

Date :

To,

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Second Quarter (2022-2023) i.e. 01.07.2022 to 30.09.2022 of "WINSOME VATIKA", Danapur, Patna, BRERA Regn. No. BRERAP00485-1/424/R.123/2018.

Date: 15 -10- 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 Second 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 September 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 upto	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.DISCLOSUREOF SOLD/BOOKEDINVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 147
A,B AND C	1. 1BHK	-		147	1. Booked/ Allotted-81
	2. 2BHK,	-			
	3. 3BHK	-			
	4. Shop	-			
	5.Bungalow	-			2. Sold -01
	6.Plotetc.	-			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 81
A, B and C	147	2. Sold	- 01

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(ifany)	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.	93% Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	40% Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90% Completed
10.	External plumbing and external plaster, elevation, completion of terraceswithwaterproofingofthe Building/Wing.	100% Completed
11.	InstallationofLifts,waterpumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment,complianceto 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 my be required to complete project as perspecifications in Agreement of Sale. Anyotheractivities.	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 (ifany)	100%
2.	Basements (ifany)	100%

3.	Podiums(ifany)	NO
4.	Plinth	100% Completed
5.	StiltFloor	100% Completed
6.	SlabsofSuperStructure	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.	70% Completed
10.	External plumbing and external plaster, elevation, completion of terraceswithwaterproofingofthe Building/Wing.	75% Completed
11.	InstallationofLifts,waterpumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment,complianceto 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 my be required to complete project as perspecifications in Agreement of Sale. Anyotheractivities.	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(ifany)	100%
2.	Basements(ifany)	100%

3.	Podiums(if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	70% Completed
6.	Slabs of Super Structure	85% 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	50%	

4.	StormWaterDrains	No	00%	
5.	Landscaping&TreePlanting	Yes	00%	
6.	StreetLighting	Yes	00%	
7.	CommunityBuildings	No		
8.	Treatment and Disposal of SewageandSullageWater	No		
9.	SolidWasteManagement& Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	90%	
11.	EnergyManagement	Yes	00%	
12.	Fire Protection and Fire Safety Requirements	Yes	35%	
13.	ClosedParking	Yes	80%	
14.	OpenParking	No		
15.	ElectricalMeterRoom,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(InRs.)
(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	1,12,24,076/-
4.	Actual Cost Incurred during the Quarter	1,79,31,124/-
5.	Net amount at end of the Quarter	67,07,048/-
6.	Total expenditure on Project till date	22,32,62,569/-
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	1
2.	Agreement for Sale	6

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 herefrom. 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.

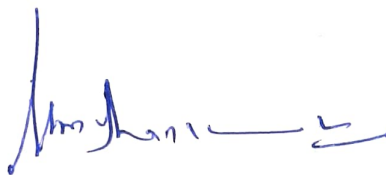
Abode Infrastructure

Signature of Promoter

Partner

Name:

Date



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



