PROJECT REPORT (IV Quarter) – January 2019 to March 2019

Project Details:

Project Name: “Winsome Heritage”

Project Address : **Pot No. 1152, 1154 & 1156 , under Khatta No. 1637, Thana no. 01, Tauzi No. 5339,** Situated at Mohalla - Shivnand Nagar, Ghurdour Road (South Digha), Mouza – Digha, Thana – Digha, District – Patna

Developer:

M/s Winsome Builders Group
202, Shanti Heritage, Rukanpura,
Bailey Road, Patna-800014
Email: winsomebuildersgroup@gmail.com
Web: www.winsomebuilders.com

Booking Status Details

List of Numbers & Type of Apartments Booked

Type of Flats	Opening Balance	Booked in this Quarter	Closing Balance
1BHK	3	1	2
2BHK	8	1	7
3BHK	13	6	7

Stage of Construction/ Construction Status

Block A	Plinth Work Completed and 1st Slab Shuttering work is going on
Block B	Pile Work is going on

Approval Received in this Quarter

1. Project Approval Letter of State Bank of India

SBI

भारतीय स्टेट बैंक
STATE BANK OF INDIA

Ref No- REHBU/BRT/18-19/548

Date : 25.01.2019

Mr. Ranjeet Lal (Partner)
M/S Winsome Builder's Group
202. Shanti Heritage
Rukanpura, Bailey Road ,Patna-14

Dear Sir,

Your Application For The Approval of Project: Winsome Heritage At :Shivanand Nagar Ghurdaul Road,South Digha , Near Gyan Niketan Girls School, Digha, Patna

With reference to your letter no.NIL dated 15.10.2018 regarding the above subject and recommendation of our Bailey Road Branch, we are pleased to accord approval to your project " **WINSOME HERITAGE"** (Comprising of 2 blocks with 84 flats) subject to the conditions mentioned below: Project ID P0120 3395

2. The approval will enable the purchasers who have booked flats in the above project to apply for a housing loan from State Bank of India hassle-free without separate TIR search and valuation.

3. The loans will be sanctioned on the basis of merit as per our bank's norms & will be disbursed in phased manners linked to development in Project with the consent of the purchaser(applicant).

4. You will mark Bank's lien in your books on every flat purchased out of Bank's finance.

5. The approval is given in anticipation that entire proposals of Home Loan will be sourced to us with our Bank having the first right for refusal.

6. The project is approved on the basis of the information provided to us by you. In case, if any information is found to be incorrect or insufficient restricting your power to transfer the title of the property and purchasers to create valid equitable mortgage in favour of the Bank, the bank will reserve the right to cancel /rescind the approval. Further, our approval is also subject to your compliance of all the statutory provisions, laws and any issues detrimental to the interests of the project, its buyers and SBI.

7. You will enter into a registered Sale Agreement with the buyer/buyers intending to purchase the flat from bank finance and execute the standard tripartite agreement (TPA) as per Bank's norms and submit the same before disbursement.

bank.sbi
+91 612 2200278
+91 612 2209072
dgmre.lhopat@sbi.co.in

स्थावर संपदा और आवास व्यवसाय विभाग
तीसरा तल, स्थानीय प्रधान कार्यालय
पश्चिमी गाँधी मैदान
पटना - 800 001

Real Estate and Housing Business
3rd Floor, Local Head Office
West Gandhi Maidan
Patna - 800 001

8. No Objection Certificate for allotment of flat to be issued and creation of valid Equitable Mortgage for the specific flat to be financed has to be arranged by you.

9.You will insist for NOC from us in case of cancellation of sale agreement and arrange for refund of payments received their under.

10. Please note that this approval is required to be renewed/ revalidated at every yearly interval (12 months) at the request of the builder / developer on submission of the necessary documents. Further, future renewal/revalidation will be done only after submission of satisfactory Interim TIR by our empanelled advocates.

11. Disbursement may be made only after inspection of the site subject to the satisfaction of the inspecting officials.

12. As per statutory requirements by RERA, disbursement will be made through the special account opened by you for this project..

13. In order to facilitate smooth flow of proposals from your Project we have mapped the following HLST members as the key nodal persons for the said Project:-

A. Mr. Deependra Kumar ,Dy. Manager , (9931013014)
B. Mr. Anil Kumar, Dy. Manager, (8210349986, 9429288629)

Nomination of key person from your side too will help us co-ordinate better.

In case on any related issue you may contact us at the following numbers.

Assistant General Manager (HLM)	9431460443
Chief Manager (BRT)	9990158984

Please feel free to reach us at ajay1961@sbi.co.in; cmbrt.lhopat@sbi.co.in

14. You are expected to provide space for our people at your office/site for smooth flow of proposals.

Assuring of our best services.

Yours faithfully,

Assistant General Manager (HLM)

Construction Status Images of Block -A

Construction Status Images of Block -B