

**CERTIFICATE OF COMPLETION
AS PER BYE LAWS NO.-15**

From,

Raman Kumar
JAI HIND COLONY
RANIPUR ROAD
PHULWARISHARIF, PATNA

To,

PATNA METROPOLITAN AREA AUTHORITY
5TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LTD.
HOSPITAL ROAD, SHASTRI NAGAR, PATNA

Sir,

I hereby certify that the erection of residential building of M/s Venus Star Construction Pvt. Ltd. at Mauza- Ashopur, Plot no. 380(P), 385(P), 387, 388, 389, 390, 391, 392, 393, 394, 395 & 396, Khata No. 8, 19, 35, 36, 38, 42, 52 & 73 Thana No.34, Tauzi no.5065(old), 3077(New), P.S.- Danapur, District- Patna has been supervised by me and has been completed on date-27.07.2021 according to the plan sanctioned vide no. PMAA/PRN/Ashopur/Danapur/B+G+14/01/2017 dated-06.07.2017 the work has been completed to my best satisfaction, the workmanship and all the materials have been used strictly, in accordance with the general and detailed specifications. All life safety provision has been compiled as mentioned in Bye-laws 16(5). The Project has been approved by the DG Fire Services cum HG and final Fire NOC certificate has been issued as per the Bihar Fire Services Rules 2021. The building is fit for use for which it has been erected.

I request that the occupancy certificate for the premises may issue.

Raman Kumar

Ar. Raman Kumar
C.O.A. Regt. No. - CA/82/6719
Engagement No. 03/Ash/2015/NPDR
Nagar Parishad Danapur Nizamat

Signature of Technical Person

Jaiy Kumar Singh

Signature of Owner(s)

Date- 27-12-21

Patna Metropolitan Area Authority

(Bihar Government Undertaking)

5th Floor, Bihar State Building Construction Corporation Ltd.
Shastri Nagar, Patna-800023

Letter No. - 05

Date - 01.01.2022

FORM-XIII CERTIFICATE FOR OCCUPANCY BYE LAWS NO.-16(1), 16(3)

The development of land/work of erection, re-erection or for material alteration undertaken with respect of building constructed at Mauza – Ashopur, Plot no. 380(P), 385(P), 387, 388,389,390,391,392,393,394,395 and 396, Khata no. 8,19,35,36,38,42, 52, 73 Thana no. 34, Tauzi no. 5065 (old), 3077 (new), PS – Danapur, District- Patna, falling in the Patna Planning Area covered under Patna Metropolitan Area Authority notified under Bihar Urban Planning and Development Act 2012 vide approval no PMAA/PRN/Ashopur/Danapur /B+G+14/01/2017 dated 06.07.2017 has been completed under the supervision of Ar. Raman Kumar (COA – CA/82/6719) (Competent Technical Person) (Name Raman Kumar, Empanelment no. 02/Arch/2015/NPDN) as per the notice of completion submitted on the date 06-08-2021, update certificate on 27-12-2021. On inspection it is observed that the development of land/ erection, re-erection or alteration of building (Venus Paradise) undertaken with respect to above plot(s) conform the approved plan and the conditions imposed vide letter No PMAA/PRN/Ashopur/Danapur/B+G+14/01/2017 dt 06.07.2017. The development of land/building is permitted for occupancy subject to the following brief detail:

S.no.	Details	As per sanctioned Map	As per Completion
1	No. of Floors	B+G+14	B+G+14
2	Height of the building	45 m	45.15 m
3	External Setback	Front	13 m
		Rear	08 m
		Left	08 m
		Right	08 m
4	Rain Water harvesting Structure	100 CUM	100 CUM
5	Parking Area	9297 sq.m.	9297 sq.m.
6	FAR	3.50	3.49
7	Adjacent Road Width	30.50 m (Average)	30.50 m (Average)
8	Tree Cover (Green Area)	38.88 %	38.88 %
9	Total Built up Area	27379.03 sq.m.	27330.73 sq.m.

10. Final Fire No Objection Certificate issued by State Fire Officer cum Director Office (DIG Home Guards and Bihar Fire Services) via letter no. 3109 dated – 24th December 2021. All the terms and conditions mentioned in the letter should be complied by the promoter. All Fire and Life safety provisions mentioned in the NBC 2005 and the Bihar Building Bylaws 2014 should be complied.

11. Any Additional Construction beyond the signed Occupancy Maps is not allowed.

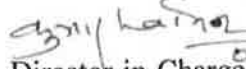
12. i. In the said campus STP (Sewage Treatment Plant) of the requisite capacity shall be made operational and maintained regularly.

ii. Green Area is to be maintained by the Owner/ Society/ Maintenance Authority/ RWA/ Builder.

iii. The developer/ RWA shall cooperate in the periodic inspection conducted by the competent authorities with respect to the Fire and Life Safety provisions. And also comply with all the provisions made in the Bihar Building Bylaws 2014.

File no . - PMAA/PRN/Ashopur/Danapur /B+G+14/01/2017 dated 30.12.2021

One set of completion plans duly certified is returned herewith.


Director-in-Charge 01/01/2022

Patna Metropolitan Area Authority,
Patna



Venus Star Construction Pvt. Ltd.

Invest into Prosperity

To,
The Chairman,
Real Estate Regulatory Authority,
6th Floor, Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar, Patna-800023

Date- 05.07.2022

Sub:- Quarterly Report of Our Project 'VENUS PARADISE', Project work is completed and ready for possession of the flat.

Ref :- Registration No:- BRERAP00014-1/04/R1/18, Dated- 06.02.2018

Respected Sir,

With reference to above as per REAL ESTATE REGULATORY AUTHORITY, BIHAR REAL ESTATE (REGULATION & DEVELOPMENT) RULES, 2017 CHAPTER IV RULE 16 (D). We are submitting the Quarterly Report of "Venus Paradise" under Venus Star Construction Pvt. Ltd. & Project site at Ashopur, Vijay Singh Yadav Path, Danapur, District- Patna in the State of Bihar as prescribed details Mentioned below.

1. Quarterly up to date status of the project

(A) Status of Construction of each building is mentioned below and photographs are attached in RERA website.

Project: VENUS PARADISE		
Site Progress Status		
Sl. No.	Unit	Progress Status
1.	Tower-1 to Tower-7	Project has been Completed, Completion & Occupancy Certificate is also attached in this Report, Some Allottee are also occupied their concern flats and living there with peaceful possessions.

(B) Status of Constructions of each floor Complete Photograph is attached in RERA website.

(C) Status of construction of internal infrastructure and common area are complete photograph are attached in RERA website.

Venus Heritage

102/103, (North of Pillar No.91), Sheikhpura More, Bailey Road Patna-14, Ph.: 0612- 2297 222/444

 venusstar.construction@gmail.com  www.venusstar.co.in

2. List of Number and type of Apartments/Flats

<u>Residential/ Commercial</u>	<u>Details of Total Unit</u>	<u>Type of Apartment/Flat</u>	<u>Total No. of Flats</u>	<u>Booked (Quarter)</u>	<u>Closing Balance of Flats</u>
Residential	Tower-1 (Flat Type-1)	4 BHK	08	08	0
Residential	Tower-1 (Duplex)	4 BHK Duplex	01	01	0
Residential	Tower-1 (Flat Type-2)	3 BHK	11	11	0
Residential	Tower-2 (Flat Type-1)	3 BHK	11	11	0
Residential	Tower-2 (Duplex)	4 BHK Duplex	01	01	0
Residential	Tower-2 (Flat Type-2)	3 BHK	12	12	0
Residential	Tower-3 (Flat Type-1)	3 BHK	12	12	0
Residential	Tower-3 (Penthouse)	3BHK Penthouse	01	01	0
Residential	Tower-3 (Flat Type-2)	3 BHK	12	12	0
Residential	Tower-4 (Flat Type-1)	3 BHK	12	12	0
Residential	Tower-4 (Penthouse)	3BHK Penthouse	01	01	0
Residential	Tower-4 (Flat Type-2)	3 BHK	13	13	0
Residential	Tower-4 (Penthouse)	3BHK Penthouse	01	01	0
Residential	Tower-4 (Flat Type-3)	2 BHK	14	14	0
Residential	Tower-4 (Flat Type-4)	3 BHK	14	06	08
Residential	Tower-4 (Flat Type-5)	3 BHK	13	12	01
Residential	Tower-4 (Penthouse)	4BHK Penthouse	01	01	0
Residential	Tower-4 (Flat Type-6)	3 BHK	12	12	0
Residential	Tower-4 (Penthouse)	3BHK Penthouse	01	01	0
Residential	Tower-5 (Flat Type-1)	3 BHK	12	12	0
Residential	Tower-5 (Penthouse)	3BHK Penthouse	01	01	0
Residential	Tower-5 (Flat Type-2)	3 BHK	12	12	0
Residential	Tower-6 (Flat Type-1)	3 BHK	12	12	0
Residential	Tower-6 (Flat Type-2)	2.5 BHK	12	12	0
Residential	Tower-7 (Flat Type-1)	4 BHK	08	08	0
Residential	Tower-7 (Duplex)	4 BHK Duplex	01	01	0
Residential	Tower-7 (Flat Type-2)	3 BHK	11	11	0
			220	211	09

3. List of approvals taken and the approvals which are pending subsequent to commencement certificate.

A. Approvals list during the quarter- Nil

B. Occupancy approval applied for and got the occupancy certificate from the concern authority



- C. Approval to be applied and date planned for application – Nil
- D. Modifications, amendment or revision, if any issued by the competent authority with regard to any sanctioned plans, layout plans, specifications, license, permit or approval for the project- Nil

Please acknowledge the receipt.

Thanking You,

Yours

For, Venus Star Construction Pvt. Ltd.

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "Venus Star Construction Pvt. Ltd." around the perimeter and a star symbol in the center.

(Authorised Signatory)