Venus Star Construction Pvt. Ltd.

PERFORMA OF CONVEYANCE DEED

M/S VENUS STAR CONSTRUCTION PRIVATE LIMITED a Private Limited Company, registered under Companies Act, 1956, having its registered office at Flat No.102/103, 1st Floor, Venus Heritage Apartment, Sheikhpura More, Bailey Road, District-Patna, through its Director Smt. Veena Kumari, W/o Sri Sanjay Kumar Singh, by Nationality-Indian, hereinafter referred to as the **"VENDOR/ DEVELOPER/ Promoter"** (which expression shall unless repugnant to the context or meaning thereto mean and include its executors, administrators, legal representatives successor-in-interest, and permitted assigns).

The Promoter, on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common areas within 3 months from the date of issuance of the occupancy certificate and the completion, as the case may be, to the allottee. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter each received by us form the Allottee.

Venus Star Construction Pvt. Ltd.
Venus Star Construction Private Limited
Director

Director