

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of July to September 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

<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 -</u>
VENUS EMPIRE	1. 1 BHK - 76	22800 Sqft.	01 (358 Flats)	1. Booked/ Allotted- 258 Flats 2. Sold - NILL
	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	17	0	0	2
Residential	Unit -2 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -2	3 BHK	18	17	0	1	2
Residential	Unit -3	4.5 BHK	19	17	0	0	2
Residential	Unit -4 (with terrace)	3.5 BHK	1	1	0	0	0
Residential	Unit -4	3.5 BHK	17	17	0	0	0
Residential	Unit -5 (with terrace)	3.5 BHK	1	0	0	0	1
Residential	Unit -5	3.5 BHK	17	16	1	0	0
Residential	Unit -6 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -6	3 BHK	17	17	0	0	0

Residential	Unit -7 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -7	3 BHK	17	14	2	0	1
Residential	Unit -8 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -8	3 BHK	18	12	0	0	6
Residential	Unit-9 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -9	3 BHK	18	16	0	0	2
Residential	Unit -10 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -10	3 BHK	18	17	0	0	1
Residential	Unit-11 (with terrace)	2.5 BHK	1	1	0	0	0
Residential	Unit -11	2.5 BHK	18	14	0	0	4
Residential	Unit-12 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit-12	3 BHK	18	18	0	0	0
Residential	Unit-13	2 BHK	19	18	0	0	1
Residential	Unit-14 (LIG)	2 BHK	19	0	4	0	15
Residential	Unit-15	3 BHK	19	7	1	0	11
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 th Floor Pent House	3 BHK	1	1	0	0	0
			358	251	08	01	100

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	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				Filing at the time of Registration of Project
2.	Fire N.O.C.				Filing at the time of Registration of Project
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				Filing 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)	65% (Work in Progress)
4.	Plinth	100% (Completed)
5.	Stilt Floor	95% (Work in Progress)
6.	Slabs of Super Structure	95% (Work in Progress)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90% (Work in Progress)
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70% (Work in Progress)
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	75% (Work in Progress)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60% (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	25% (Work in Progress)
	requirements as may 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	Work in Progress	
5.	Landscaping & Tree Planting	Yes	Not Started yet	
6.	Street Lighting	Yes	Not Started yet	
7.	Community Buildings	Yes	90% (Work in Progress)	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	Work in Progress	
9.	Solid Waste Management & Disposal	Yes	Work in Progress	
10.	Water Conservation / Rain Water Harvesting	Yes	Yet to Start	
11.	Energy Management	Yes	Yet to Start	
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.	Side Elevation
	1.	 <p>A photograph showing the side elevation of a tall, multi-story building under construction. The building is covered in scaffolding and has many windows and balconies visible. The ground in front is dirt, and there are some construction materials and workers visible at the base.</p>
	2.	<p>Rear Elevation</p>  <p>A photograph showing the rear elevation of the same building. The building is covered in scaffolding and has many windows and balconies visible. The ground in front is dirt, and there are some construction materials and workers visible at the base.</p>

3. Front Elevation



VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(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	14,03,63,983.10
4.	Actual Cost Incurred during the Quarter	12,24,54,720.88
5.	Net balance amount at end of the Quarter	6,40,07,507.47
6.	Project expenditure and advances till date (As Per Summary)	1,25,60,98,105.82
	<u>Summary of Expenditure</u>	
	Project expenditure and advances till date	1,25,60,98,105.82
	Administrative Expenses & Other Advances	30,09,93,056.86
	Grand Total Expenditure till date	1,55,70,91,162.68

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	10 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:

PERIODIC PROGRESS REPORT

BYE LAWS NO :- 12, 13

From,

Ar. Raman Kumar
Jai Hind Colony
Ranipur Road,
Phulwari Sharif
Patna

Date- 12/10/2023

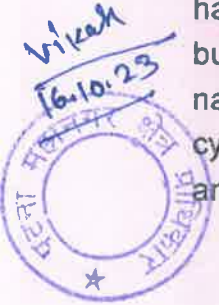
To,

Chief Executive Officer
Patna Metropolitan Area Authority
Patna (Bihar)

Ref- Authority Approved Plan Case No:-
PMAA/PRN/Adampur/Danapur/LB+UB+G+20/81/2019

Sir,

We here by certify that the construction of the building up to 19th Floor Casting work completion, Brick Work up to 18th Floor and LB, UB, Stilt Floor up to 17th Floor Plaster work and Chaukhat work completed, Tiles Work Completed up to 16th Floor and currently running of top roof final casting work as well as Parallel work is going on as per Schedule with respect of Plot No.-80 (Eighty), Khata No.-3 (Three), Thana No.- 40 (Fourty), Tauzi No.- 5062 (Five Thousand Sixty Two), Mauza- Adampur of Patna Metropolitan Area, Patna has been constructed strictly conforming to the sanctioned plan and structural design as per the provision of NBC 2005. The work has been done to our best satisfaction all the materials used in construction of this building are strictly. In accordance with BIS/ISI specifications and norms conforming to national Building Code, 2005 covering all the safety factors including earthquake and cyclone. We will be responsible and liable for action by Competent Authority. If there is any structural failure and fire endangering the inmates and public.



Raman Kumar
Signature of Architect

Ar. Raman Kumar
C.O.A. Regd. No.- CA/82/6719
Empanelment No. 02/Arch/2015/NPDN
Nagar Parishad Danapur Nizamat

Signature of Applicant

VENUS STAR CONSTRUCTION PVT. LTD.

AUTH. SIGN.