**FORM-7**

**[REGULATION-9]**

Quarterly progress report for the quarter ending March/June/Sept/December of January to March 2024

| **I. PARTICULARS OF PROMOTERS** | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No./Partnership deed no./LLP Details/Any other registration with MSME or Govt. Bodies | CIN No.- U45200BR2011PTC016549 | Name of Firm | Venus Star Construction Private Limited |
| Firm Address : | 102/103, Venus Heritage Apartment, Sheikhpura More, North of Pillar No.91, Bailey Road, Patna, Pin-800014 | | |
| Total Experience of Promoter in Real Estate Sector | More than 13 years | | |
| Total Experience in Real Estate after Implementation of RERA | More than 7 years | | |
| No. of Projects done before Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential- cum-Commercial<br>4. Plotted project | 4 Residential Projects | |
| No. of Projects done after Implementation of RERA | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | 2 Residential Projects are done and 1 Residential project is in finishing mode. | |

| **II. PARTICULARS OF PROJECT** | | | |
|---|---|---|---|
| Project Registration Number | BRERAP00014-2/1273/R-1035/2020 | Name of Project/Phase of Registered Project | Venus Empire |
| Name of Promoter | Sanjay Kumar Singh | Project Address | Adampur, Vijay Singh Yadav Path, Danapur, Patna |
| Name of Co-promoter | Veena Kumari | | |
| Project Registration is valid up to | 31.12.2024 | | |
| Starting date of Project or Phase of the Project | 01.01.2021 | | |
| Type of Project or Phase of the Project | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | Residential | |
| Period of validity of map by the Competent Authority | 05 Years | | |

## III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building/ Block Name | Apartment Type | | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments in Promoter's Share- | Total Number of Apartments in Landowner's Share- |
|---|---|---|---|---|---|---|
| VENUS EMPIRE | 1. 1 BHK -<br>2. 2 BHK -<br>3. 2 BHK (LIG)-<br>4. 3 BHK -<br>5. 4 BHK -<br>6. Shop -<br>7. Bungalow -<br>8. Plot etc. - | 76<br>38<br>19<br>206<br>19 | 22800 Sqft.<br>26999 Sqft.<br>10165 Sqft.<br>206990 Sqft.<br>29849 Sqft. | 01 (358 Flats) | 1. Booked Allotted- 230 Flats<br>2. Sold- NILL<br>3. Percentage of bookings- 64% | 1. Booked Allotted- NILL<br>2. Sold- NILL<br>3. Percentage of bookings- NILL |

| Residential/ Commercial | Details of Total Unit | Type of Apartment/Flat | Total No. of Flats | Booked Flat (Previously) | Booked Flat (in this Quarter) | Cancellation Flat (in this Quarter) | Remaining Flats (in this Quarter) |
|---|---|---|---|---|---|---|---|
| Residential | Unit -1 | 3 BHK | 19 | 17 | 0 | 4 | 6 |
| Residential | Unit -2 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -2 | 3 BHK | 18 | 18 | 0 | 6 | 6 |
| Residential | Unit -3 | 4.5 BHK | 19 | 16 | 0 | 5 | 8 |
| Residential | Unit -4 (with terrace) | 3.5 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -4 | 3.5 BHK | 17 | 17 | 0 | 4 | 4 |
| Residential | Unit -5 (with terrace) | 3.5 BHK | 1 | 0 | 0 | 0 | 1 |
| Residential | Unit -5 | 3.5 BHK | 17 | 17 | 0 | 5 | 5 |
| Residential | Unit -6 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -6 | 3 BHK | 17 | 17 | 0 | 3 | 3 |
| Residential | Unit -7 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -7 | 3 BHK | 17 | 16 | 0 | 3 | 4 |
| Residential | Unit -8 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -8 | 3 BHK | 18 | 14 | 2 | 0 | 2 |
| Residential | Unit-9 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -9 | 3 BHK | 18 | 17 | 0 | 2 | 3 |
| Residential | Unit -10 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -10 | 3 BHK | 18 | 17 | 1 | 2 | 2 |
| Residential | Unit-11 (with terrace) | 2.5 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit -11 | 2.5 BHK | 18 | 15 | 1 | 1 | 3 |
| Residential | Unit-12 (with terrace) | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| Residential | Unit-12 | 3 BHK | 18 | 18 | 0 | 2 | 2 |
| Residential | Unit-13 | 2 BHK | 19 | 18 | 0 | 6 | 7 |
| Residential | Unit-14 (LIG) | 2 BHK | 19 | 4 | 4 | 0 | 11 |
| Residential | Unit-15 | 3 BHK | 19 | 10 | 0 | 0 | 9 |
| Residential | Unit-16 (EWS) | 1 BHK | 19 | 5 | 0 | 0 | 14 |
| Residential | Unit-17 (EWS) | 1 BHK | 19 | 5 | 0 | 0 | 14 |
| Residential | Unit-18 (EWS) | 1 BHK | 19 | 8 | 0 | 0 | 11 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Residential | Unit-19 (EWS) | 1 BHK | 19 | 6 | 0 | 0 | 13 |
| Residential | 20th Floor Pent House | 3 BHK | 1 | 1 | 0 | 0 | 0 |
| | | | **358** | **265** | **08** | **43** | **128** |

## IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of SanctionedGarages | Total Number of Garages: | |
|---|---|---|---|
| | | 1. Booked/Allotted - | |
| VENUS EMPIRE | | 2. Sold - | NILL |

## V. 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 | | | | Filling at the time of Registration of Project |
| 2. | Fire N.O.C. | | | | Filling at the time of Registration of Project |
| 3. | Water Supply Permission | | | | |
| 4. | NOC from Airport Authority of India | | | | Filling at the time of Registration of Project |
| 5. | Other Approval(s), if any, required for the Project. | | | | |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **PMAA/PRN/Adampur/Danapur/LB+UB+G+20/81/2019** (To be added for each Building / Wing)

| S. No. (1) | Tasks / Activity (2) | Percentage of Actual Work Done (As on date of the Certificate) (3) | Expected Completion date in (dd/mm/yy) format |
|---|---|---|---|
| 1. | Excavation (if any) | 100% (Completed) | |
| 2. | Basements (if any) | 100% (Completed) | |
| 3. | Podiums (if any) | 90% (Work in Progress) | 10/08/24 |
| 4. | Plinth | 100% (Completed) | |
| 5. | Stilt Floor | 98% (Work in Progress) | 20/07/24 |
| 6. | Slabs of Super Structure | 100% (Work in Progress) | |
| 7. | Internal walls, Internal Plaster, Floorings, Doors, and Windows withinFlats /Premises. | 99% (Work in Progress) | 30/07/24 |

| | | | |
|---|---|---|---|
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 85% (Work in Progress) | 30/09/24 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 90% (Work in Progress) | 25/07/24 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | 90% (Work in Progress) | 25/08/24 |
| 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 | 65% (Work in Progress) | 30/09/24 |
| | requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities. | | |

**VII. 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 the date of the Certificate) | Expected Completion date in (dd/mm/yy) format |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| 1. | Internal Roads & Footpaths | Yes | 80% (Work in Progress) | 30/07/24 |
| 2. | Water Supply | Yes | | 10/08/24 |
| 3. | Sewerage (Chamber, Line, Septic Tank, STP) | Yes | 90% (Work in Progress) | 30/07/24 |
| 4. | Storm Water Drains | Yes | Completed | |
| 5. | Landscaping & Tree Planting | Yes | Work in Progress | 30/08/24 |
| 6. | Street Lighting | Yes | Work in Progress | 30/07/24 |
| 7. | Community Buildings | Yes | 90% (Work in Progress) | 10/08/24 |

| | | | | |
|---|---|---|---|---|
| 8. | Treatment and Disposal of Sewage and Sullage Water | Yes | 90% (Work in Progress) | 10/08/24 |
| 9. | Solid Waste Management & Disposal | Yes | Work in Progress | 25/08/24 |
| 10. | Water Conservation / Rain Water Harvesting | Yes | Completed | |
| 11. | Energy Management | Yes | Work in Progress | 15/08/24 |
| 12. | Fire Protection and Fire Safety Requirements | Yes | 80% (Work in Progress) | 15/08/24 |
| 13. | Covered Parking | Yes | 95% (Work in Progress) | 30/07/24 |
| 14. | Open Parking | | N/A | |
| 15. | Electrical Meter Room, sub-station, Receiving Station | Yes | Work in Progress | 15/09/24 |
| 16. | Others (Option to Add More) | | | |

**VIII. GEO-TAGGED AND DATED PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**

| (A) | Sr. No. | |
|---|---|---|
| | 1. | Front Elevation  |

| | | |
|---|---|---|
| | 2. | Side Elevation  |
| | 3. | Back Elevation  |

| IX. FINANCIAL PROGRESS OF THE PROJECT | | |
|---|---|---|
| S. No.<br>(1) | Particulars<br>(2) | Amount (In Rs.)<br>(3) |
| 1. | Project Account No. | 39440251580 |
| 2. | Estimated Cost of the Project including land cost at the start of the Project. | 141,94,99,889.00 |
| 3. | Estimated Development cost of the Project at the start of the Project. (Excluding Land Cost) | 128,79,92,050.00 |
| 4. | Any Variation in Development cost which is declared at the start of the Project. | NA |
| 5. | The amount received during the Quarter | 11,40,92,738.75 |
| 6. | Actual Cost Incurred during the Quarter | 10,16,19,094.33 |
| 7. | Net balance amount at the end of the Quarter | 96,38,041.86 |
| 8. | Project expenditure and advances till date (As Per Summary) | 1,38,86,50,668.33 |
| | **Summary of Expenditure** | |
| | Project expenditure and advances till date | 1,38,86,50,668.33 |
| | Administrative Expenses & Other Advances | 35,53,73,472.27 |
| | Grand Total Expenditure till date | 1,74,40,24,140.60 |

| X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|
| |

| XI. MISCELLANEOUS | | |
|---|---|---|
| **A** | List of Legal Cases (if any)- on Project/Promoter | |
| 1. | Case No. | NILL |
| 2. | Name of Parties | |
| 3. | No. of Execution Cases against this project<br>Case No.<br>Name of Parties | NILL |
| 4. | No. of Suo-Moto Cases against this project<br>Case No.<br>Name of Parties | NILL |
| 5. | No. of Certificate Cases/PDR Cases against this project<br>Case No.<br>Name of Parties | NILL |
| **B** | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | Not yet Started |
| 2. | Agreement for Sale | 10 Flats |

| | | |
|---|---|---|
| 3. | No. of Possessions given to allottees | Not yet given |
| | | |
| **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.

VENUS STAR CONSTRUCTION PVT. LTD.



AUTH. SIGN.

Authorized Signatory

Name:

Date: