winsome

WINSOME INFRASTRUCTURE

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. 01.10.2024 to 31.12.2024 of "**WINSOME PLAZA**", Mauza- Jamsaut, Ashopur Main Road, Danapur, Patna, RERA 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 Second Quarter (2024-2025) 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 Form-7

Kindly acknowledge the receipt of the same.

WINSOME INFRASTRUCTURE

Thanking You

WINSOME INFRASTRUCTURE
Sanjeev Kumar
PARTNER

Sanjeev Kumar

For, **Winsome Infrastructure**

Winsome Infrastructure
101, Suksha Presidency, Ramjaipal Road, Bailey Road, Patna-801503, Bihar India | + 91-9123230464
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FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending ~~March/June/sept~~/December of 2024-25 (Year).

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies		Name of Firm	WINSOME INFRASTRUCTUR
Firm Address :	101,Suksha Presidency ,Ramjaipal Nagar, Danapur,Patna-801503		
Total Experience of promoter in Real Estate sector	16 Years		
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project		

II. 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 INFRASTRUCTUR	Project Address	MAUZA-JAMSAUT, ASOPUR MAIN ROAD, DANAPUR
Name of Co-promoter			
Project Registration is valid up to	23-09-2023		
Starting date of Project or Phase of the Project	31-10-2018		
Type of Project or Phase of the Project	~~1. Residential~~ ~~2. Commercial~~ 3. Residential- cum-Commercial 4, ~~Plotted project~~	1.Residential -Cum-Commercial	
Period of validity of map by the Competent Authority			

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 34	Total Number of Apartments in Landowner's share – 35
One	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			69	1. Booked / Allotted - 25	3. Booked/ Allotted -
					Percentage of Booking	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
One	49	1. Booked/Allotted -	19
		2. Sold -	14

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

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
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	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 Requirements as me be	100%	

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

VII. 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)	Expected Completion date in (dd/mm/yyy) Format
(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	No	No	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	30%	
7.	Community Buildings	No	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NO	
9.	Solid Waste Management & Disposal	No	NO	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes		
12.	Fire Protection and Fire Safety Requirements	Yes	100%	

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13.	Closed Parking	Yes	100%	
14.	Open Parking	No	NO	
15.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No	NO	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping andTree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

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

(A)	Sr. No.		
	1.	Front Elevation	Attached at the end
	2.	Rear Elevation	Attached at the end
	3.	Side Elevation	Attached at the end
(B)		Photograph of each floor	Attached at the end

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	912020029998764
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs.
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	Rs. 0,00,000/-
6.	Actual Cost Incurred during the Quarter	Rs. 1,85,142/-
7.	Net amount at end of the Quarter	Rs. 0,00,000/-
8.	Total expenditure on Project **till date**	Rs. 9,40,24,096/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 6,45,91,317/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 9,40,24,096/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED



XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

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.

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Sanjeev Kumar

PARTNER

Signature of Promoter

Name: Sanjeev Kumar

Date: 15/01/2025





