

Ar. RAMAN KUMAR

B.Arch. A.I.I.A.

Regd.No. C.O.A.,C.A./82/6719

PAN No:-AGZPK2393K

GST No: - 10AGZPK2393K12Y



FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

RAMAN & ASSOCIATES

Architects, Engineers, Planners,

Interior Designer & Valuers

JAI HIND COLONY, RANIPUR ROAD,

FULWARI SHARIF, PATNA-801505

Mob-09431649501,

arch.raman6719@gmail.com

Ref:-

Date: 22-07-2026

To,
The, Venus Star Construction Pvt Ltd.
102-103 | Venus Heritage | Sheikhpura.
More | Bailey Road | Patna | Bihar | Pin code: 800014.

Subject: Certificate of Percentage of Completion of Construction Work of Building(s)/ Wing(s) of the Project Venus Capital Heights Bihar RERA Registration Number: **BRERAP182028070325300130E00** situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No./C.N.No./CTNo./Survey No./Final Plot No.- 25,24,153,36,38,40,33,27,86,28-P,42,43,154,90,155,26,156,46-P,48-P,32-P,83,19-P,87,150-P,152,151,88,44,173-P,37,39,89,157,34-P,172-P,159-P,35,23-P,84,82,81,41,85,137-P,160-P demarcated by its boundaries **North Part** Plot No.- 48 to 149 and **East Part** Plot No.- 142, 138,137 to 177 Latitude of End point of the plot 25.355380 and demarcated by its boundaries **South Part** Plot No.- 48 to 173 and **West Part** Main Road And Part Plot No.- 46,34,53,45,65 Latitude of End point of the plot 85.011695 Villag- Usri Block- Danapur District- Patna PIN-801503 admeasuring 304369.52 sq.mts. (Buildup area) being developed by Venus Star Construction Pvt Ltd.

Sir,

I, **Raman Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Bihar RERA, being Building(s)/ Wing(s) of the Phase situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot, No.-25,24,153,36,38,40,33,27,86,28-P,42,43,154,90,155,26,156,46-P,48-P,32-P,83,19-P,87,150-P,152,151,88,44,173-P,37,39,89,157,34-P,172-P,159-P,35,23-P,84,82,81,41,85,137-P,160-P, of Division Village-Usri Taluka District Patna PIN-801503 admeasuring 304369.52 sq.mts. (Buildup area) being developed by Venus Star Construction Pvt Ltd.

1. Following technical professionals are appointed by Owner / Promoter: –
 - (i) M/s Architect Hafeez Contractor as L.S. / Architect;
 - (ii) M/s Perceptive Ideas Consulting Engineering Pvt Ltd as Structural Consultant
 - (iii) M/s Serene Design and Consultant Pvt Ltd as MEP Consultant
 - (iv) M/s SuPr Engineering Consultants as Quantity Surveyor

Raman Kumar

RAMAN KUMAR
ARCHITECT

Empanelled No.-CA/82/6719
UD & HD GOVT. OF BIHAR

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wings of the real estate project as registered vide number under **BRERAP182028070325300130E00** Bihar RERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table-A

S No	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	80 %	30-12-2026
2.	Basements (if any)	30 %	30-12-2027
3.	Podiums (if any)	0 %	30-12-2027
4.	Plinth	0 %	30-12-2027
5.	Stilt Floor	0 %	30-12-2027
6.	Slabs of Super Structure	0 %	30-10-2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0 %	30-06-2029
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %	30-12-2029
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0 %	30-06-2029
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %	30-08-2029
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/plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0 %	30-12-2029
12	Overall Percentage of actual work done and final completion date.	16 %	30-01-2030

Raman Kumar
RAMAN KUMAR
ARCHITECT
 Empanelled No.-CA/82/8719
 UD & HD GOVT. OF BIHAR

TABLE - B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Facilities Areas and	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (DD/MM/YYYY)
1.	Internal Roads &Footpaths	Yes	20%	30-07-2029
2.	Water Supply	Yes	7%	30-10-2029
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	10%	30-12-2028
4.	Storm Water Drains	Yes	5%	30-12-2028
5.	Landscaping & Tree Planting	Yes	2%	30-06-2029
6.	Street Lighting	Yes	3%	30-06-2029
7.	Community Buildings	Yes	0%	30-06-2028
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	30-06-2029
9.	Solid Waste Management & Disposal	Yes	0%	30-06-2029
10.	Water Conservation/Rainwater Harvesting	Yes	0%	30-07-2029
11.	Energy Management	Yes	0%	30-07-2029
12.	Fire Protection and Fire Safety Requirements	Yes	0%	30-06-2029
13.	Closed Parking	Yes	0%	30-06-2029
14.	Overall Percentage of actual work done and final completion date.		16 %	30-01-2030

Yours Faithfully,

Signature & Name: RAMAN KUMAR

(Registration No./License No-CA/82/6719)

Raman Kumar
RAMAN KUMAR
ARCHITECT
Empanelled No.-CA/82/6719
UD & HD GOVT. OF BIHAR