winsome

ABODE INFRASTRTUCTURE

Date- 15.04.2024

To,

The Chairman,

Real Estate Regulatory Authority,

Bihar, Patna.

SUB: Submission of Quarterly Report of Fourth Quarter (2023-2024) i.e., 01.01.2024 to 31.03.2024 of "WINSOME VATIKA", Danapur, Patna, BRERA Regn.No. BRERAP00485-1/424/R-123/2018.

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 fourth Quarter (2023-2024) 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

Sanjeev Kumar

(Partner, Abode Infrastructure)

ABODE INFRASTRUCTURE

Partner

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March of (2024)

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	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 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	
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 - 147
A, B & C	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -			147	1. Booked/ Allotted - 87 2. Sold -57

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	87
A, B & C	119	2. Sold -	57

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. BLOCK -A (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
2.	Basements (if any)	100
3.	Podiums (if any)	
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.	

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. BLOCK -B (To be aded 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
2.	Basements (if any)	100
3.	Podiums (if any)	
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.	

V. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No. BLOCK -C (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)	
2.	Basements (if any)	
3.	Podiums (if any)	
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.	90
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100
11.	I nstallation 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	90

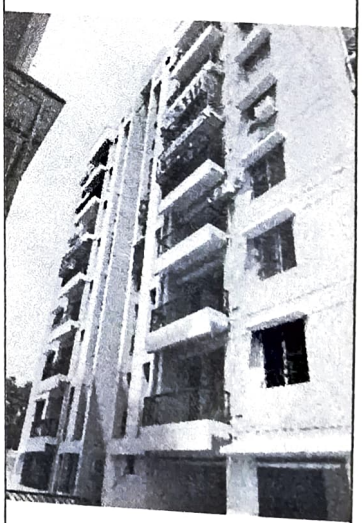
	Requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

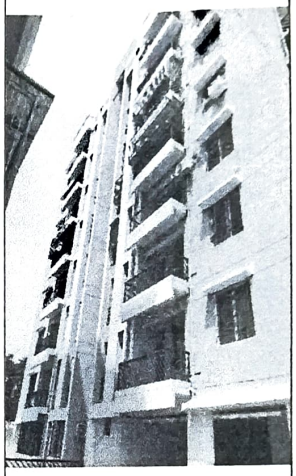
VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	no		
2.	Water Supply	yes	100	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	yes	100	
4.	Storm Water Drains	yes	100	
5.	Landscaping & Tree Planting	yes	50	
6.	Street Lighting	yes	100	
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	100	
11.	Energy Management	no		
12.	Fire Protection and Fire Safety Requirements	yes	100	
13.	Closed Parking	yes	100	

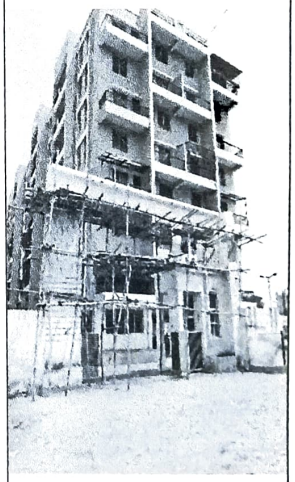
14.	Open Parking	yes	100	
15.	Electrical Meter Room, Sub-Station, Receiving Station	yes	100	
16.	Others (Option to Add More)	no		

VII	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			

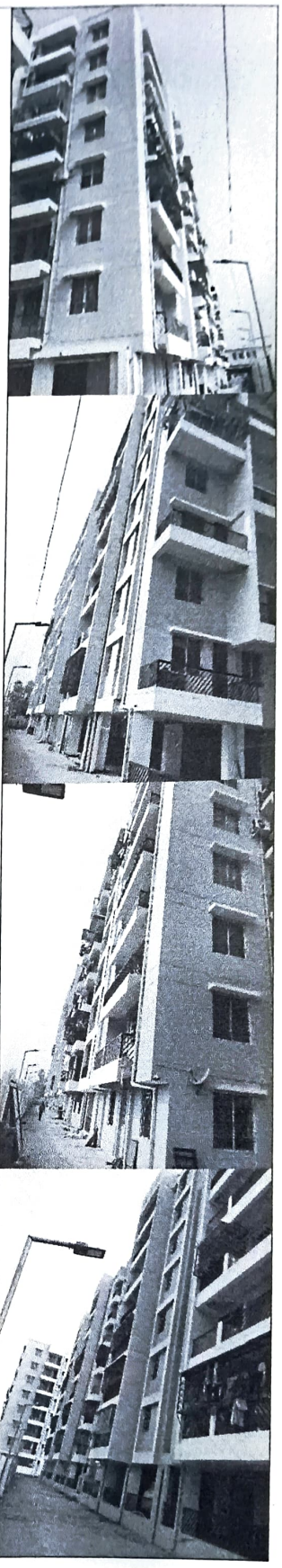
VIII.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		

	1.	Front Elevation	 





	2.	Rear Elevation	

	3.	Side Elevation	

(B)		Photograph of each floor	

IX. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccount No.	33390500306
2.	EstimatedCostoftheProjectincludinglandcostat thestartoftheProject	
3.	AmountreceivedduringtheQuarter	5918588
4.	ActualCostIncurredduringtheQuarter	3197634
5.	NetamountatendoftheQuarter	2720954
6.	TotalexpenditureonProjecttilldate	294205339
7.	Cumulativefundcollectedtilltheendofquarterinquesti on	312391726
8.	Cumulativeexpendituredonetilltheendofquarter inquestion	294205339

X. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XI. MISCELLANEOUS		
A	ListofLegalCases(ifany)	
1.	CaseNo.	
2.	NameofParties	
B	Sale/AgreementforSale duringtheQuarter	
1.	SaleDeed	02
2.	AgreementforSale	00
XII. PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

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.

ABODE INFRASTRUCTURE

Partner

Signature of Promoter

Name:

Date:

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