FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of January to March 2023

I. 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 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	03 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Name	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
VENUS EMPIRE	1. 1 BHK - 2. 2 BHK - 3. 2 BHK (LIG)- 4. 3 BHK - 5. 4 BHK - 6. Shop - 7. Bungalow - 8. Plot etc. -	76 38 19 206 19	22800 Sqft. 26999 Sqft. 10165 Sqft. 206990 Sqft. 29849 Sqft.	01 (358 Flats)	1. Booked/ Allotted- 222 Flats 2. Sold - NILL

Residential/ Commercial	Details of Total Unit	Type of Apartment /Flat	Total No. of Flats	Carpet Area (in Sqft.)	Balcony Area (in Sqft.)	Booked (Quarter)
Residential	Unit -1	3 BHK	19	1031	193	0
Residential	Unit -2 (with terrace)	3 BHK	1	1032	178	0
Residential	Unit -2	3 BHK	18	1032	178	1
Residential	Unit -3	4.5 BHK	19	1571	272	0
Residential	Unit -4 (with terrace)	3.5 BHK	1	1232	165	0
Residential	Unit -4	3.5 BHK	17	1232	165	0
Residential	Unit -5 (with terrace)	3.5 BHK	1	1232	165	0
Residential	Unit -5	3.5 BHK	17	1232	165	0
Residential	Unit -6 (with terrace)	3 BHK	1	1033	171	0
Residential	Unit -6	3 BHK	17	1033	171	0
Residential	Unit -7 (with terrace)	3 BHK	1	1033	171	0
Residential	Unit -7	3 BHK	17	1033	171	0

Residential	Unit -8 (with terrace)	3 BHK	1	911	143	0
Residential	Unit -8	3 BHK	18	911	143	0
Residential	Unit-9 (with terrace)	3 BHK	1	926	126	0
Residential	Unit -9	3 BHK	18	926	126	0
Residential	Unit -10 (with terrace)	3 BHK	1	957	147	0
Residential	Unit -10	3 BHK	18	957	147	1
Residential	Unit-11 (with terrace)	2.5 BHK	1	821	112	0
Residential	Unit -11	2.5 BHK	18	821	112	0
Residential	Unit-12 (with terrace)	3 BHK	1	827	138	0
Residential	Unit-12	3 BHK	18	827	138	0
Residential	Unit-13 (with terrace)	2 BHK	1	600	73	1
Residential	Unit-13	2 BHK	18	600	73	0
Residential	Unit-14 (LIG)	2 BHK	19	535	74	0
Residential	Unit-15	3 BHK	19	827	138	0
Residential	Unit-16 (EWS)	1 BHK	19	300	19	0
Residential	Unit-17 (EWS)	1 BHK	19	300	19	0
Residential	Unit-18 (EWS)	1 BHK	19	300	19	0
Residential	Unit-19 (EWS)	1 BHK	19	300	19	0
Residential	20th Floor Pent House	3 BHK	1	1741	337	0
			358			**03**

III. 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

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

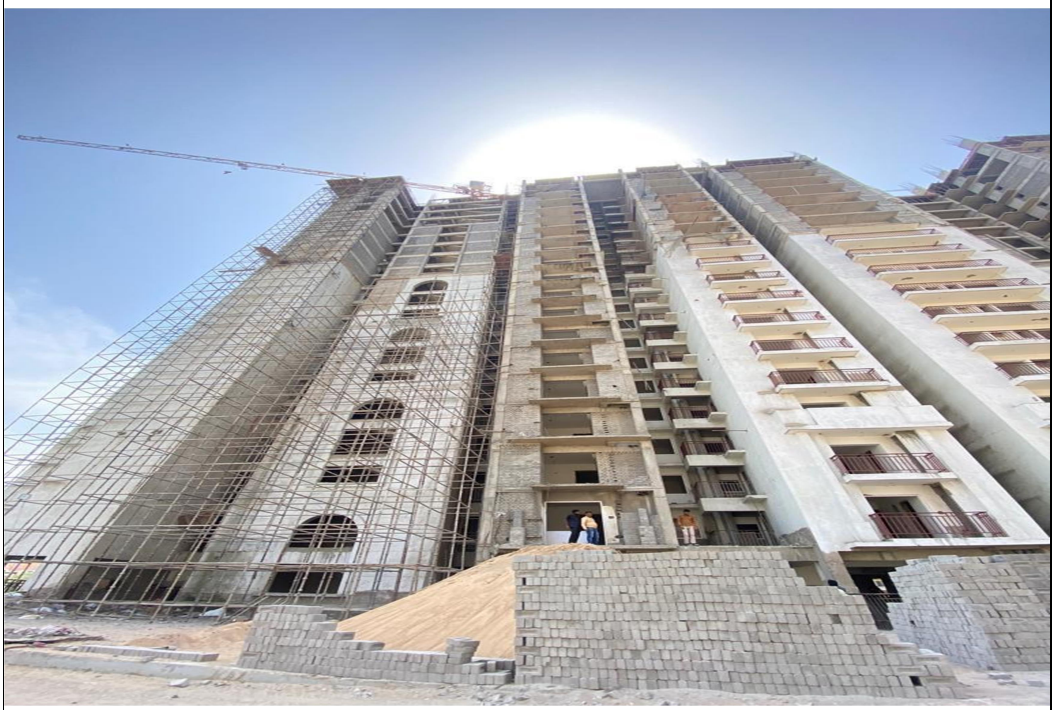
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				Filling at the time of Registration of Project
2.	Fire N.O.C.				Filling at the time of Registration of Project
3.	Water Supply Permission				
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.				

V. 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)
1.	Excavation (if any)	100% (Completed)
2.	Basements (if any)	100% (Completed)
3.	Podiums (if any)	50% (Work in Progress)
4.	Plinth	100% (Completed)
5.	Stilt Floor	90% (Work in Progress)
6.	Slabs of Super Structure	90% (Work in Progress)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	80% (Work in Progress)
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50% (Work in Progress)
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60% (Work in Progress)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	45% (Work in Progress)
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.	

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	(Work in Progress)	
2.	Water Supply	Yes		
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Work in Progress	
4.	Storm Water Drains	Yes	Not Started yet	
5.	Landscaping & Tree Planting	Yes	Not Started yet	
6.	Street Lighting	Yes	Not Started yet	
7.	Community Buildings	Yes	85% (Work in Progress)	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	Work in Progress	
9.	Solid Waste Management & Disposal	Yes	Not Started yet	
10.	Water Conservation / Rain Water Harvesting	Yes	Not Started yet	
11.	Energy Management	Yes	Not Started yet	
12.	Fire Protection and Fire Safety Requirements	Yes	Work in Progress	
13.	Covered Parking	Yes	Work in Progress	
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Work in Progress	
16.	Others (Option to Add More)			

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT	
(A)	Sr. No.	
	1.	Front Elevation 
	2.	Rear Elevation 

	3.	Side Elevation 

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (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.	Amount received during the Quarter	14,82,56,965.43
4.	Actual Cost Incurred during the Quarter	14,79,73,560.96
5.	Net balance amount at end of the Quarter	2,12,81,472.81
6.	Total expenditure on Project **till date**	129,08,54,873.14

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X.	MISCELLANEOUS	
A	List of Legal Cases (if any)	
1.	Case No.	NILL
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	11 Flats
XI.	**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: