

Form-7 [Regulation-9]

Quarterly Progress Report for the Quarter Q1 (Apr - Jun) and Financial Year 2025-2026

PARTICULARS OF PROMOTERS

Financial Year:	2025-2026
Quarter:	Q1 (Apr - Jun)
Project ID:	VENUS CAPITAL HEIGHTS
Project Name:	RERAP2311201700014-3
Name of the Promoter's Entity:	VENUS STAR CONSTRUCTION PVT. LTD.
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP:	U45200BR2011PTC016549
Identification number/Any other:	U45200BR2011PTC016549
Address of the Promoter's Entity:	102/103, VENUS HERITAGE APARTMENT, SHEIKHPURA MORE, BAILEY ROAD, PATNA Dist :Patna PIN Code :800014
Total Experience of the Promoter in Real Estate Sector (In completed years):	20
Total Experience in Real Estate Sector after commencement of RERA (In completed years):	8
No. of Projects done before commencement of RERA:	4
No. of Project done after commencement of RERA:	2

PARTICULARS OF PROMOTERS	
No. of Completed Projects:	6
No. of Completed Projects before time:	2
No. of Completed Projects beyond Completion Date:	0
No. of Projects for which Extension required or given:	0
No. of Projects Lapsed:	0
No. of Projects Revoked:	0
Certificate or PDR Amount against the Promoter:	0.00
Penalty Amount of SM Cases against the Promoter:	0.00
PARTICULARS OF PROJECT	
Name of Project:	VENUS CAPITAL HEIGHTS
Project Registration Number:	BRERAP182028070325300130E00
Project Address:	MAUZA - SANDALPUR, THANA- DANAPUR, USRI, DANAPUR, PATNA, BIHAR District Name Patna USRICity - PATNA
Name of Promoter:	VENUS STAR CONSTRUCTION PVT. LTD.
Project Registration is valid upto:	30-Jan-2030
Starting date of Project:	08-Sep-2025
Type of Project:	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map:	PATNA METROPOLITAN AREA AUTHORITY

PARTICULARS OF PROJECT							
Period of validity of map as granted by the Competent Authority concerned:	5						
Has any extension been taken for this project? (Yes/No):	No						
Number of extension:	0						
DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS							
Building/Block Number	Apartment/Unit Type	Carpet Area	Total Sanctioned Apartments	Promoter's Share Booked	Promoter's Share Agreement Executed	Landowner's Share Booked	Landowner's Share Agreement Executed
VENUS CAPITAL HEIGHTS	TOWER-1, 4BHK Flat With Servant Room & Penthouse	137416	49	0	0	0	0
TOWER-1	4BHK Flat With Servant Room	137416	49	17	0	0	0
TOWER-2	5BHK Flat With Servant Room and 3BHK Flat With Study Room	170676	100	28	0	0	0
TOWER-3	3BHK and 3BHK Flat With Study Room	173846	128	38	1	0	0
TOWER-4	3BHK and 3BHK Flat With Study Room	162981	120	29	1	0	0

DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS							
Building/Block Number	Apartment/Unit Type	Carpet Area	Total Sanctioned Apartments	Promoter's Share Booked	Promoter's Share Agreement Executed	Landowner's Share Booked	Landowner's Share Agreement Executed
TOWER-5	3BHK and 3BHK Flat With Study Room	173846	128	45	7	0	0
TOWER-6	3BHK and 3BHK Flat With Study Room	141285	120	44	9	0	0
TOWER-7	3BHK and 3BHK Flat With Study Room	150704	128	40	2	0	0
TOWER-8	3BHK and 3BHK Flat With Study Room	141285	120	31	5	0	0
TOWER-9	3BHK and 3BHK Flat With Study Room	150704	128	18	0	0	0
TOWER-10	3BHK, 3BHK Flat With Study Room, 4BHK Flat With Study Room, Penthouse	212639	122	22	2	0	0
TOWER-11	2BHK AND 1BHK	227942	465	0	0	0	0
CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.							
(A) Cancelled by Allottees							

CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO./OFFICE SPACE/SHOP/ETC.	
Flat No. / Plot No. / Shop No. / Etc.:	0
Whether notice and reminder of cancellation was served to the Promoter by Allottee's (Yes/No):	No
(B) Cancelled by Promoters	
Flat No. / Plot No. / Shop No. / Etc.:	0
Whether notices and reminder of cancellation has been served to the Allottees by serving (Yes/No):	No
DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE	
Building Wise / Block Number:	VENUS CAPITAL HEIGHTS
Total Number of Sanctioned Garages/Parking Space:	1800
Total Number of Garages/Parking Space: Booked/Allotted:	27
DETAILS OF BUILDING APPROVAL	
Environment Clearance (Issuing Authority):	State Environment Impact Assessment Authority (SEIAA), Bihar
Environment Clearance (Validity up to):	30-Jan-2030
Fire N.O.C. (Name of the Approval):	BIHAR FIRE SERVICES, GOVT OF BIHAR
Fire N.O.C. (Validity up to):	30-Jan-2030
Airport Authority of India N.O.C. (Issuing Authority):	AIRPORT AUTHORITY OF INDIA
Airport Authority of India N.O.C. (Validity up to):	20-Nov-2032
Water Supply Permission (Issuing Authority):	CENTRAL GROUND WATER AUTHORITY
Water Supply Permission (Validity up to):	06-Aug-2030

DETAILS OF BUILDING APPROVAL		
Other Approval(s), if any, Required for the Project. (Issuing Authority):	NA	
Other Approval(s), if any, Required for the Project. (Validity up to):		
Progress Of The Project- Internal Infrastructure Developmet		
Work Item	% of Work Done	Expected Completion Date
Excavation (if any)	60	30-Dec-2026
Basements (if any)	0	30-Jun-2027
Podiums (if any)	0	30-Jun-2026
Plinth	0	30-Jul-2025
Stilt Floor	0	30-May-2026
Slabs of Super Structure	0	30-Oct-2027
Internal walls, plaster, floorings, doors and windows	0	30-Jun-2028
Sanitary and Electrical Fittings	0	30-Jun-2029
Staircases, Lifts Wells, Lobbies, Overhead and Underground Water Tanks	0	30-Jun-2029
External plumbing, plaster, elevation, and waterproofing	0	30-Aug-2029
Installation of Lifts, water pumps, and Fire Fighting Equipment	0	30-Sep-2029
N.O.C, Electrical fittings, Mechanical Equipment, and environmental compliance	0	30-Sep-2029
Internal Roads & Footpaths Proposed	Yes	

Progress Of The Project- Internal Infrastructure Developmet			
Work Item	% of Work Done	Expected Completion Date	
Finishing to entrance lobby, plinth protection, paving, compound wall, and other activities	10	30-Jul-2029	
Overall Percentage of Actual Work Done	2	Overall Final Completion Date: 30-Jan-2030	
EXTERNAL AND INTERNAL DEVELOPMENT WORK - PROGRESS RELATED TO AMENITIES AND COMMON AREA			
Work Item	Proposed (Yes/No)	% of Work Done	Expected Completion Date
Internal Roads and Footpaths	Yes	10	30-Jul-2029
Water Supply	Yes	1	30-Oct-2029
Sewerage Chambers Septic Tank	Yes	0	30-Dec-2028
Drains	Yes	5	30-Dec-2028
Parks, Landscaping and Tree Planting	Yes	1	30-Jun-2029
Street Lighting	Yes	1	30-Jun-2029
Disposal of sewage & sullage water	Yes	0	30-Jun-2029
Water conservation/Rain Water Harvesting	Yes	0	30-Dec-2028
Energy Management	Yes	0	30-Jun-2029
FINANCIAL PROGRESS OF THE PROJECT			
Project Account No.:		43783490695	
Estimated Cost of the Project (including Land Cost):		12670941367.00	
Estimated Development Cost (Excluding Land Cost):		12414600000.00	

FINANCIAL PROGRESS OF THE PROJECT	
Variation in Development Cost:	0.00
Amount received during the Quarter:	79544425.00
Actual Cost Incurred during the Quarter:	200687571.00
Net amount at end of the Quarter:	377484513.00
Total expenditure on Project till date:	457028938.00
Cumulative fund collected till the end of Quarter:	79544425.00
Cumulative expenditure done till the end of Quarter:	457028938.00
Percentage of Expenditure of total Estimated development cost:	2.00
GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT THE PHOTOGRAPH MUST HAVE DATE	
Photographs showing Front Elevation (.jpg, .jpeg, .png)	
Photographs showing Rear Elevation (.jpg, .jpeg, .png)	

GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT THE PHOTOGRAPH MUST HAVE DATE

Photographs showing Side Elevation (Both sides) (.jpg, .jpeg, .png)	
Photograph of each floor showing the progress of interior works (.jpg, .jpeg, .png)	
Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.) (.jpg, .jpeg, .png)	
Photograph of the display board with requisite information and QR code (.jpg, .jpeg, .png)	
Chartered Accountant Certificate (.pdf)	View
Architect Certificate (.pdf)	View
Engineer Certificate (.pdf)	View
MISCELLANEOUS	
Legal Cases	

MISCELLANEOUS	
Case No.:	NA
Name of Parties:	NA
Order Passed (if Yes):	NA
Whether Complied:	Yes
Execution Cases Against Project	
Case No.:	NA
Name of Parties:	NA
Order Passed (if Yes):	NA
Whether Complied:	Yes
Suo - Moto Cases Against Project	
Case No.:	NA
Name of Parties:	NA
Order Passed (if Yes):	NA
Whether Complied:	Yes
Certificate / PDR Cases Against Project	
Case No.:	NA
Name of Parties:	NA
Order Passed (if Yes):	NA
Whether Complied:	Yes

Construction Update

