, Mohalla :- Digha , Ward No..... of **Patna Municipal Corporation** Under **Patna Municipal Corporation** Planning Authority/Gram Panchayat Areas covered under **Patna Municipal Corporation** Development Plan/Planning authorities/or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of **Patna Municipal Corporation** has been supervised by me and has been completed by the date- 19 /12/2022 according to the sanctioned plan (Vide No.-P/DIGHA-PRN-G+6/56/2017 , Dated - 14 / 12 / 2017) and provisions of the Byelaws . Implementation of the life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/we hereby also enclose the plan and documents as required under the Byelaws and request to issue the occupancy permission for the said building and premises.


AR. Umeshanker Kumar
Registered Architect
Reg. No. CA/2011/54023
Signature of Technical Person

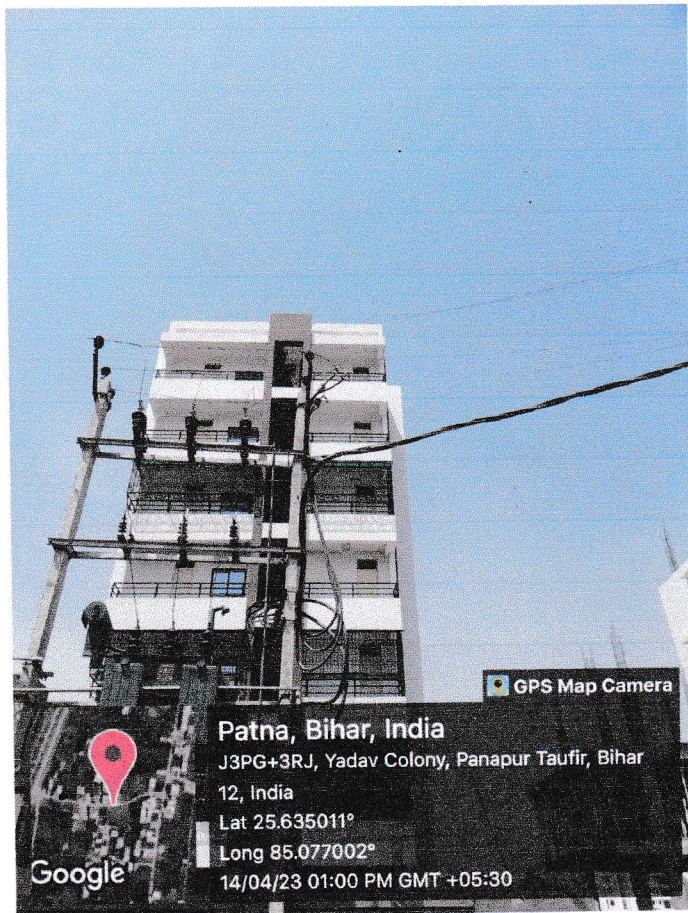
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PARTNER
Signature of Owners

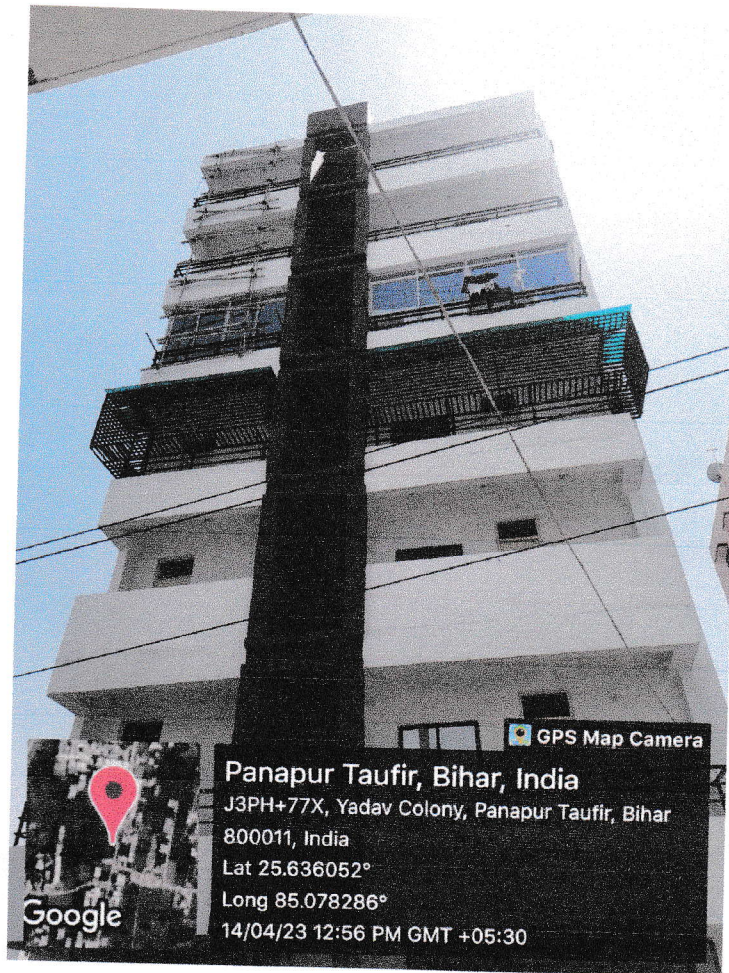
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WINSOME BUILDERS GROUP

PARTNER

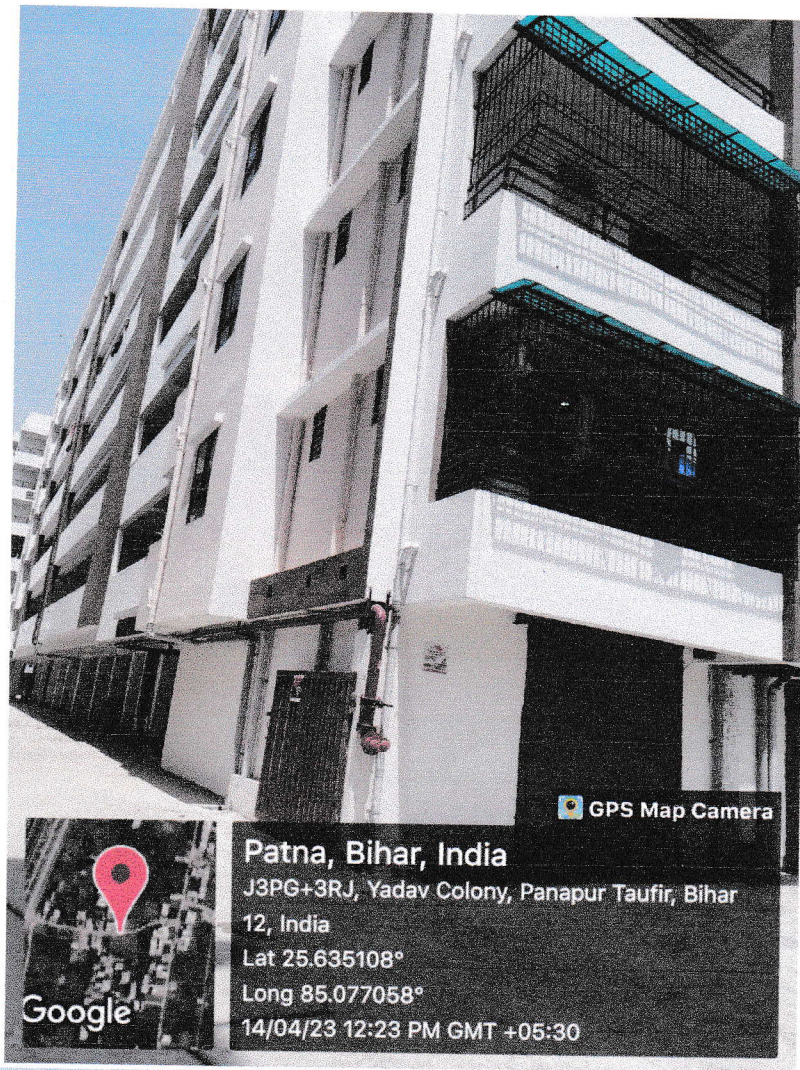
PHOTO



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Rafiqul Kabir
PARTNER



WINSOME BUILDERS GROUP
Ranjeet Singh
PARTNER



GPS Map Camera



Patna, Bihar, India

J3PG+3RJ, Yadav Colony, Panapur Taufir, Bihar
12, India

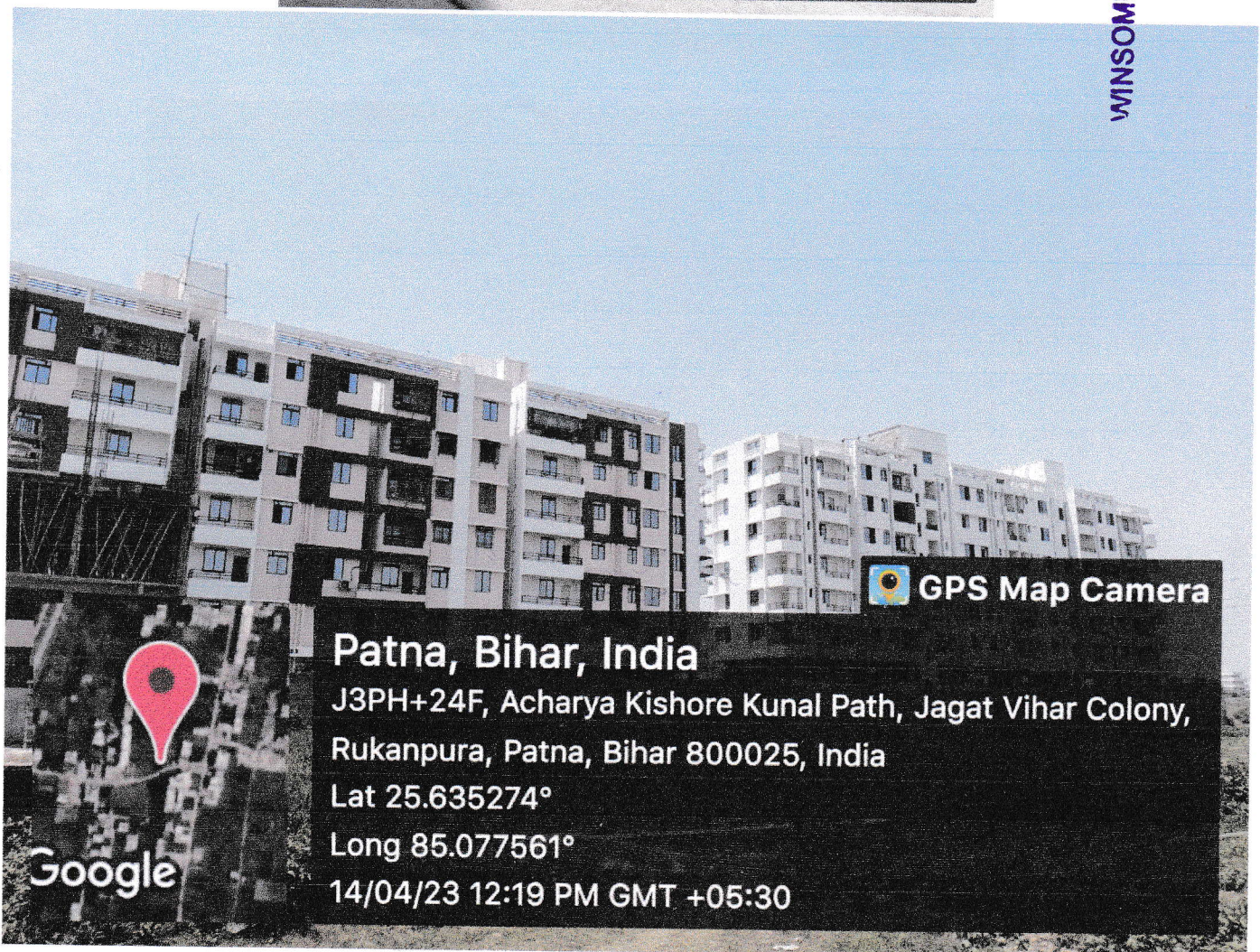
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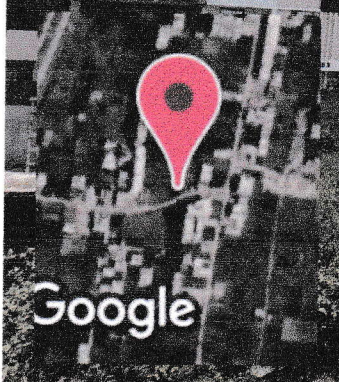
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Raouf Lal
PARTNER



GPS Map Camera



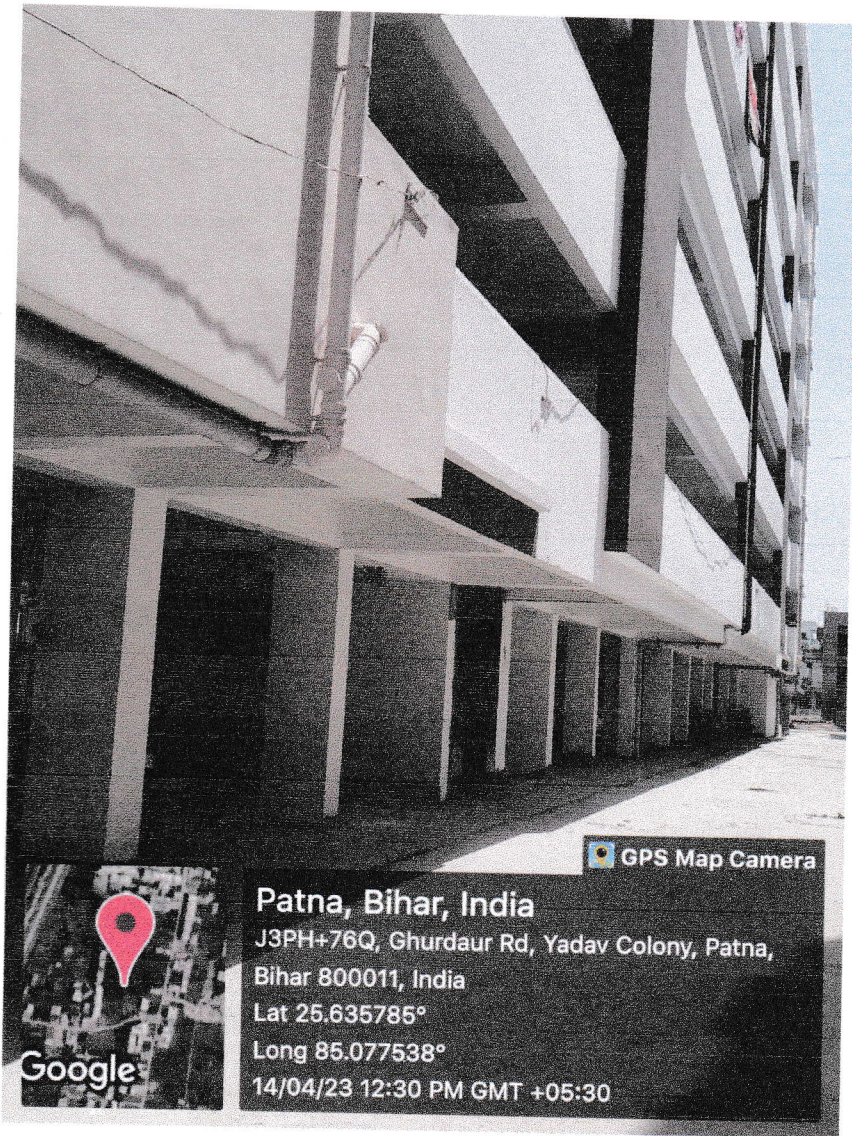
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Rukanpura, Patna, Bihar 800025, India

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Long 85.077561°

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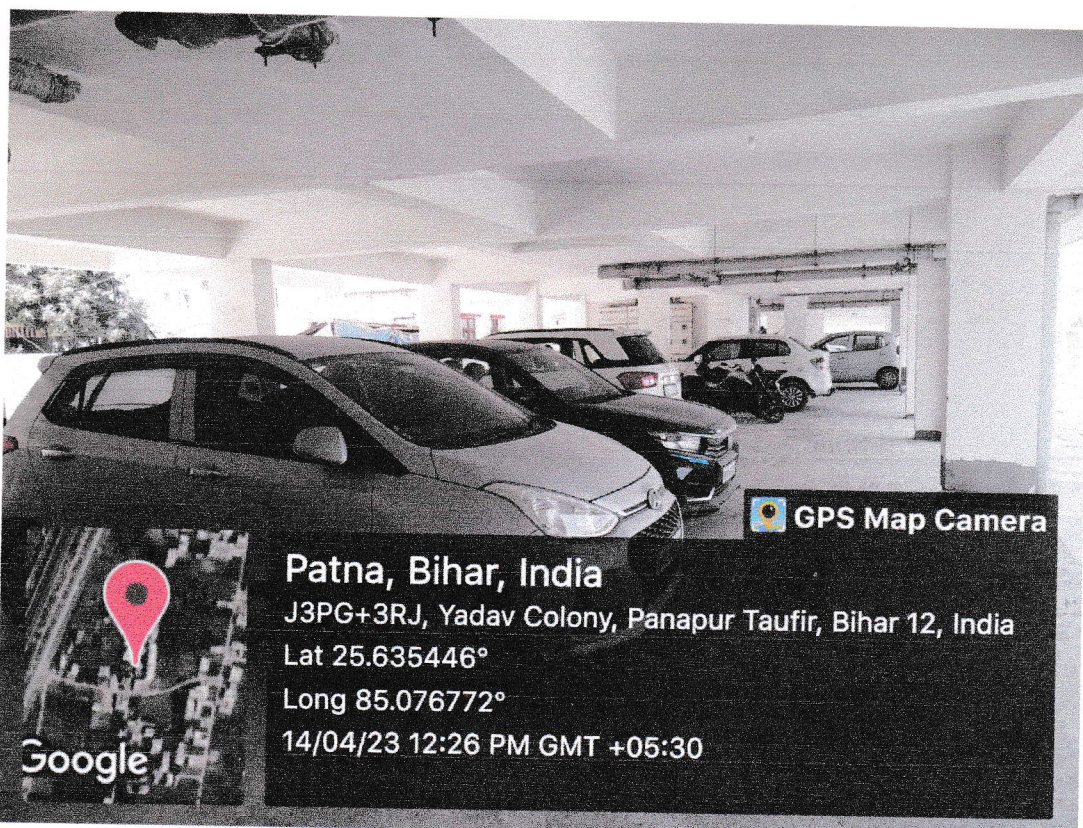
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Bihar 800011, India

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Patna, Bihar, India

J3PG+3RJ, Yadav Colony, Panapur Taufir, Bihar 12, India

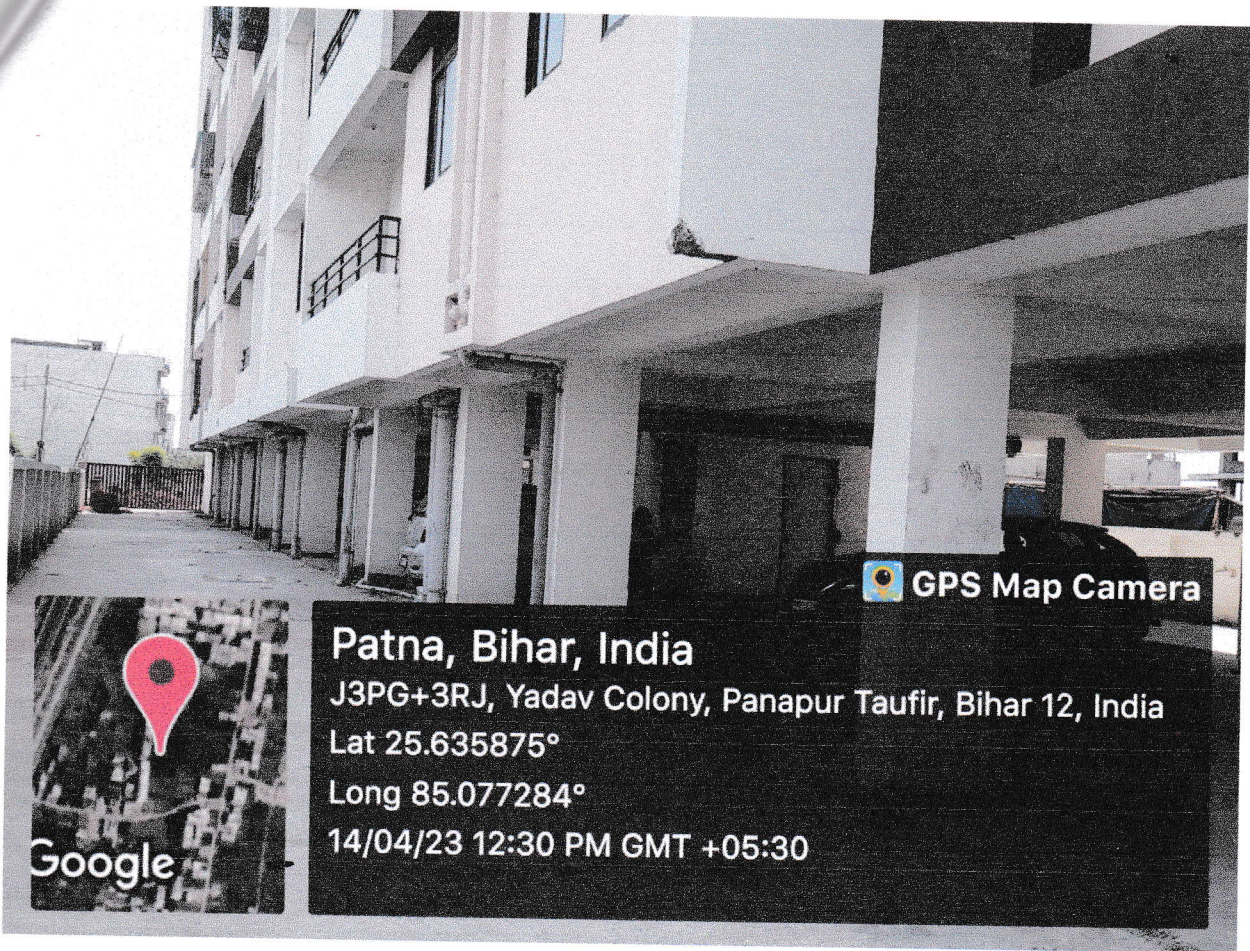
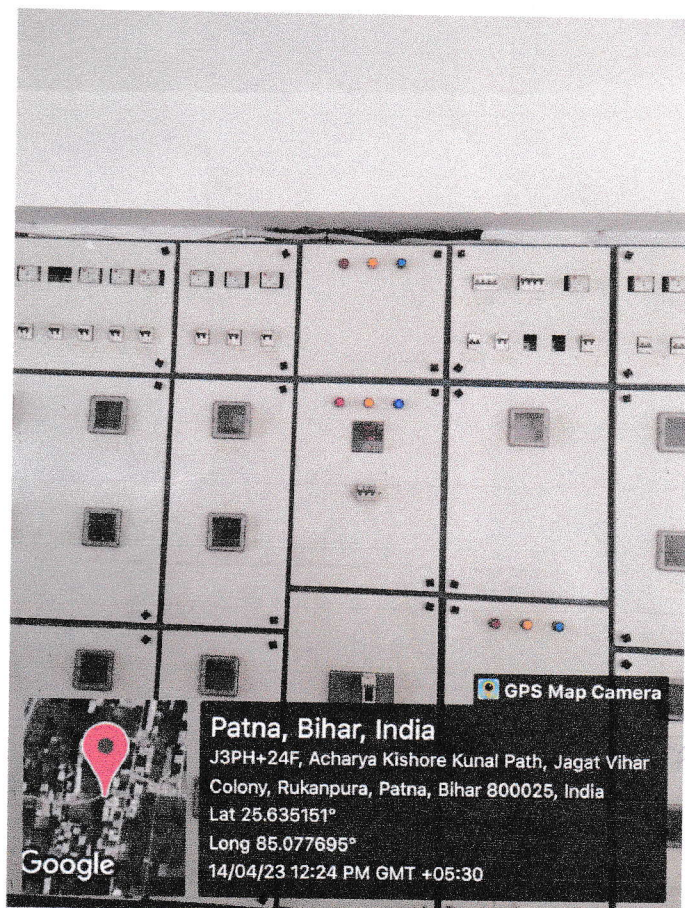
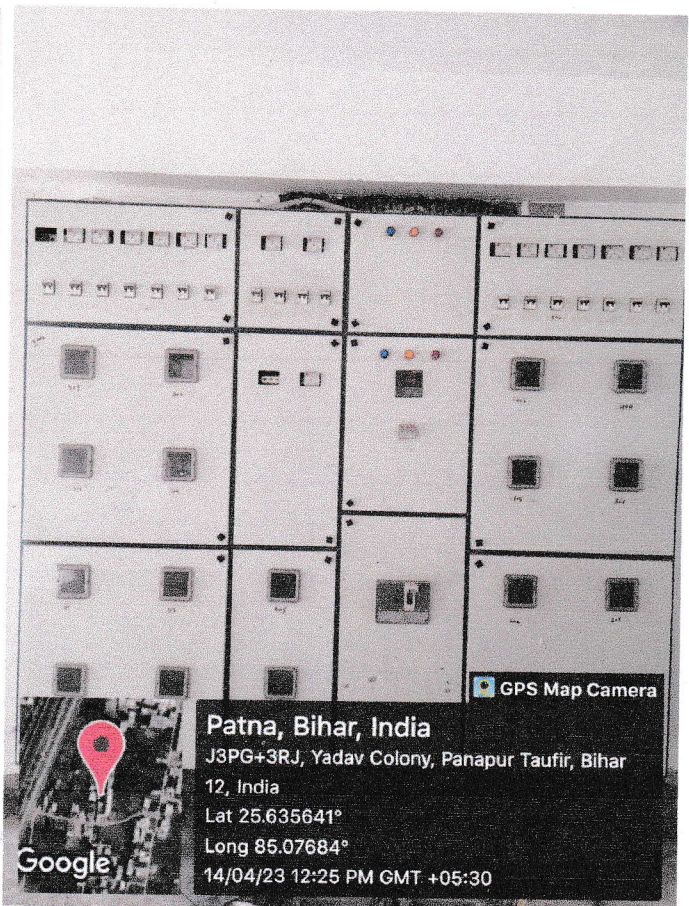
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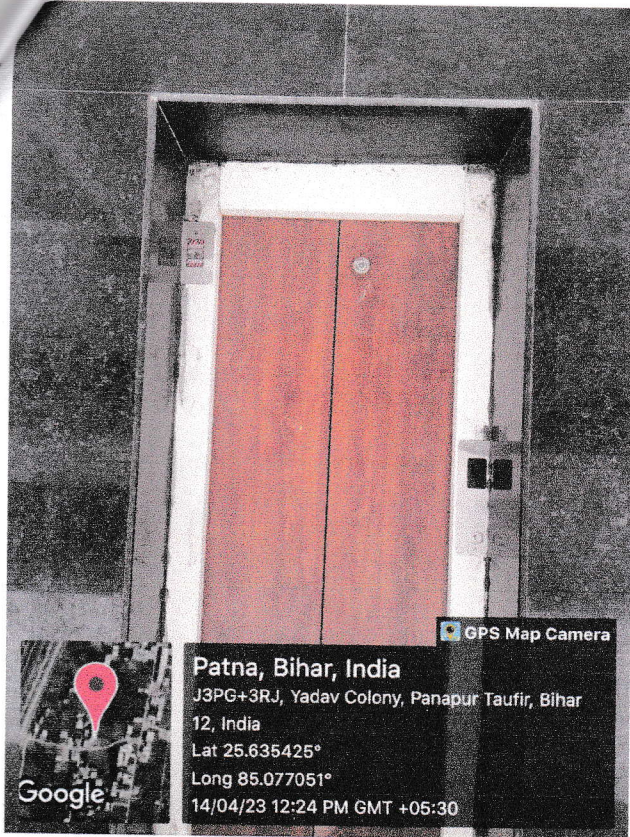
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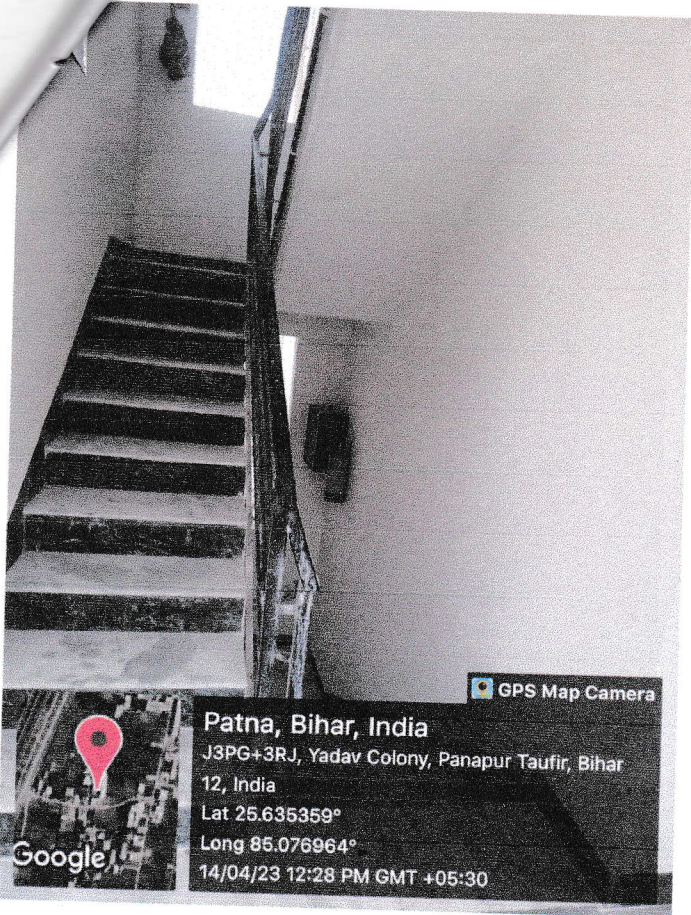
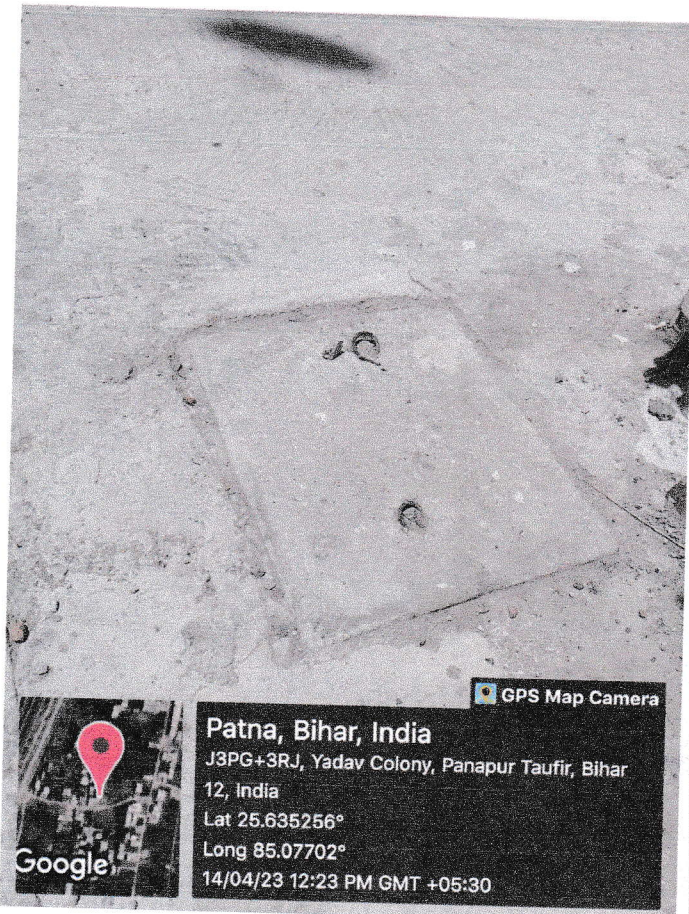
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Respectful PARTNER

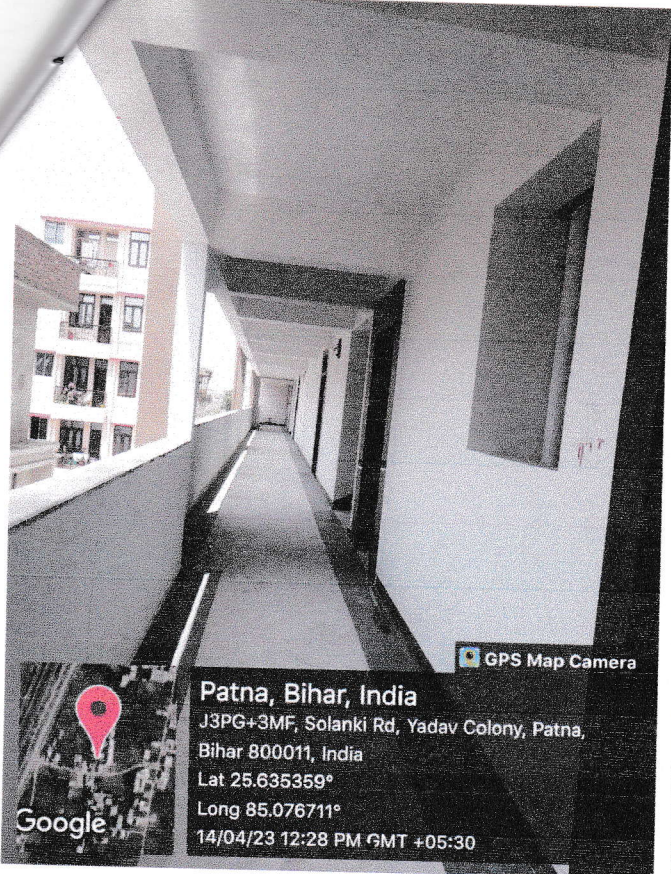
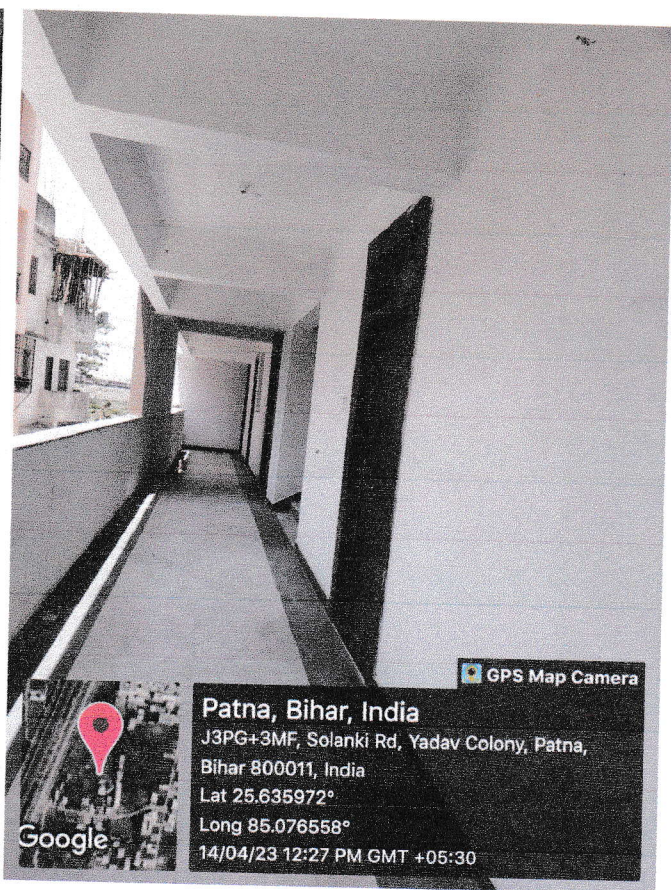
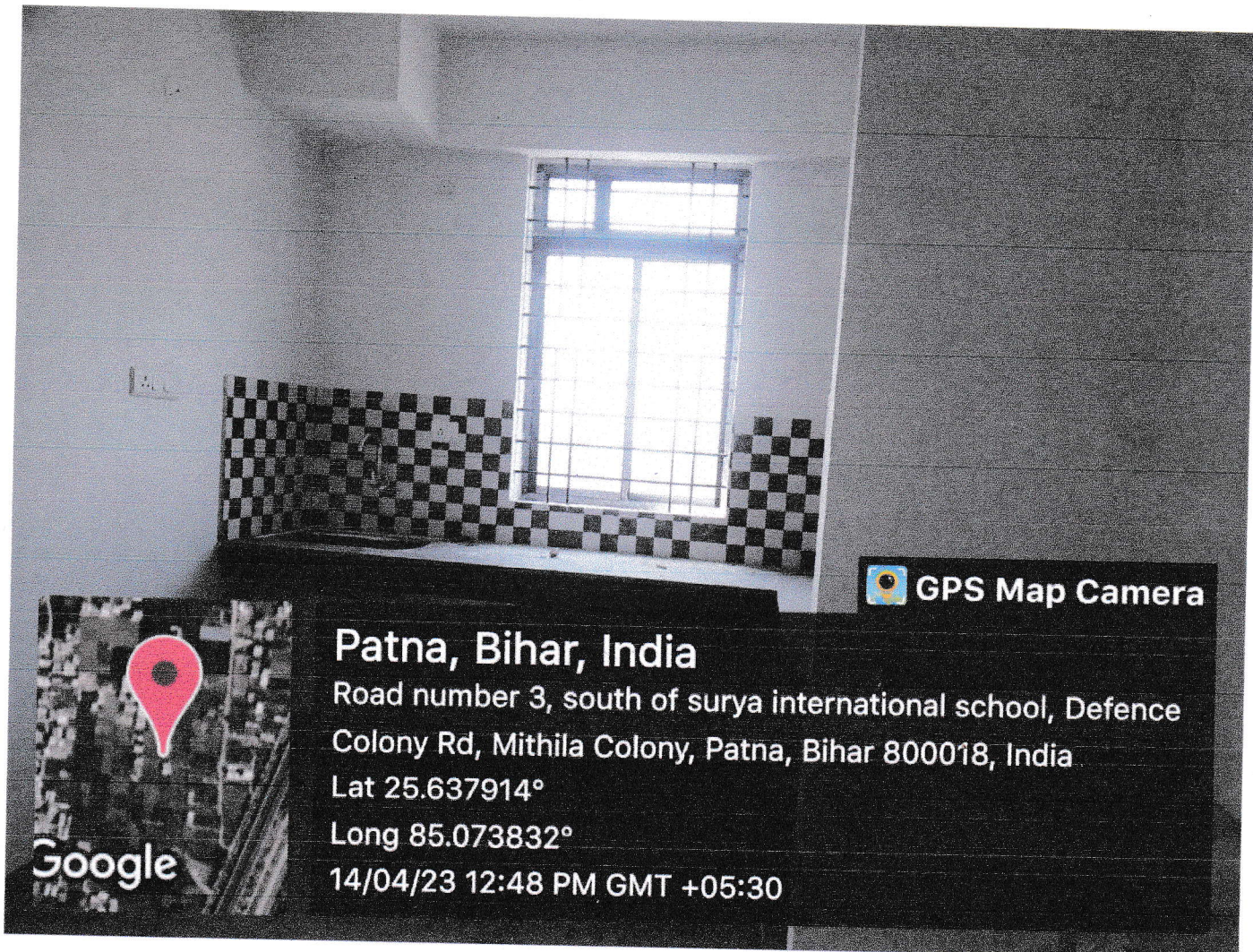


