

Date :

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 EMPIRE BLOCK A B C D", Danapur, Patna, BRERA Regn. No. BRERAP00038-1/28/R.12/2018.

Date : 15 -07-2022

Dear Sir,

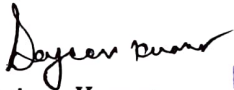
With reference to the above mentioned subject and as per the requirement of quarterly reports compliance, we are hereby submitting the project quarterly Report for the First Quarter (2022-2023) for the project named "Winsome Empire Block A B C D" located at Biscuit Factory Road, Danapur, Patna.

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

WINSOME INFRASTRUCTURE


Sanjeev Kumar PARTNER

(Partner, Winsome Infrastructure)

ANNEXURE-A

Quarterly Progress Report for quarter ending June of 2022 (Year)

I.PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP00038-1/28/R.12/2018	NameofProject/Phase ofRegisteredProject	Winsome Empire Block A B C D
NameofPromoter	Winsome Infrastructure	ProjectAddress	Biscuit Factory Road, Danapur, Patna
NameofCo-promoter			
ProjectRegistrationisvalidupto	31-12-2022		
StartingdateofProjectorPhase oftheProject	03-06-2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Periodofvalidityofmapbythe CompetentAuthority			

II.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS					
Building/Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	TotalNumberof Apartments – 224
A,B,C and D	1. 1BHK	-		224	1. Booked/ Allotted-117 2. Sold-102
	2. 2BHK,	-			
	3. 3BHK	-			
	4. Shop	-			
	5. Bungalow	-			
	6. Plot etc.	-			

III.DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
A, B,C and D	224	1. Booked/Allotted	117
		2. Sold	102

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

1. 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)	NO
2.	Basements(if any)	NO
3.	Podiums(if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	100% Completed
6.	Slabs of Super Structure	100% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Completed
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC,	100% Completed

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

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

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100% Completed	
4.	Storm Water Drains	Yes	100% Completed	
5.	Landscaping & Tree Planting	Yes	100% Completed	
6.	Street Lighting	Yes	100% Completed	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No	70% Completed	
10.	Water Conservation / Rain Water Harvesting	Yes	100% Completed	
11.	Energy Management	Yes	100% Completed	
12.	Fire Protection and Fire Safety Requirements	Yes	100% Completed	
13.	Closed Parking	Yes	100% Completed	
14.	Open Parking	Yes	100% Completed	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100% Completed	
16.	Others (Option to Add More)		100% Completed	

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.	ProjectAccountNo.	333905000311
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	77,31,000/-
4.	Actual Cost Incurred during the Quarter	83,74,732/-
5.	Net amount at end of the Quarter	-6,43,732/-
6.	Total expenditure on Project till date	40,80,97,897/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Not Applicable

VIII. 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	0
2.	Agreement for Sale	6

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 herefrom. 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 INFRASTRUCTURE

Signature of Promoter

PARTNER

Name: WINSOME INFRASTRUCTURE

Date: 15-07-2022

NISHANT VIRNAWE
ARCHITECT
EMP. NO. 33/APR/2015/NPDN
DANAPUR NAGAR PARISHAD







