

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

Quarterly progress report for the quarter ending March/June/Sept/December of  
October to December 2023

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

<b>II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS</b>				
<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- 265 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 Apartm ent/Flat</u>	<u>Total No. of Flats</u>	<u>Booked Flat (Previous ly)</u>	<u>Booked Flat (in this Quarter)</u>	<u>Cancellati on 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	16	2	0	0
Residential	Unit -3	4.5 BHK	19	17	0	1	3
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	17	0	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	16	0	0	1
Residential	Unit -8 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -8	3 BHK	18	12	2	0	4
Residential	Unit-9 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -9	3 BHK	18	16	1	0	1
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	1	0	3
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	4	0	0	15
Residential	Unit-15	3 BHK	19	8	2	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>258</b>	<b>08</b>	<b>01</b>	<b>93</b>

### III. 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

### 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)	70% (Work in Progress)
4.	Plinth	100% (Completed)
5.	Stilt Floor	96% (Work in Progress)
6.	Slabs of Super Structure	100% (Work in Progress)
7.	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flats /Premises.	95% (Work in Progress)
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80% (Work in Progress)
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% (Work in Progress)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	82% (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	40% (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 the 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	Work in Progress	
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	75% (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 DATED PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT**

(A)

Sr.  
No.

1.

Side Elevation



2.

Rear 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.	The amount received during the Quarter	16,72,24,105.16
4.	Actual Cost Incurred during the Quarter	8,53,13,883.59
5.	Net balance amount at the end of the Quarter	4,91,76,024.22
6.	Project expenditure and advances till date (As Per Summary)	1,31,90,91,643.89
	<b><u>Summary of Expenditure</u></b>	
	Project expenditure and advances till date	1,31,90,91,643.89
	Administrative Expenses & Other Advances	32,33,13,402.38
	Grand Total Expenditure till date	1,64,24,05,046.27

### IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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<b>X. MISCELLANEOUS</b>		
<b>A</b>	List of Legal Cases (if any)	
1.	Case No.	NILL
2.	Name of Parties	
<b>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	15 Flats
<b>XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>		
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: VINAY PRUTHI

Date: 12/01/2024

## **PERIODIC PROGRESS REPORT**

BYE LAWS NO :- 12, 13

From,

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

Date- 10/01/2024

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 hereby certify that the construction of the building all floor Casting work is completed, Brick Work up to 19<sup>th</sup> Floor and LB, UB, Stilt Floor up to 18<sup>th</sup> Floor Plaster work and Chaukhat work is completed, Tiles Work Completed up to 18<sup>th</sup> Floor and currently running of top roof bridge 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 the Competent Authority. If there is any structural failure and fire endangering the inmates and public.

*Vikal*  
*12.01.24*  
  
*Raman Kumar*  
Signature of Architect  
**Ar. Raman Kumar**  
C.O.A. Regd. No.- CA/82/6719  
Empowerment No. 02/Arch/2015/NPDN  
Nagar Parishad Danapur Nizamat

Signature of Applicant

VENUS STAR CONSTRUCTION PVT. LTD.

*Vinod*

AUTH. SIGN.