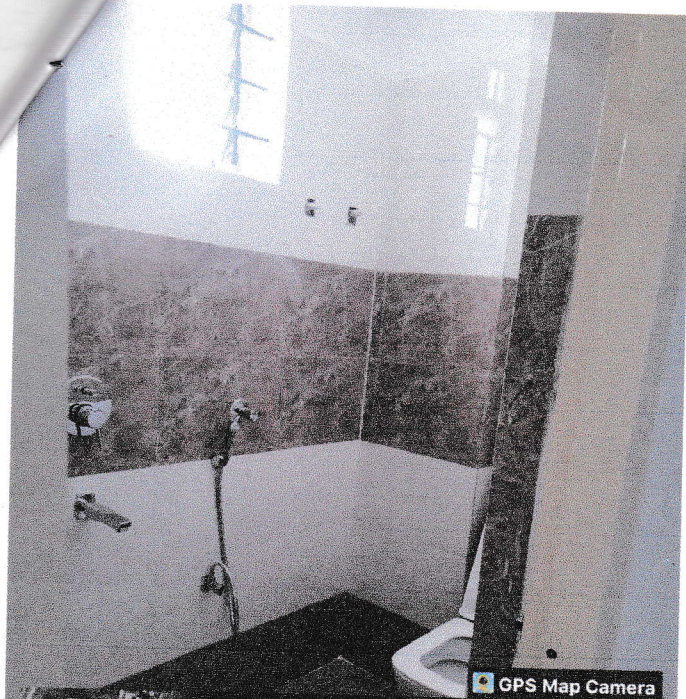


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 PARTNER



WINSOME BUILDERS GROUP
Raajesh Patel
PARTNER





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Patna, Bihar, India

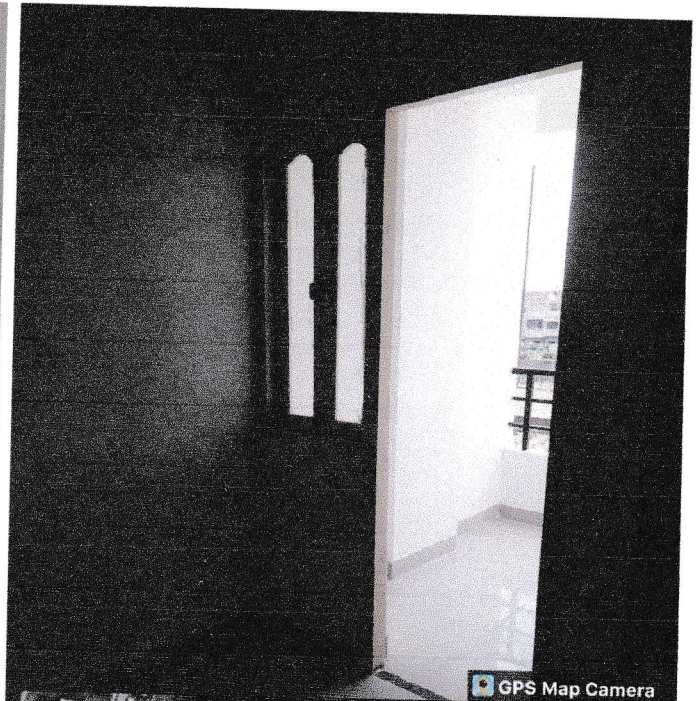
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Patna, Bihar, India

J3PH+RF6, Ghurdaur Rd, Yadav Colony, Patna,
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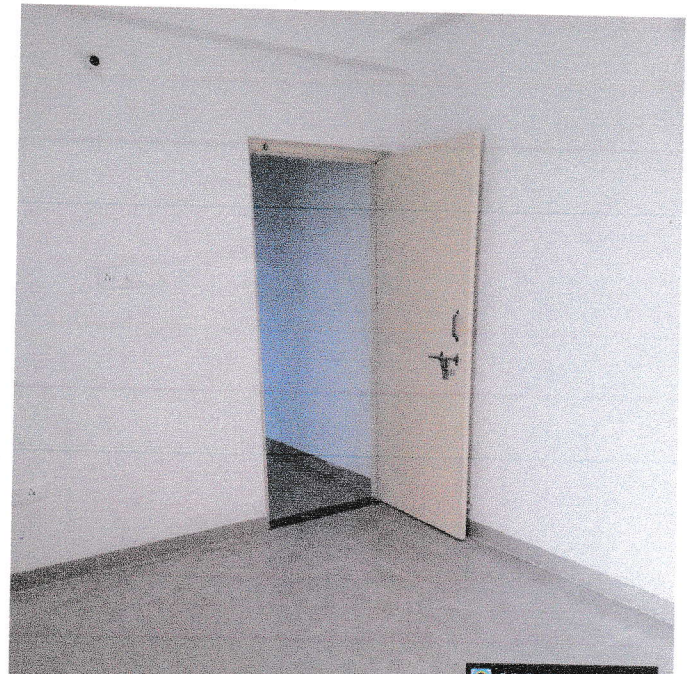
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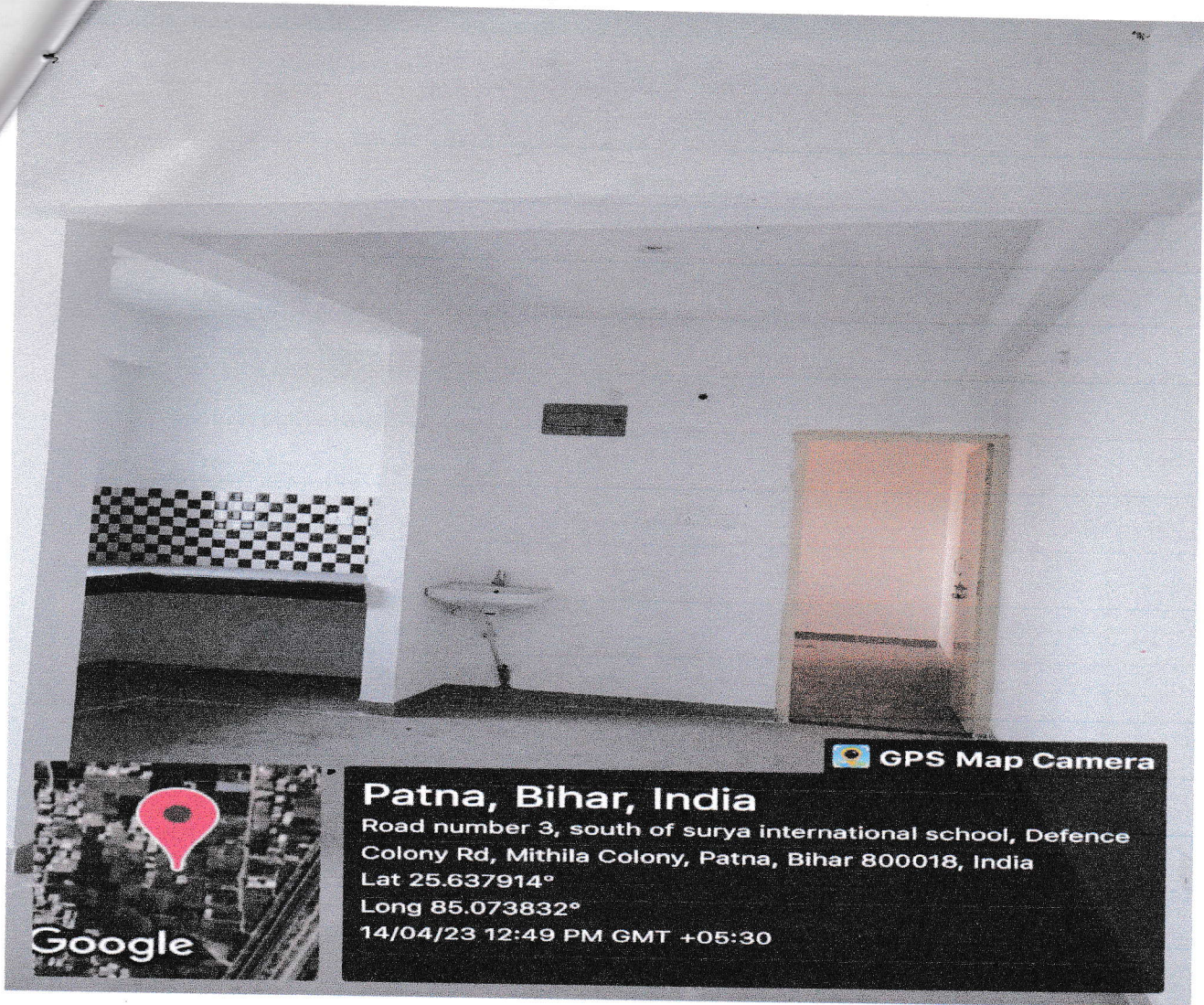
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Raufat
PARTNER



GPS Map Camera

Patna, Bihar, India

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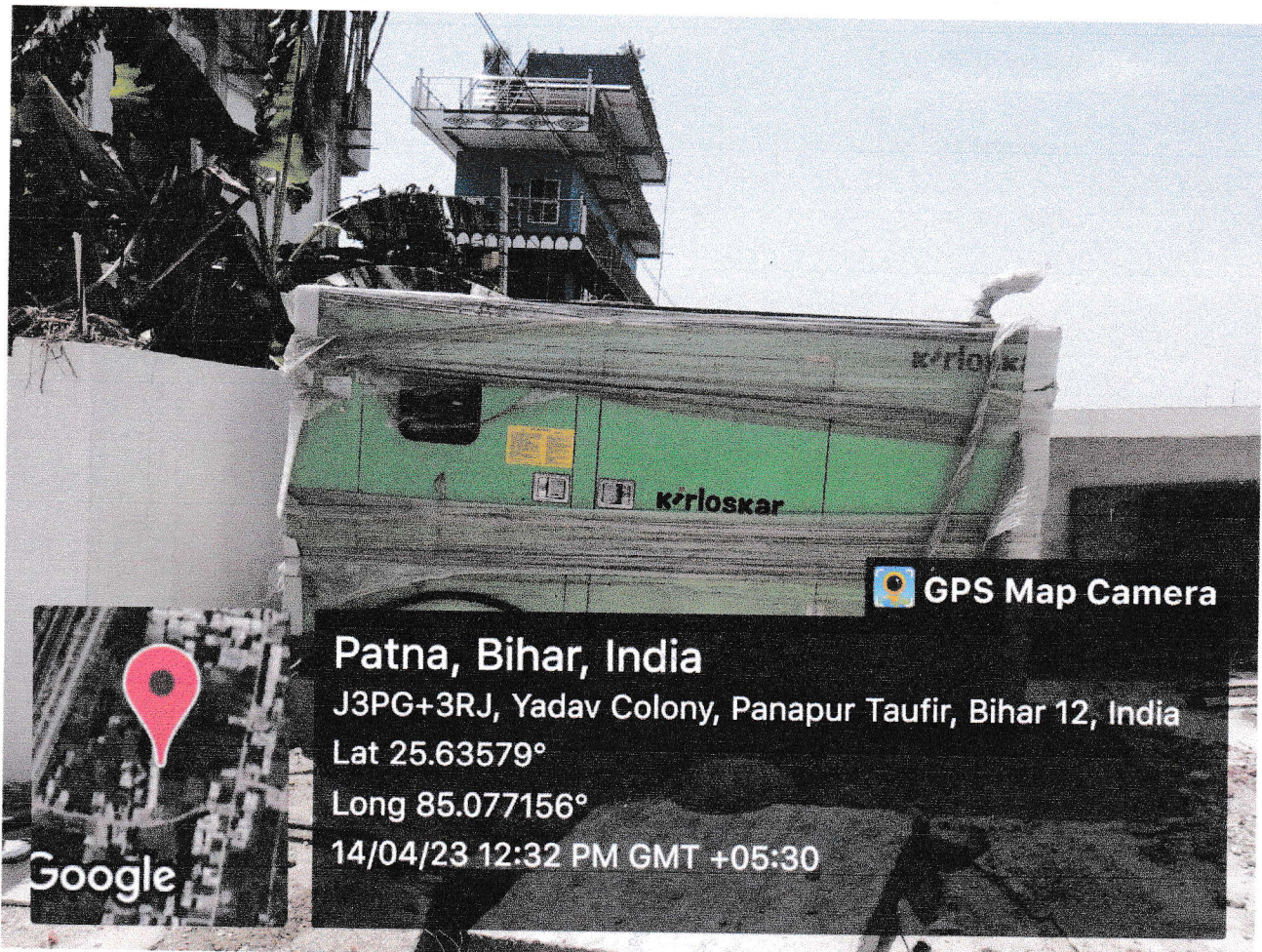
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Patna, Bihar, India

J3PG+3RJ, Yadav Colony, Panapur Taufir, Bihar 12, India

Lat 25.63579°

Long 85.077156°

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Raufet-dol
PARTNER

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 BUILDERS GROUP

Ranjeet Lal

PARTNER

Signature of Promoter

Name: *RANJEET LAL*

Date: *14/04/2023*