Form-7 [Regulation-9]

Quarterly Progress Report for the Quarter Q1 (Apr - Jun) and Financial Year 2026-2027

PARTICULARS OF PROMOTERS	
Financial Year:	**2026-2027**
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
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:	BRERAP18202807032530013OE00
Project Address:	MAUZA - SANDALPUR, THANA- DANAPUR,USRI, DANAPUR,PATNA,BIHARDirtrict Name Patna USRICity - PATNA
Name of Promoter:	VENUS STAR CONSTRUCTION PVT. LTD.
Project Registration is valid upto:	30-Jan-2030
Starting date of Project:	07-May-2026
Type of Project:	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map:	PATNA METROPOLITIAN AREA AUTHORITY
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:	

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-1	4BHK Flat with Servant Room	137416	49	22	2	0	0
TOWER-2	5BHK Flat with Servant Room and 3BHK Flat with Study Room	170676	100	41	14	0	0
TOWER-3	3BHK, 3BHK Flat with Study Room	173846	128	84	31	0	0
TOWER-4	3BHK, 3BHK Flat with Study Room	162981	120	36	10	0	0
TOWER-5	3BHK, 3BHK Flat with Study Room	173846	128	53	15	0	0
TOWER-6	3BHK, 3BHK Flat with Study Room	141285	120	67	22	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-7	3BHK, 3BHK Flat with Study Room	150704	128	71	27	0	0
TOWER-8	3BHK, 3BHK Flat with Study Room	141285	120	59	22	0	0
TOWER-9	3BHK, 3BHK Flat with Study Room	150704	128	39	10	0	0
TOWER-10	3BHK, 3BHK Flat with Study Room, 4BHK Flat with Study Room, Penthouse	212639	122	46	15	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	
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:	168

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

DETAILS OF BUILDING APPROVAL	
Airport Authority of India N.O.C. (Validity up to):	22-Nov-2032
Water Supply Permission (Issuing Authority):	CENTRAL GROUND WATER AUTHORITY
Water Supply Permission (Validity up to):	06-Aug-2030
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)	80	30-Dec-2026
Basements (if any)	30	30-Dec-2027
Podiums (if any)	0	30-Dec-2027
Plinth	0	30-Dec-2027
Stilt Floor	0	30-Dec-2027
Slabs of Super Structure	0	30-Oct-2028
Internal walls, plaster, floorings, doors and windows	0	30-Jun-2029
Sanitary and Electrical Fittings	0	30-Dec-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-Dec-2029
Internal Roads & Footpaths Proposed	Yes	
Finishing to entrance lobby, plinth protection, paving, compound wall, and other activities	20	30-Dec-2029
Overall Percentage of Actual Work Done	16	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	20	30-Jul-2029
Water Supply	Yes	7	30-Oct-2029

EXTERNAL AND INTERNAL DEVELOPMENT WORK - PROGRESS RELATED TO AMENITIES AND COMMON AREA

Work Item	Proposed (Yes/No)	% of Work Done	Expected Completion Date
Sewerage Chambers Septic Tank	Yes	10	30-Dec-2028
Drains	Yes	5	30-Dec-2028
Parks, Landscaping and Tree Planting	Yes	2	30-Jun-2029
Street Lighting	Yes	3	30-Jun-2029
Disposal of sewage & sullage water	Yes	0	30-Jun-2029
Water conservation/Rain Water Harvesting	Yes	0	30-Jul-2029
Energy Management	Yes	0	30-Jul-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
Variation in Development Cost:	0.00
Amount received during the Quarter:	414639560.00
Actual Cost Incurred during the Quarter:	632176974.00
Net amount at end of the Quarter:	1303493526.00
Total expenditure on Project till date:	1958343025.00
Cumulative fund collected till the end of Quarter:	1299717931.00
Cumulative expenditure done till the end of Quarter:	1958343025.00
Percentage of Expenditure of total Estimated development cost:	16.00

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	
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

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