



winsome

ABODE 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., 01.07.2024 to 30.09.2024 of "WINSOME VATIKA", Danapur, Patna, BRERA Regn. No. BRERAP00485-1/424/R-123/2018.

Date: 15 -10- 2024

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 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

Sanjeev Kumar

Partner

Sanjeev Kumar

(Partner, Abode Infrastructure)

Abode Infrastructure

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www.winsomgroup.in

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 30 June 2024 (year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	BRERAP00485-1/424/R.123/2018	Name of Firm	Abode Infrastructure
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	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 upto	31-12-2022		
Starting date of Projector Phase of the Project	08-06-2018		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority			

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-59
3	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plot etc.			147	1. Booked /Allotted-87 2. Sold- 61	3. Booked/ Allotted - Sold -0
					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:	87
		1. Booked/Allotted	-
		2. Sold	61
A,B & C	119		

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 be added for each Building/Wing) 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.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing) 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	NO	
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 may be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing) 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	NO	
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	30%	
	Requirements as may 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**

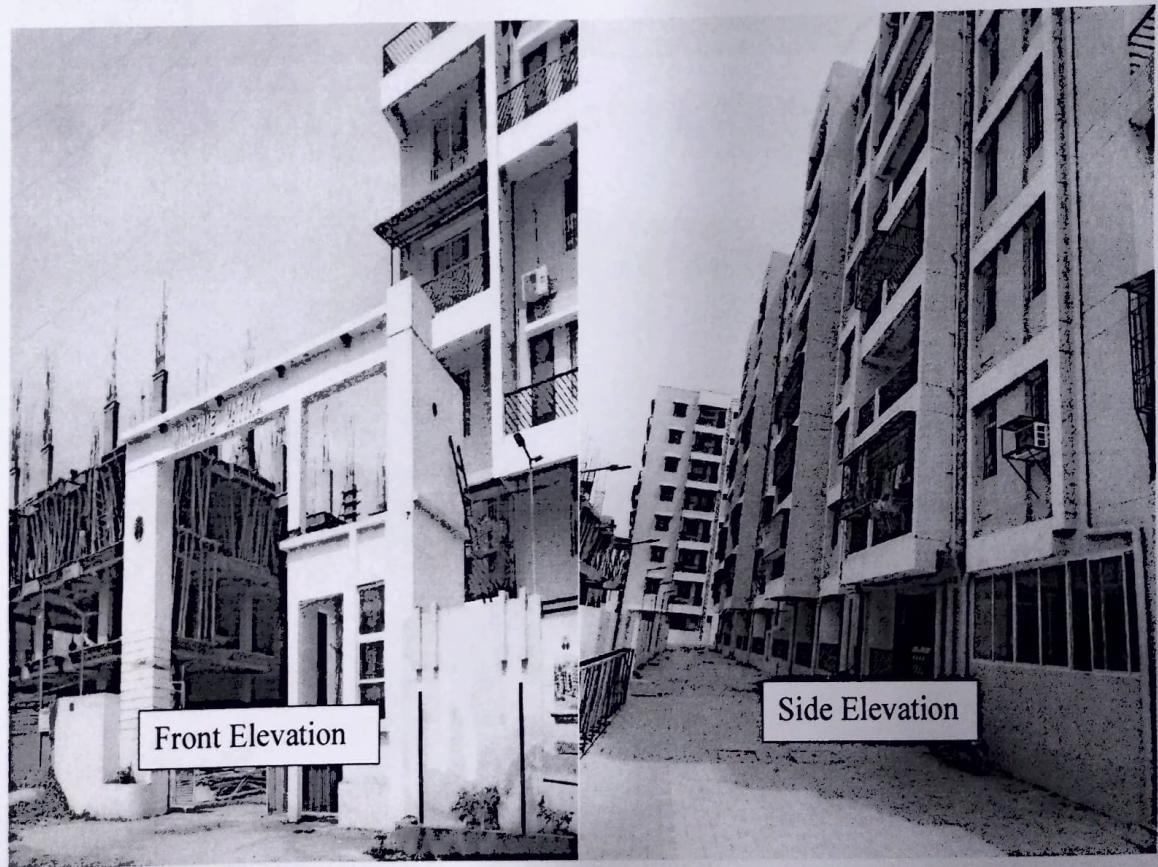
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	70%	
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.	FireProtectionandFire Safety Requirements	Yes	100%	
13.	ClosedParking	Yes	100%	
14.	OpenParking	No		
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	Yes	100%	
16.	Others(OptiontoAdd More)			

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

		PROPOSED YES/NO.	PERCENT AGEOF 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. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	





Side Elevation



X. FINANCIAL PROGRESS OF THE PROJECT

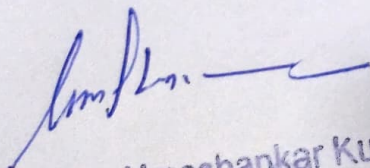
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	33390500306
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	161400
6.	Actual Cost Incurred during the Quarter	1621416
7.	Net amount at end of the Quarter	-1460016
8.	Total expenditure on Project till date	297592636
9.	Cumulative fund collected till the end of Quarter in question	313095326
10.	Cumulative expenditure done till the end of Quarter in question	297592636

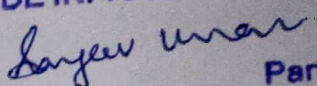
XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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 Sui-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	01
2.	Agreement for Sale	00
3.	No. of possessions given to allottees	00
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Whether 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.


AR. Umashankar Kumar
 Registered Architect
 Reg. No.-CA/2011/64028

ABODE INFRASTRUCTURE

 Partner

Signature of Promoter

Name:

Date: