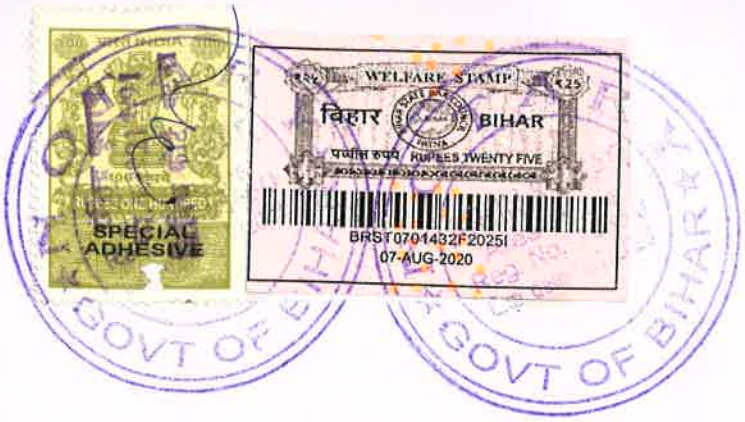
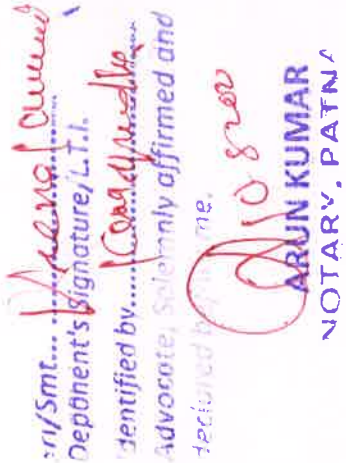




FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, **VEENA KUMARI**, Wife of Sri Sanjay Kumar Singh as Director of the promoter company M/s **VENUS STAR CONSTRUCTION PVT. LTD.**, having its registered office at Venus Heritage 102/103, Sheikhpura More, Bailey Road, District-Patna in the State of Bihar, PIN-800014 (Promoter of the proposed Project) do hereby solemnly declare, undertake and state as under:

1. That I **VEENA KUMARI**, Wife of Sri Sanjay Kumar Singh on behalf of **VENUS STAR CONSTRUCTION PVT. LTD.** declare that Plot No.-80. Under Mauza Adampur, Thana No.-40, Post Office-Danapur, Police Station- Danapur, District- Patna, Bihar, PIN-801105. Have a legal title to the land on which the development of the project is proposed and the promoter has acquired the right of construction on the land development of the proposed real estate project which is enclosed herewith.

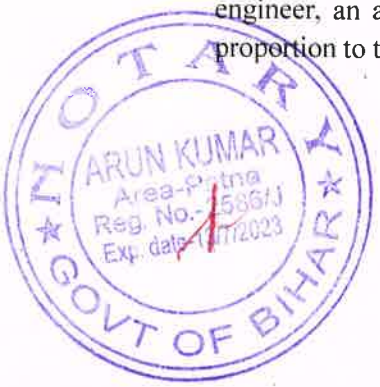
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 1460 (48 Month) Working days.

4. That seventy per cent of the amounts realized by the promoter M/s **VENUS STAR CONSTRUCTION PVT. LTD.** for the real estate project from the allotters of this project from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



Venus Star Construction Private Limited
Bina Kymari
Director

7. That the promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular Project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other document as have been prescribed by the rules and regulation made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Venus Star Construction Private Limited
Bina Kymari
Director
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this_____ day of _____

Venus Star Construction Private Limited
Bina Kymari
Deponent Director

NOTARY GOVT OF BIHAR

Identity the deponents Signature
T.I. who has/have affirmed in
My Presence
Advocate 10/8/2020