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

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 Shakti" located at Marcha Marchi, Near Byepass 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

Sanjeev Kumar
(Partner, Abode Infrastructure)

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending m a r c h of (2024)

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00485-2/938/R-727/2019**	Name of Project/Phase of Registered Project	Winsome Shakti
Name of Promoter	Abode Infrastructure	Project Address	Marcha Marchi , Near Byepass Thana Road , Patna City, Rani Chak Milki) Patna.
Name of Co-promoter			
Project Registration is valid up to	31-05-2023		
Starting date of Project or Phase of the Project	16-09-2019		
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 ofsanctioned apartments	Total Number ofApartments - 24
1	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		24	1. Booked/ Allotted - 14 2. Sold -14

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	14
		1. Booked/Allotted -	
1	24	2. Sold -	14

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%
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	

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	100% Completed

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	100%	
2.	Water Supply	Yes	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	
4.	Storm Water Drains	No	100%	
5.	Landscaping & Tree Planting	Yes	100%	
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.	Fire Protection and Fire Safety Requirements	Yes	100%	
13.	Closed Parking	Yes	100%	

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	
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. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccount No.	333905000269
2.	EstimatedCostoftheProjectincludinglandcostat thestartoftheProject	
3.	AmountreceivedduringtheQuarter	0
4.	ActualCostIncurredduringtheQuarter	1,90,543
5.	NetamountatendoftheQuarter	(-1,90,543)
6.	TotalexpenditureonProject**tilldate**	4,74,52,616
7.	CumulativefundcollectedtilltheendofQuarterinquestion	
8.	CumulativeexpendituredonetilltheendofQuarter inquestion	4,74,52,616

IX. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

X. MISCELLANEOUS		
A	ListofLegalCases(ifany)	
1.	CaseNo.	
2.	NameofParties	
B	Sale/AgreementforSale duringtheQuarter	
1.	SaleDeed	0
2.	AgreementforSale	0
XI. 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.

AR. Un[illegible]ankar Kumar
Regist[illegible]rchitect
Reg. No. [illegible]11/54023

ABODE INFRASTRUCTURE
Partner

Signature of Promoter

Name:

Date: