



winsome

WINSOME REALCON

To,
The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna.

Date: 15-04-2024

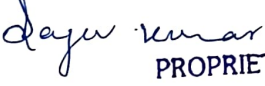
SUB: Submission of Quarterly Report of Fourth Quarter (2023-2024) i.e. 01.01.2024 to 31.03.2024 of "WINSOME MAHADEV", Danapur, Patna, BRERA Regn. No. BRERAP14015-1/164/R-1466/2022.

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 Fourth 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

PROPRIETOR

Sanjeev Kumar
(Proprietor, Winsome Realcon)

Winsome Realcon

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FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March of (2024)

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 - 48
01	1. 1 BHK	-			48	1. Booked/ Allotted- 19
	2. 2 BHK, -					
	3. 3 BHK	-				
	4. Shop	-				
	5. Bungalow -					
	6. Plot etc.	-				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	- 15
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%
2.	Basements (if any)	NO
3.	Podiums (if any)	NO
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	90%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	55%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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	0%

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

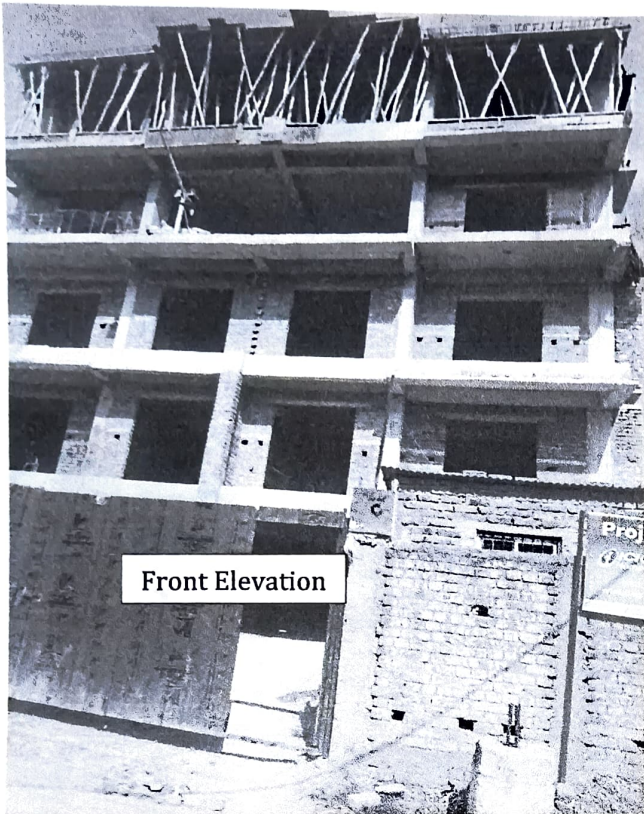
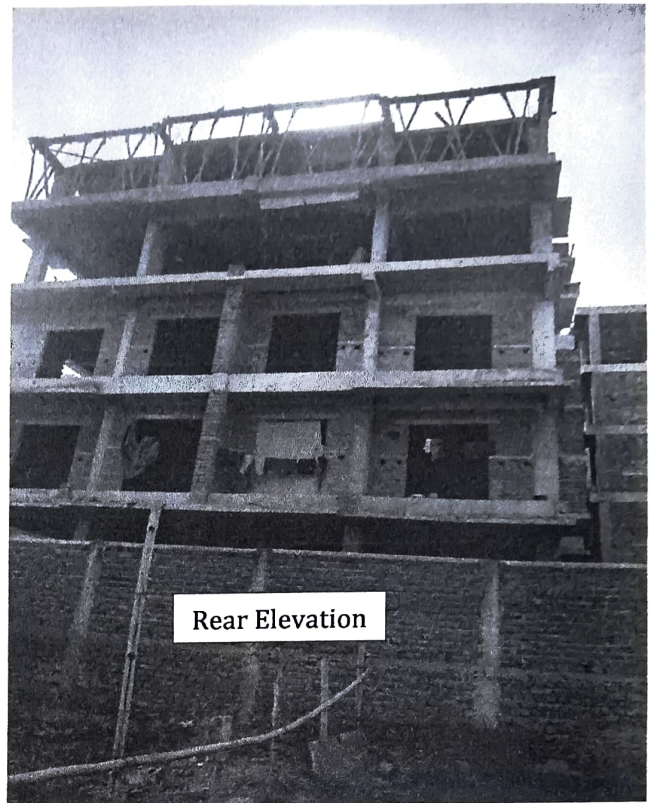
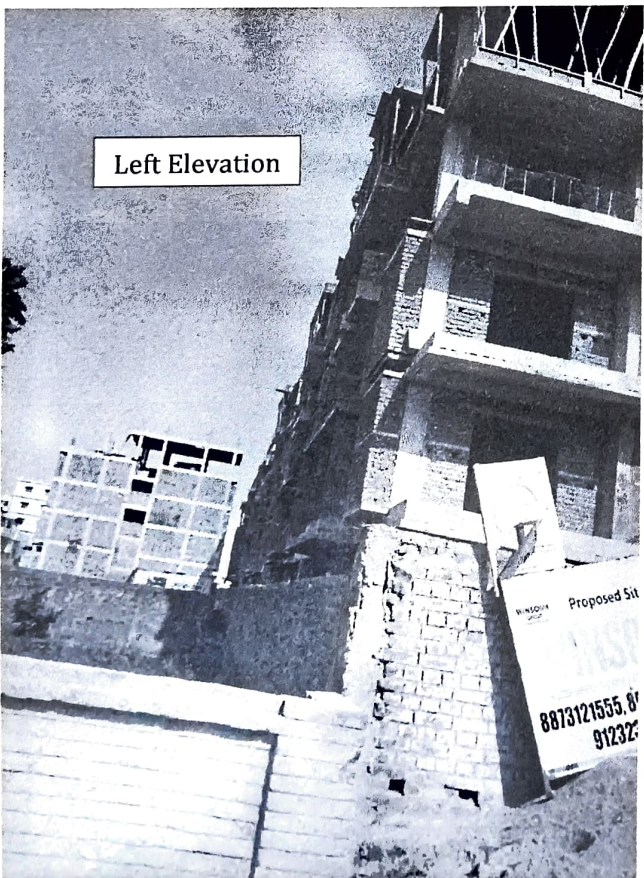
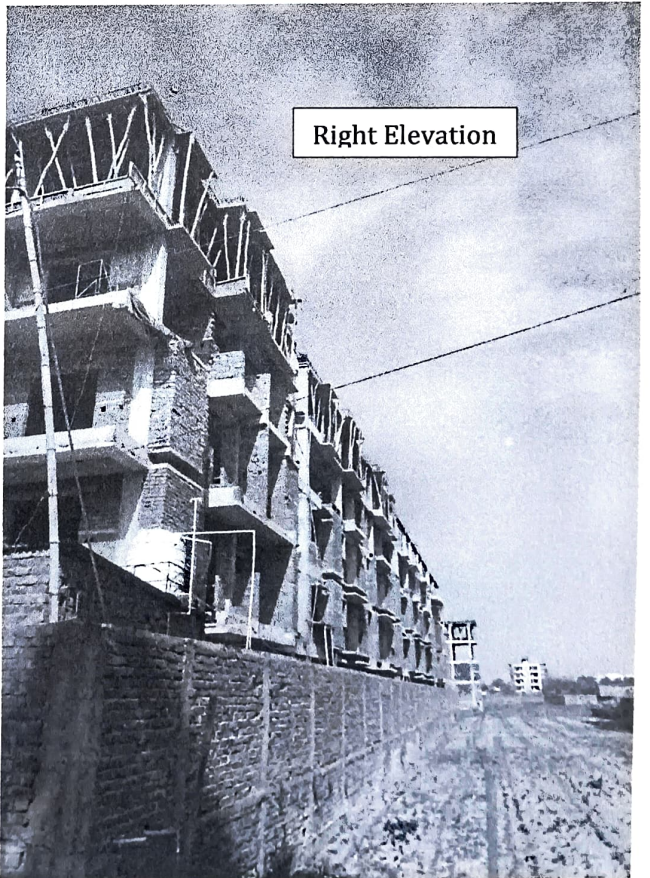
14.	Open Parking	No	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)			

VII AN 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	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage Chambers Septic Tank	Yes	0%	
4.	Drains	Yes	0%	
5.	Parks, Land Scaping and Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Disposal of sewage & sullage water	Yes	0%	
8.	Water conservation/Rain Water Harvesting	Yes	0%	
9.	Energy Management	No	No	

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	

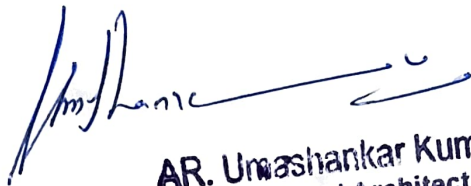
IX. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	409001742214
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	20989049
4.	Actual Cost Incurred during the Quarter	8511742
5.	Net amount at end of the Quarter	12477307
6.	Total expenditure on Project till date	65483323
7.	Cumulative fund collected till the end of Quarter in question	66215513
8.	Cumulative expenditure done till the end of Quarter in question	65483323

X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XI. 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
XII. 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.



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

WINSOME REALCON


PROPRIETOR

Signature of Promoter

Name:

Date: