

Date :

To,

Date: 14-01-2023

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Third Quarter (2022-2023) i.e. 01.10.2022 to 31.12.2022 of "WINSOME PLAZA", Mauza- Jamsaut, Ashopur Main Road, Danapur, Patna, BRERA Regn. No. BRERAP00038-3/351/R-233/2018.

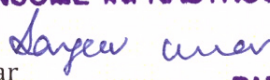
Dear Sir,

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 Third Quarter (2022-2023) for the project named "Winsome Plaza" located Mauza-Jamsaut, Ashopur Main 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 December 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00038-3/351/R.233/2018	Name of Project/Phase of Registered Project	Winsome Plaza
Name of Promoter	Winsome Infrastructure	Project Address	Mauja-Jamsaut, Asopur Main Road, Danapur, Patna
Name of Co-promoter			
Project Registration is valid up to	23-09-2023		
Starting date of Project or Phase of the Project	05-11-2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential Cum - Commercial	
Period of validity of map by the Competent Authority	02-02-2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 69
	1. 1 BHK	-		-69	1. Booked/ Allotted - 21 2. Sold - 02
	2. 2 BHK,	-			
	3. 3 BHK	-			
	4. Shop	-			
	5.Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 69
1	69	2. Sold	- 02

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (To be added for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%

3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
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	80%
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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	80%

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	50%	
2.	Water Supply	Yes	100%	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	90%	
4.	Storm Water Drains	No	90%	
5.	Landscaping & Tree Planting	Yes	25%	Soil filling
6.	Street Lighting	Yes	25%	Piping done
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	100%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	90%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	60%	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING		
S. No.	Particulars	
1.	Front Elevation.	Pictures attached at the end of the document.
2.	Rear Elevation	Pictures attached at the end of the document.
3.	Side Elevation	Pictures 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.	912020029998764
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	Rs. 7,21,426/-
4.	Actual Cost Incurred during the Quarter	Rs. 64,62,216/-
5.	Net amount at end of the Quarter	Rs. - 57,40,790/-
6.	Total expenditure on Project till date	Rs. 7,73,93,997/-
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	02
2.	Agreement for Sale	00

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.

WINSOME INFRASTRUCTURE

Signature of Promoter

PARTNER

Name:

Date :

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

