

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

SUB: Submission of Quarterly Report of First Quarter (2022-2023) i.e. 01.04.2022 to 30.06.2022 of "WINSOME VATIKA", Danapur, Patna, BRERA Regn. No. BRERAP00485-1/424/R.123/2018.

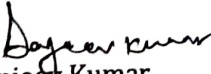
Date: 09 July 2022

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 First Quarter (2022-2023) for the project named "Winsome Vatika" located at Biscuit Factory 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
ABODE INFRASTRUCTURE


Sanjeev Kumar Partner

(Partner, Abode Infrastructure)

ANNEXURE-A

Quarterly Progress Report for quarter ending 30th June of 2022 (Year)

I. 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	Biscuit Factory Road, Danapur, Patna
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	Residential	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments
A,B AND C	1. 1 BHK	-		147
	2. 2 BHK,	-		
	3. 3 BHK	-		
	4. Shop	-		
	5.Bungalow	-		
	6. Plot etc.	-		
				Total Number of Apartments - 147
				1. Booked/ Allotted-77
				2. Sold -00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
A,B and C	147	2. Sold	-
			77
			00

IV. Construction Progress of the Project		
1. Building / Wing - Block A		
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)	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.	90% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85% 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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	75% Completed

2. Building / Wing – Block B		
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)	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.	92% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75% 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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

2. Building / Wing – Block C		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	NO
2.	Basements (if any)	NO

3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	60% Completed
6.	Slabs of Super Structure	70% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	20% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	00% Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00% 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 requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	00% Completed

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	25%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	45%	

4.	Storm Water Drains	No	00%	
5.	Landscaping & Tree Planting	Yes	00%	
6.	Street Lighting	Yes	00%	
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	85%	
11.	Energy Management	Yes	00%	
12.	Fire Protection and Fire Safety Requirements	Yes	35%	
13.	Closed Parking	Yes	80%	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	45%	
16.	Others (Option to Add More)			

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING		
S. No.	Particulars	
1.	Front Elevation.	Attached at the end of the document.
2.	Rear Elevation	Attached at the end of the document.
3.	Side Elevation	Attached at the end of the document.

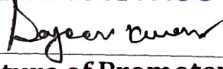
VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	333905000306
2.	Estimated Cost of the Project including land cost at the start of the Quarter	
3.	Amount received during the Quarter	99,94,119/-
4.	Actual Cost Incurred during the Quarter	1,06,99,421/-
5.	Net amount at end of the Quarter	-7,05,302/-
6.	Total expenditure on Project till date	20,92,48,378/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	

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	
2.	Agreement for Sale	62

Undertaking:

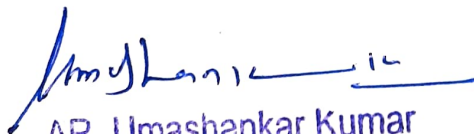
I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

ABODE INFRASTRUCTURE


Signature of Promoter **Partner**

Name: SANJEEV KUMAR

Date :


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





