winsome

WINSOME INFRASTRUCTURE

To,

Date: 15-10-2024

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Second Quarter (2024-2025) i.e. 01.07.2024 to 30.09.2024 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 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.

Thanking You

WINSOME INFRASTRUCTURE

Sanjeev Kumar

PARTNER

Sanjeev Kumar

(Partner, Winsome Infrastructure)

FORM-7 [REGULATION-9]

Quarterlyprogressreportforquarterending March/June/sept/Decemberof 2024(Year).

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	**BRERAP00038-3/351/R-233/2018**	NameofFirm	WINSOME INFRASTRUCTUR
FirmAddress:	101,Suksha Presidency ,Ramjaipal Nagar, Danapur,Patna-801503		
TotalExperienceofpromoterin RealEstatesector	16 Years		
TotalExperienceinRealEstate afterImplementationofRERA			
NoofProjectdoneBefore Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject	1.Residential 2.Residential – cum Commercial	
No of Project done After ImplementationofRERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	**BRERAP00038-3/351/R-233/2018**	NameofProject/Phase of Registered Project	WINSOME PLAZA
NameofPromoter	WINSOME INFRASTRUCTUR	ProjectAddress	MAUZA-JAMSAUT, ASOPUR MAIN ROAD, DANAPUR
NameofCo-promoter			
ProjectRegistrationisvalidupto	23-09-2023		
StartingdateofProjectorPhase oftheProject	31-10-2018		
TypeofProjectorPhaseofthe Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	1.Residential -Cum- Commercial	
Period of validity of map bythe CompetentAuthority			

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS

Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	Total Number of Apartments in Promoter'sshare- 34 1. Booked /Allotted-25 2. Sold-14	Total Number of Apartments in Landowner'sshare- 35 3. Booked/ Allotted - Sold -
One	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.			69	Percentage of booking	Percentage ofbooking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

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

V. DETAILSOFBUILDINGAPPROVALS

(IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)

S.No.	Name of the Approval / N.O.C./ Permission / Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOCforEnvironment				
2.	FireN.O.C.				
3.	WaterSupplyPermission				
4.	NOC fromAirportAuthority of India				
5.	OtherApproval(s),ifany, required for the Project.				

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT			
1. PlanCaseNo._____(TobeadedforeachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	100%	
2.	Basements(ifany)	100%	
3.	Podiums(ifany)	100%	
4.	Plinth	100%	
5.	StiltFloor	100%	
6.	SlabsofSuperStructure	100%	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	100%	
10.	Externalplumbing andexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	100%	
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all other	100%	

	Requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.		

VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	Yes	100%	
4.	StormWaterDrains	No		
5.	Landscaping&TreePlanting	Yes	100%	
6.	StreetLighting	Yes	30%	
7.	CommunityBuildings	No	NO	
8.	Treatment and Disposal of SewageandSullageWater	No	NO	
9.	SolidWasteManagement&Disposal	No	NO	
10.	WaterConservation/Rain Water Harvesting	Yes	100%	
11.	EnergyManagement	Yes		

12.	FireProtectionandFire Safety Requirements	Yes	100%	
13.	ClosedParking	Yes	100%	
14.	OpenParking	No	NO	
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	Yes	100%	
16.	Others(OptiontoAdd More)	No	NO	

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE O F PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	InternalRoadsandfoot paths			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			
4	Drains			
5.	Parks,LandScapingand Tree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullage water			

8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	







X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	912020029998764
2.	Estimated Cost of the Project including land cost atthe start of the Project	
3.	EstimatedDevelopmentCost of theProject atthe startoftheProject.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	AmountreceivedduringtheQuarter	3701632
6.	ActualCost IncurredduringtheQuarter	677798
7.	Netamountatend oftheQuarter	3023834
8.	TotalexpenditureonProject**tilldate**	93838954
9.	Cumulativefundcollectedtilltheendof Quarterin question	64591317
10.	Cumulative expenditure done till the end of Quarter in question	93838954

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	
2.	NameofParties	
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	
4.	NoofSuo-Motocasesagainstthis project CaseNo. NameofParties	
5.	NoofCertificatecases/PDRcasesagainstthis project CaseNo. NameofParties	
B	Sale/AgreementforSale during the Quarter	
1.	SaleDeed	1
2.	AgreementforSale	0
3.	No.ofpossessionsgiventoallottees	1
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

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 INFRASTRUCTURE

Sanjeev Kumar

PARTNER

AR. Umashankar Kumar
Registered Architect
Reg. No.-CA/2011/60228

SignatureofPromoter

Name:

Date: