

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 30.09.2024 of "WINSOME SHAKTI", Danapur, Patna, BRERA Regn. No. BRERAP00485-2/938/R-727/2019.

Date: 15-10-2024

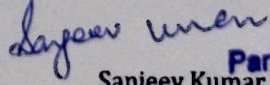
Dear Sir,

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 Shakti" located at Marcha Marchi, Near Bypass Thana Road, Patna City, (Khesra/ Plot No- 263(P), Khata No- 11,28, Thana No- 20, Mauza- Rani Chak Milki) Patna. Ranipur, 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
ABODE INFRASTRUCTURE


Sanjeev Kumar **Partner**

(Partner, Abode Infrastructure)

Quarterly progress report for quarter ending March/June/sept/December of 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	BRERAP00485-2/938/R-727/2019	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	1. Residential 2. Residential – cum Commercial	
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	BRERAP00485-2/938/R-727/2019	Name of Project/Phase of Registered Project	Winsome Shakti
Name of Promoter	Winsome Shakti	Project Address	Marcha Marchi , Near Bypass Thana Road , Patna City, Rani Chak Milki) Patna
Name of Co-promoter			
Project Registration is valid upto	31-05-2023		
Starting date of Projector Phase of the Project	16-09-2019		
Type of Projector Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	1. 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-14	Total Number of Apartments in Landowner's share-10
	1. 1BHK 2. 2BHK,- 3. 3BHK 4. Shop 5. Bungalow - 6. Plot etc.		1	1. Booked /Allotted- 14 2. Sold- 14	3. Booked/ Allotted - Sold -
				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:	
		1. Booked/Allotted	- 14
One	24	2. Sold	- 14

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)

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%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	
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%	

	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	Yes	100%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NO	
9.	Solid Waste Management & Disposal	No	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	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
16.	Others (Option to Add More)	No	NO	

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF 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			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

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







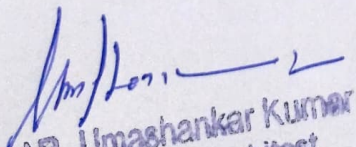
X. FINANCIAL PROGRESS OF THE PROJECT		
S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	333905000269
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	0
6.	Actual Cost Incurred during the Quarter	0
7.	Net amount at end of the Quarter	0
8.	Total expenditure on Project till date	4,77,53,901/-
9.	Cumulative fund collected till the end of Quarter in Question	
10.	Cumulative expenditure done till the end of Quarter in question	4,77,53,901/-

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

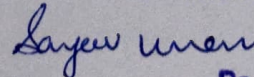
XII. MISCELLANEOUS		
A List of Legal Cases (if any) – On Project/Promoter		
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Sui-Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	
B Sale/Agreement for Sale during the Quarter		
1.	Sale Deed	0
2.	Agreement for Sale	0
3.	No. of possessions given to allottees	0
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/2011/54023

ABODE INFRASTRUCTURE


Partner

Signature of Promoter

Name:

Date: