winsome

WINSOME REALCON

To,

Date: 15-07-2023

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of First Quarter (2023-2024) i.e. 01.04.2023 to 30.06.2023 of "WINSOME MAHADEV", Danapur, Patna, BRERA Regn. No. BRERAP14015-1/164/R-1466/2022.

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 (2023-2024) for the project named "Winsome Mahadev" located at Biscuit Factory Road ,Danapur, 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

WINSOME REALCON
Sanjeev Kumar
PROPRIETOR

Sanjeev Kumar

(Proprietor, Winsome Realcon)

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending June of (2023)

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP14015-1/164/R-1466/2022**	Name of Project/Phase of Registered Project	WINSOME MAHADEV
Name of Promoter	WINSOME REALCON	Project Address	BISCUIT FACTORY ROAD,DANAPUR,PATNA
Name of Co-promoter			
Project Registration is valid up to	30-09-2026		
Starting date of Project or Phase of the Project	13-09-2022		
Type of Project or 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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
01	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		48	1. Booked/ Allotted - 14 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 -	14
01	48	2. Sold -	00

IV. 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.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

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

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100% Completed
2.	Basements (if any)	NO
3.	Podiums (if any)	NO
4.	Plinth	100% Completed
5.	Stilt Floor	100% Completed
6.	Slabs of Super Structure	25% Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	00%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%
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	00%

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	00%

VI. 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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
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	0%	
11.	Energy Management	No	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	0%	

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)			

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
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.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

VII.	GEO TAGGED 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	







VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	409001742214
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	44,62,692
4.	Actual Cost Incurred during the Quarter	110,55,958
5.	Net amount at end of the Quarter	-65,93,266
6.	Total expenditure on Project **till date**	403,18,072
7.	Cumulative fund collected till the end of Quarter in question	175,02,225
8.	Cumulative expenditure done till the end of Quarter in question	403,18,072

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. 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	03

XI. 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.

WINSOME REALCON
PROPRIETOR

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

Signature of Promoter

Name:

Date: