

**FORM-7**  
**[REGULATION-9]**

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

| <b>I. PARTICULARS OF PROMOTERS</b>                                                                                       |                                                                                                           |                                                                                 |                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------|
| Promoter's Registration Number/CIN No./Partnership deed no./LLP Details/Any other registration with MSME or Govt. Bodies | CIN No.-<br>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. |                                                 |
| <b>II. PARTICULARS OF PROJECT</b>                                                                                        |                                                                                                           |                                                                                 |                                                 |
| 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 |                       |                    |                                              |                                                                                 |                                                                           |
|--------------------------------------------------------|-----------------------|--------------------|----------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <u>Building/Block Name</u>                             | <u>Apartment Type</u> | <u>Carpet Area</u> | <u>Total Number of sanctioned apartments</u> | <u>Total Number of Apartments in Promoter's Share-</u>                          | <u>Total Number of Apartments in Landowner's Share-</u>                   |
| VENUS EMPIRE                                           | 1. 1 BHK - 76         | 22800 Sqft.        | 01 (358 Flats)                               | 1. Booked Allotted- 230 Flats<br>2. Sold- NIL<br>3. Percentage of bookings- 64% | 1. Booked Allotted- NIL<br>2. Sold- NIL<br>3. Percentage of bookings- NIL |
|                                                        | 2. 2 BHK - 38         | 26999 Sqft.        |                                              |                                                                                 |                                                                           |
|                                                        | 3. 2 BHK (LIG)- 19    | 10165 Sqft.        |                                              |                                                                                 |                                                                           |
|                                                        | 4. 3 BHK - 206        | 206990 Sqft.       |                                              |                                                                                 |                                                                           |
|                                                        | 5. 4 BHK - 19         | 29849 Sqft.        |                                              |                                                                                 |                                                                           |
|                                                        | 6. Shop -             |                    |                                              |                                                                                 |                                                                           |
|                                                        | 7. Bungalow -         |                    |                                              |                                                                                 |                                                                           |
|                                                        | 8. Plot etc. -        |                    |                                              |                                                                                 |                                                                           |

| <u>Residential/Commercial</u> | <u>Details of Total Unit</u> | <u>Type of Apartment/Flat</u> | <u>Total No. of Flats</u> | <u>Booked Flat (Previously)</u> | <u>Booked Flat (in this Quarter)</u> | <u>Cancellation Flat (in this Quarter)</u> | <u>Remaining Flats (in this Quarter)</u> |
|-------------------------------|------------------------------|-------------------------------|---------------------------|---------------------------------|--------------------------------------|--------------------------------------------|------------------------------------------|
| Residential                   | Unit -1                      | 3 BHK                         | 19                        | 13                              | 0                                    | 0                                          | 6                                        |
| Residential                   | Unit -2 (with terrace)       | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -2                      | 3 BHK                         | 18                        | 12                              | 0                                    | 0                                          | 6                                        |
| Residential                   | Unit -3                      | 4.5 BHK                       | 19                        | 11                              | 0                                    | 0                                          | 8                                        |
| Residential                   | Unit -4 (with terrace)       | 3.5 BHK                       | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -4                      | 3.5 BHK                       | 17                        | 13                              | 0                                    | 0                                          | 4                                        |
| Residential                   | Unit -5 (with terrace)       | 3.5 BHK                       | 1                         | 0                               | 0                                    | 0                                          | 1                                        |
| Residential                   | Unit -5                      | 3.5 BHK                       | 17                        | 12                              | 0                                    | 0                                          | 5                                        |
| Residential                   | Unit -6 (with terrace)       | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -6                      | 3 BHK                         | 17                        | 14                              | 0                                    | 0                                          | 3                                        |
| Residential                   | Unit -7 (with terrace)       | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -7                      | 3 BHK                         | 17                        | 13                              | 0                                    | 0                                          | 4                                        |
| Residential                   | Unit -8 (with terrace)       | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -8                      | 3 BHK                         | 18                        | 16                              | 0                                    | 0                                          | 2                                        |
| Residential                   | Unit-9 (with terrace)        | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -9                      | 3 BHK                         | 18                        | 15                              | 0                                    | 0                                          | 3                                        |
| Residential                   | Unit -10 (with terrace)      | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -10                     | 3 BHK                         | 18                        | 16                              | 0                                    | 0                                          | 2                                        |
| Residential                   | Unit-11 (with terrace)       | 2.5 BHK                       | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit -11                     | 2.5 BHK                       | 18                        | 15                              | 0                                    | 0                                          | 3                                        |
| Residential                   | Unit-12 (with terrace)       | 3 BHK                         | 1                         | 1                               | 0                                    | 0                                          | 0                                        |
| Residential                   | Unit-12                      | 3 BHK                         | 18                        | 16                              | 0                                    | 0                                          | 2                                        |
| Residential                   | Unit-13                      | 2 BHK                         | 19                        | 12                              | 0                                    | 0                                          | 7                                        |
| Residential                   | Unit-14 (LIG)                | 2 BHK                         | 19                        | 8                               | 0                                    | 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 | 20 <sup>th</sup> Floor Pent House | 3 BHK | 1          | 1          | 0         | 0         | 0          |
|             |                                   |       | <b>358</b> | <b>230</b> | <b>00</b> | <b>00</b> | <b>128</b> |

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

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: |      |
|-------------------------|------------------------------------|--------------------------|------|
| VENUS EMPIRE            |                                    | 1. Booked/Allotted       | -    |
|                         |                                    | 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)                                                                         | 100% (Completed)                                                   |                                               |
| 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)                                                   |                                               |

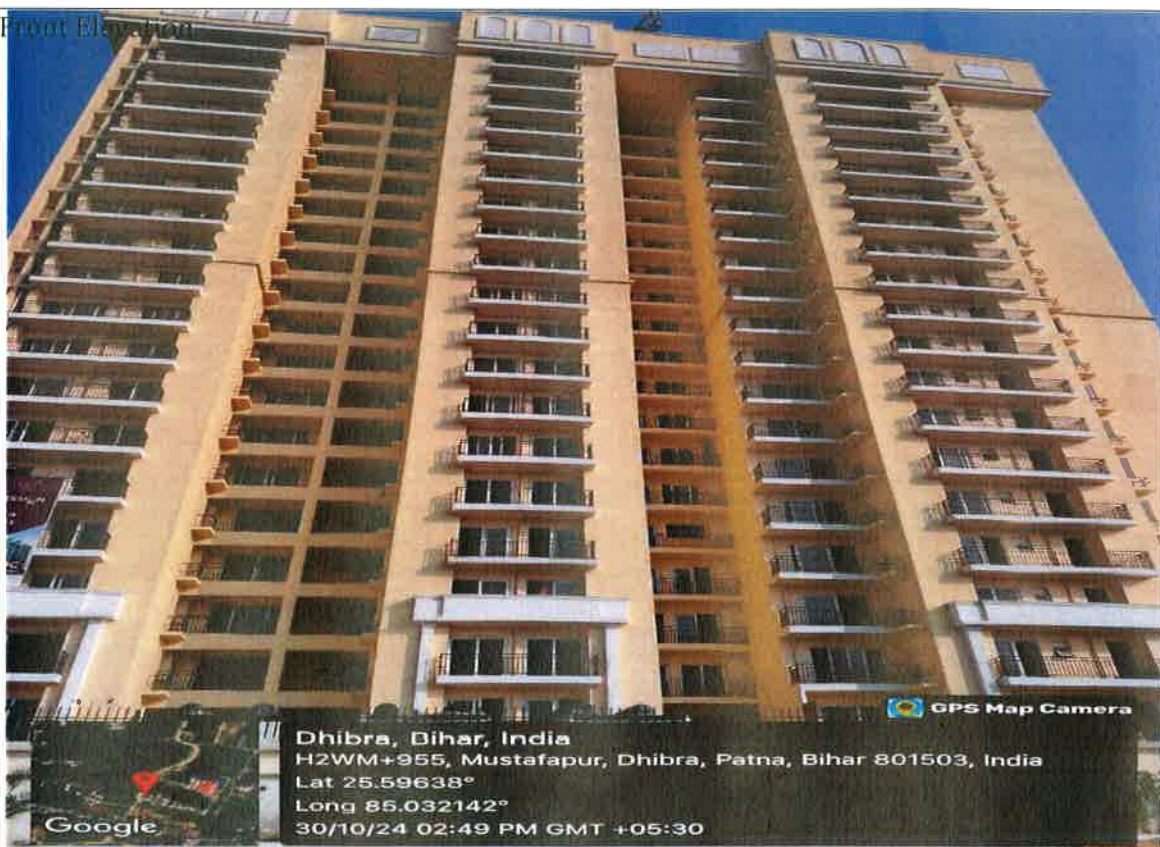
|     |                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--|
| 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. | 100% (Completed) |  |
|     | 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               | 100% (Completed)                                                   |                                               |
| 2.     | Water Supply                               | Yes               | 100% (Completed)                                                   |                                               |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP) | Yes               | 100% (Completed)                                                   |                                               |
| 4.     | Storm Water Drains                         | Yes               | 100% (Completed)                                                   |                                               |
| 5.     | Landscaping & Tree Planting                | Yes               | 100% (Completed)                                                   |                                               |
| 6.     | Street Lighting                            | Yes               | 100% (Completed)                                                   |                                               |
| 7.     | Community Buildings                        | Yes               | 100% (Completed)                                                   |                                               |

|     |                                                       |     |                  |  |
|-----|-------------------------------------------------------|-----|------------------|--|
| 8.  | Treatment and Disposal of Sewage and Sullage Water    | Yes | 100% (Completed) |  |
| 9.  | Solid Waste Management & Disposal                     | Yes | 100% (Completed) |  |
| 10. | Water Conservation / RainWater Harvesting             | Yes | 100% (Completed) |  |
| 11. | Energy Management                                     | Yes | 100% (Completed) |  |
| 12. | Fire Protection and Fire Safety Requirements          | Yes | 100% (Completed) |  |
| 13. | Covered Parking                                       | Yes | 100% (Completed) |  |
| 14. | Open Parking                                          |     | N/A              |  |
| 15. | Electrical Meter Room, sub-station, Receiving Station | Yes | 100% (Completed) |  |
| 16. | Others (Option to Add More)                           |     |                  |  |

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

|     |         |                                                                                                                                                                                                                                                                                                                 |
|-----|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (A) | Sr. No. |                                                                                                                                                                                                                                                                                                                 |
|     | 1.      |  <p>Front Elevation</p> <p>Google</p> <p>GPS Map Camera</p> <p>Dhibra, Bihar, India<br/>H2WM+955, Mustafapur, Dhibra, Patna, Bihar 801503, India<br/>Lat 25.59638°<br/>Long 85.032142°<br/>30/10/24 02:49 PM GMT +05:30</p> |

2. Side Elevation



3. Rear 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                                                       | 9,59,76,279.00         |
| 6.            | Actual Cost Incurred during the Quarter                                                      | 1,13,58,393.55         |
| 7.            | Net balance amount at the end of the Quarter                                                 | 1,19,87,472.70         |
| 8.            | Project expenditure and advances till date (As Per Summary)                                  | 142,42,02,054.56       |
|               | <b>Summary of Expenditure</b>                                                                |                        |
|               | Project expenditure and advances till date                                                   | 142,42,02,054.56       |
|               | Administrative Expenses & Other Advances                                                     | 38,23,31,180.26        |
|               | Grand Total Expenditure till date                                                            | 1,80,65,33,234.82      |

**X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED****XI. MISCELLANEOUS**

|          |                                                                                        |                 |
|----------|----------------------------------------------------------------------------------------|-----------------|
| <b>A</b> | 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>B</b> | Sale/Agreement for Sale during the Quarter                                             |                 |
| 1.       | Sale Deed                                                                              | Not Yet Started |
| 2.       | Agreement for Sale                                                                     | NILL            |

|                                                                                |                                       |               |
|--------------------------------------------------------------------------------|---------------------------------------|---------------|
| 3.                                                                             | No. of Possessions given to allottees | Not yet given |
|                                                                                |                                       |               |
| <b>XII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                      |                                       |               |
| Weather the project in progress is as per the 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:

**FORM-XII**  
**NOTICE (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 development, of erection of the residential building of M/s Venus Star Construction Pvt. Ltd. with respect of Mauza- Adampur, Plot No.80, Khata No.3, Thana No.40, Tauzi No.5062, P.S - Danapur, District- Patna has been supervised by me and has been completed by the date-\_\_\_\_\_ according to the sanctioned plan vide no. PMAA/PRN/Adampur/Danapur/LB+UB+G+20/81/2019 dated-31.07.2020 and provisions of the Byelaws. Implementation of life safety provisions has been compiled as mentioned in Bye-laws 16(5). 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.

I/We hereby also enclose the plan and documents as required under these Bylaws and request to issue occupancy permission for the said building and premises.

**RAMAN KUMAR**  
*Raman Kumar* (ARCHITECT)  
C.O.A Regn. No.-CA/82/6719  
Empanelled at Serial No.-AR/001  
Vide Memo No.-2539 dt. 12.06.2  
UR&UD, Bihar

Signature of Technical Person

Name of the Technical Person

Signature of Owner(s) **VENUS STAR CONSTRUCTION PVT. LTD.**

Name of the Owner(s)

*Platt's*

AUTH. SIGN

Date- 26/08/24

# Patna Metropolitan Area Authority

Pant Bhawan, 7th Floor, Nehru Path,  
Patna-800001

File No- PMAA/PRN/<sup>ADAMPUR</sup><sub>DANAPUR</sub>/LB+UB+G+20/81/2019

— 663 —

Patna, Date- 27.09.2024

## 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- **Adampur**, Survey Thana-Danapur, Thana no-40, Plot No- **80**, Rakaba-8088.89, G+03 District-Patna, Under- **M/s Venus Star Construction Pvt. Ltd.** Patna, Patna Metropolitan Area Authority Notified under Bihar Urban Planning and Development Act 2012 vide Approval under PMAA/PRN/<sup>ADAMPUR</sup><sub>DANAPUR</sub>/LB+UB+G+20/81/2019 Letter No:-**124**, Dated- **31.07.2020** of PMAA, has been Completed under the Supervision of Sri Raman Kumar, UDHD Reg No- AR/0001801, Emp. No-CA/82/6719, Observed that the Development of Land/Erection or Alteration of Building Undertaken with respect to above Plot(s) conform the approved plan and the Conditions imposed vide above Letter No. The Development of Building is permitted for Occupancy subject to the following brief detail :-

| Details                        |       | As per sanctioned Map    | As per Completion        |
|--------------------------------|-------|--------------------------|--------------------------|
| No. of Floors                  |       | LB+UB+G+20               | LB+UB+G+20               |
| Maximum Height of the building |       | 65.20m                   | 63.30m                   |
| External Setback               | Front | 15.0m                    | 15.0m                    |
|                                | Rear  | 9.0m                     | 9.0m                     |
|                                | Left  | 9.0m                     | 9.0m                     |
|                                | Right | 9.0m                     | 9.0m                     |
| Parking Area                   |       | 14,712.33 m <sup>2</sup> | 14,712.33 m <sup>2</sup> |

2. Any Additional Construction beyond the signed Occupancy Maps is not Allowed.
  3. (i). In the said Campus Septic Tank of the requisite Capacity shall be made operational and maintained regularly.  
(ii). Green Area is to be Maintained as per Bihar Building Bye Laws -2022 (Revised) by the **M/s Venus Star Construction Pvt. Ltd.**, Adampur, Dist-Patna.
- One set of Completion plans duly Certified is Returned herewith.

सहायक अभियंता  
पटना महाकाय क्षेत्र प्राधिकरण

27/09/24  
Director In-charge,  
Patna Metropolitan Area Authority,  
Patna.