

Date- 15.04.2025

To,

The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

SUB:- Submission of Quarterly Progress Report of Fourth Quarter (2024-2025) i.e., 01.01.2025 to 31.03.2025 of **"WINSOME VATIKA"**, Danapur, Patna, RERA Regn. No.- **BRERAP00485-1/424/R-123/2018.**

Dear Sir,

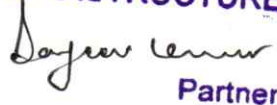
With reference to the above-mentioned subject and as per the requirement of quarterly Progress reports compliance, we are hereby submitting the project quarterly Report for the Fourth Quarter (2024-2025) for the project named **"Winsome Vatika"** located at Ghud Daud Road, Nasriganj, Patna, Bihar, khesra No/Plot No 686, 690, Khata No- 228,293, Mauza- Sikandarpur Danapur, Patna- 801503.

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,

ABODE INFRASTRUCTURE


Partner

Sanjeev Kumar

For, Abode Infrastructure

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	ABODE INFRASTRUCTURE
Firm Address :	101, Suksha Presidency, Ram jaipal Nagar, Baily Road, 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	04	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	06	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00485- 1/424/R.123/2018	Name of Project/Phase of Registered Project	Winsome Vatika
Name of Promoter	ABODE INFRASTRUCTURE	Project Address	Ghud Daud Road, Nasriganj, Patna, Bihar, (Khesra No/ Plot No 686,690, Khata No- 228, 293, Mauza – Sikandarpur Patna-801503
Name of Co-promoter			
Project Registration is valid up to	31/12/2022		
Starting date of Project or Phase of the Project	08/06/2018		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-commercial 4. Plotted- project		
Period of validity of map by the Competent Authority	Map Sanctioned on		



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 - 88	Total Number of Apartments in Landowner's share -
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			147	1. Booked / Allotted -87 2. Sold-66 Percentage of booking- 98.86%	3. Booked/ Allotted - Sold - Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	87
		1. Booked/Allotted	- 61
	119	2. Sold	-

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.				



VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
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	100% Completed	
	requirements as me be 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/yyyy) 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		
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No	100%	
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	100%	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)			



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

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage Chambers Septic Tank	YES	100%	
4.	Drains	YES	100%	
5.	Parks, Land Scaping and Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	YES	100%	
9.	Energy Management	NO		

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



VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
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	100% Completed	



	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		
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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/yyyy) 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		
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No	100%	
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	100%	



12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE

F PLOTTED DEVELOPMENT

O

		PROPOSE D YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage Chambers Septic Tank	YES	100%	
4.	Drains	YES	100%	
5.	Parks, Land Scaping and Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	YES	100%	
9.	Energy Management	NO		

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

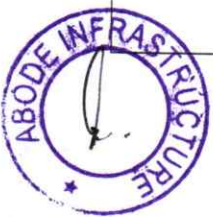
(A)	Sr. No.		
	1.	Front Elevation	Attached at the End
	2.	Rear Elevation	Attached at the End
	3.	Side Elevation	Attached at the End
(B)		Photograph of each floor	Attached at the End



VI. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
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	100% Completed	
	requirements as me be 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/yyyy) 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		
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No	100%	
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	100%	
12.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No		



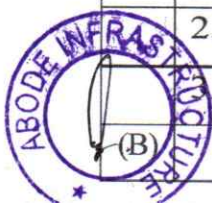
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)			

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

		PROPOSE D YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage Chambers Septic Tank	YES	100%	
4.	Drains	YES	100%	
5.	Parks, Land Scaping and Tree Planting	YES	100%	
6.	Street Lighting	YES	100%	
7.	Disposal of sewage & sullage water	NO		
8.	Water conservation/Rain Water Harvesting	YES	100%	
9.	Energy Management	NO		

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
		Side Elevation	Attached at the End
		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.	33390500306
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs. 24,79,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 17,47,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	Rs. 7,76,016/-
6.	Actual Cost Incurred during the Quarter	Rs.12,80,863/-
7.	Net amount at end of the Quarter	Rs. 18,380/-
8.	Total expenditure on Project till date	Rs. 30,24,43,031/-
9.	Cumulative fund collected till the end of Quarter in question	Rs. 31,72,36,249/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs. 30,24,43,031/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED



XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NONE
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	NONE
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NONE
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NONE
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	03
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
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.



ABODE INFRASTRUCTURE

Sanjeev Kumar

Partner

Signature of Promoter

Name: **Sanjeev Kumar**

Date: 15.01.2025

Date: 14/04/2025

TO WHOMSOEVER IT MAY CONCERN

Sub: Construction work progress report in Quarter **January – March 2024-25** of the Project- **Winsome Vatika** Biscuit Factory road, Nasriganj, Danapur, Patna (Survey Plot No.- 689 and 690, Danapur, Patna) On the request of Client, visited the Site, on 05/04/2025. It's a Residential Project located at (Survey Plot No.-689 and 690, Ghud Daud Road, Nasriganj, Block- Patna Sadar, Mauja – Ranipur milky, District – Patna, Plot No -689 and 690, Danapur, Patna, Bihar

RERA Registration No- **BRERAP00485-1/424/R-123/2018.**

Developer – **Abode Infrastructure**

Current Construction Status on Site:

Block – A

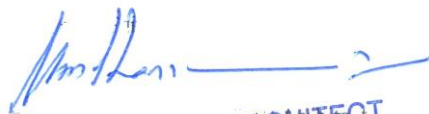
All Work Completed.

Block – B

All work is completed.

Block – C

All work is completed.


ARCHITECT
UMA SHANKAR KUMAR
Urban Development & Housing Dept.
Govt. of Bihar
Reg. No. - CA/2011/54023

AR. Uma Shankar Kumar

Winsome Vatika

Vatika front view



Vatika south side view



Vatika block C front view



Vatika Block B backside view



Vatika block B front view



GPS Map Camera

Patna, Bihar, India
48, Mithila Colony, Danapur Nizamat, Patna, Danapur, Bihar
800018, India
Lat 25.636053° Long 85.06834°
08/04/25 03:22 PM GMT +05:30

Google

Vatika block C back side view



Vatika North side driveway



GPS Map Camera

Patna, Bihar, India
48, Mithila Colony, Danapur Nizamat, Patna, Danapur, Bihar
800018, India
Lat 25.636052° Long 85.067679°
08/04/25 03:27 PM GMT +05:30

Vatika south side driveway



GPS Map Camera



Patna, Bihar, India
48, Mithila Colony, Danapur Nizamat, Patna, Danapur, Bihar
800018, India
Lat 25.636253° Long 85.067664°
08/04/25 03:27 PM GMT +05:30