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 30.10.2024 of "WINSOME EMPIRE BLOCK E", Danapur, Patna, BRERA Regn. No. BRERAP2611201700038-7/1250/R-1069/2020.

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 Empire Block E" located at Biscuit Factory Road Nariganj ,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

(Partner, Winsome Infrastructure)

FORM-7[REGULATION-9]

QuarterlyprogressreportforquarterendingMarch/June/sept/Decemberof

(year)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies		NameofFirm	WINSOME INFRASTRUCTURE
FirmAddress:	101,Suksha Presidency ,Ram Jaipal nagar, Danapur, patna		
TotalExperienceofpromoterin RealEstatesector			
TotalExperienceinRealEstate afterImplementationofRERA			
NoofProjectdoneBefore Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		
No of Project done After ImplementationofRERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plottedproject		

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	**BRERAP261120170 0038-7/1250/R-1069/2020**	NameofProject/Phase of Registered Project	WINSOME EMPIRE BLOCK E
NameofPromoter	WINSOME INFRASTRUCTUR E	ProjectAddress	BISCUIT FACTORY ROAD,NASRIGANJ, DANAPUR,PATNA
NameofCo-promoter			
ProjectRegistrationisvalidupto			
StartingdateofProjectorPhase oftheProject			
TypeofProjectorPhaseofthe Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject		
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's share -	Total Number of Apartments in Landowner's share -
1	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plotetc.			56	1. Booked /Allotted- 34 2. Sold-	3. Booked/ Allotted - 22 Sold -
					Percentage of booking	Percentage ofbooking

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES

Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages:	
		1. Booked/Allotted -	34
1	100	2. Sold -	

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 % COMPLETED	
2.	Basements(ifany)	100 % COMPLETED	
3.	Podiums(ifany)	NO	
4.	Plinth	100 % COMPLETED	
5.	StiltFloor	100 % COMPLETED	
6.	SlabsofSuperStructure	100 % COMPLETED	
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	90 % COMPLETED	
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	NO	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	100 % COMPLETED	
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	95% COMPLETED	
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	20 % COMPLETED	

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

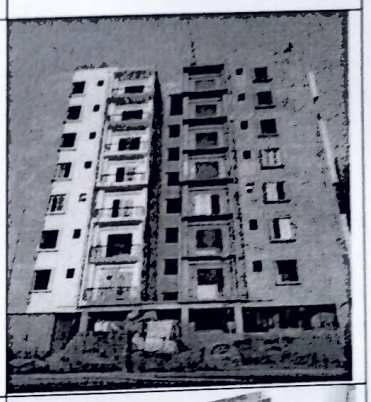
VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	25 %	
2.	Water Supply	YES	75%	
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	80%	
4.	StormWaterDrains	N/A	N/A	
5.	Landscaping&TreePlanting	YES	10%	
6.	StreetLighting	YES	50%	
7.	CommunityBuildings	N/A	N/A	
8.	Treatment and Disposal of SewageandSullageWater	YES	100%	
9.	SolidWasteManagement& Disposal	YES	0%	
10.	WaterConservation/Rain Water Harvesting	YES	80%	
11.	EnergyManagement	N/A	N/A	

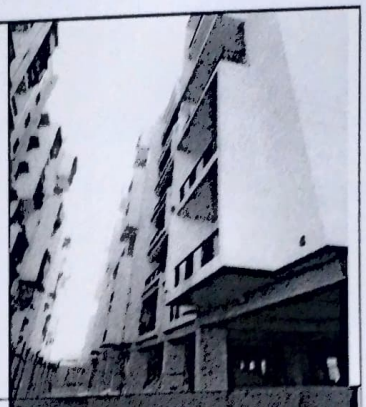
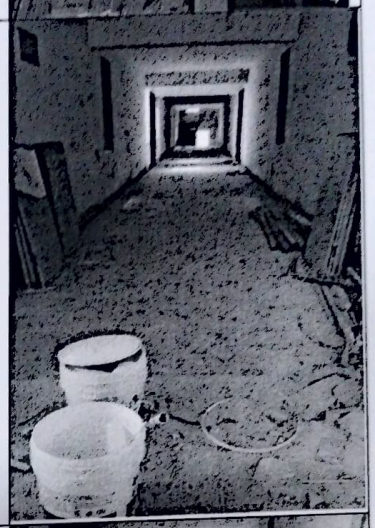
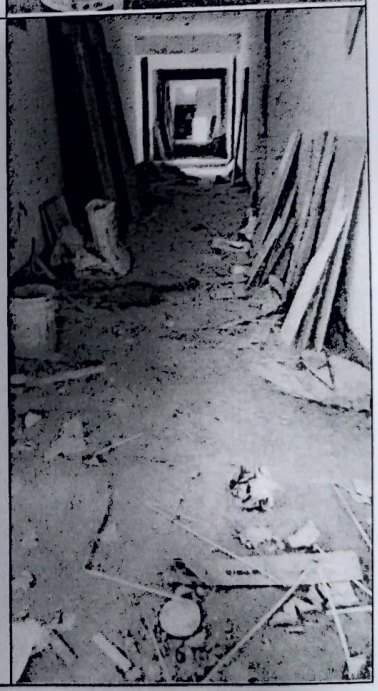
12.	FireProtectionandFire Safety Requirements	YES	80%	
13.	ClosedParking	YES	100%	
14.	OpenParking	N/A	N/A	
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	50%	
16.	Others(OptiontoAdd More)			

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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	N/A	N/A	
2.	WaterSupply	N/A	N/A	
3.	SewerageChambersSeptic Tank	N/A	N/A	
4	Drains	N/A	N/A	
5.	Parks,LandScapingand Tree Planting	N/A	N/A	
6.	StreetLighting	N/A	N/A	
7.	Disposalofsewage&sullage water	N/A	N/A	

8.	Waterconservation/Rain Water Harvesting	N/A	N/A	
9.	EnergyManagement	N/A	N/A	

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

			
(B)		Photographofeachfloor	
			

5th

4th

			 3rd
			 2nd

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	409001297523
2.	Estimated Cost of the Project including land cost atthe start of the Project	
3.	EstimatedDevelopmentCost of theProjectatthe startoftheProject.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	AmountreceivedduringtheQuarter	2138712
6.	ActualCost IncurredduringtheQuarter	5180077
7.	Netamountatend oftheQuarter	-3041365
8.	TotalexpenditureonProjecttilldate	164216991
9.	CumulativefundcollectedtilltheendofQuarterin question	209298831
10.	Cumulative expenditure done till the end of Quarter in question	164216991

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	0
2.	AgreementforSale	0
3.	No.ofpossessionsgiventoallottees	0
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

PARTNER

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

SignatureofPromoter

Name:

Date: