



VENUS STAR CONSTRUCTION PVT. LTD.

A Venus Star Group Company

102-103, Venus Heritage, Sheikhpura More, Bailey Road, Patna (Bihar)- 800014

Tel. : 0612 2297 222/444 | GSTIN : 10AADCV5348L2Z8

Corporate Identification Number (CIN) - U45200BR2011PTC016549

Email : care@venusstarindia.com | Website : www.venusstarindia.com

(Agreement for Sale)

THIS AGREEMENT made at Patna on day of 2025.

M/S VENUS STAR CONSTRUCTION PRIVATE LIMITED (CIN-U45200BR2011PTC016549) a Private Limited Company, registered under Companies Act, 1956, having its registered office at 102-103, Venus Heritage Apartment, Sheikhpura More, Bailey Road, P.S.- Shashtri Nagar, P.O.-Sheikhpura, District-Patna, Pin-800014 through its C.E.O. MR. VINAY PRUTHI S/o Sri Yograj Pruthi, Represented through his Authenticated Attorney SRI SANDEEP KUMAR, Son of Late Jai Narayan Gupta, by the virtue of a Registered Authenticated Power of Attorney, vide Deed No....., Book No.4, Volume No..., C.D. No..., Pages ... to ..., Serial No....., Token No....., Registered at Sub- Registrar office, Danapur dated-....2025 for presentation of deed/conveyance, Hereinafter referred to as the "PROMOTER/VENDOR" (which expression shall unless repugnant to the context or

VENUS STAR CONSTRUCTION PVT. LTD.
AUTH. SIGN.
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meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

Aadhar-.....PAN-AADCV5348L Mobile- 9122456503

(RERA Registration Number- BRERAP.....)

AND

(1).SMT..... W/o SRI

R/o....., in the State of Bihar, Indian Citizen, hereinafter called the VENDEES / BUYERS / PURCHASERS which expression unless repugnant to the Context shall mean and include her/his heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the OTHER PART.

Aadhar-.....PAN----- Mobile- -----

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) "appropriate Government" means the State Government;
- (c) "Rules" means the Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2017;
- (d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2017;
- (e) "section" means a section of the Act.

WHEREAS:-

- A. The PROMOTER/VENDORS/DEVELOPERS** have acquired the Development rights for the Scheduled landed property through registered Development Agreements, Absolute Sale Deeds and also through Deed Of Exchange detailed below:

Development Agreement:-

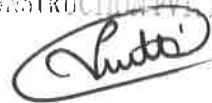
SL. No.	DEED NO	LAND OWNER	KHATA NO	PLOT NO	LAND AREA IN DECIMAL
1	7210	RAVI BHUSHAN AND OTHERS	47,61	153	49
2	7403	SANGEETA DEVI	63	28	3.080938
3	7185	SARITA KUMARI	25	154	0.3351
	7185	SARITA KUMARI	24	155	3.9348



4	7180	KAUSHALYA DEVI	25	154	0.79125
	7180	KAUSHALYA DEVI	24	155	9.62675
5	7181	LALAN PRASAD & OTHERS	25	154	0.79125
	7181	LALAN PRASAD & OTHERS	24	155	9.62675
6	7193	RAVI BHUSHAN AND OTHERS	61	83	18
7	7182	SANTOSH KUMAR	67	33	3.5
	7182	SANTOSH KUMAR	67	27	7.1665
8	1182	BINOD KUMAR	47	151	45
9	10190	BABY SINGH	65	32	21.875
10	10513	BIMMI MAHASETH	6	90	3.11
	10513	BIMMI MAHASETH	60	86	5.25
11	10511	SUPRIYA KUMARI	60	86	6.25
12	10512	RAVI BHUSHAN	6	90	3.125
13	2461	VIDHYA DEVI MAN MAN	10	88	24
14	2460	GANAURI RAY	18	44	12.5
15	4096	MANI LAL ANIL SUNIL (LATE RAM DEV RAI)	66	26	9
	4096	MANI LAL ANIL SUNIL (LATE RAM DEV RAI)	60	86	7.8125
16	5101	BINOD KUMAR & OTHERS	61	83	18
17	10995	PRADEEP KUMAR	6	90	3.125
18	5903	YOGENDRA PRASAD & RANJIT KUMAR & SUNITA KUMARI	26	35	27
19	11532	BHUSHAN RAY /GUDDU BROTHERS	79	157	28.875
20	6822	AJAY KUMAR	2	89	21
21	7510	TAPESWAR PRASAD ,KAMESHWAR RAY &OTHERS	66	26	9
22	7908	SAVITRI DEVI	19	37	18.666
23	8279	PRAMOD KUMAR	67	27	18.75
24	18589	PRADEEP KUMAR	67	27	19.1106
	18589	PRADEEP KUMAR	67	33	9.332
25	8494	JITENDRA KUMAR	19	41	9.334
26	19698	RAVI BHUSHAN	63	28	3.3749
27	19532	AJAY KUMAR	55	82	4.25
28	19535	PRADIP KUMAR	55	82	9.0574
29	19537	SANTOSH KUMAR SINGH	55	82	4.6875
30	19536	SONI KUMARI	19	137	3.8874
31	9094	SUSHIL RAI AND OTHERS	19	39	12.416
32	9102	GAUTAM KUMAR	6	90	4.6875
33	9101	SUNITA DEVI WIFE OF RAVI BHUSHAN	6	90	4.6875
34	9095	RAVINDRA KUMAR AND DHARMENDRA KUMAR	62	81	20
35	9420	BAGESWAR PRASAD AND OTHERS	18	34	6.25
36	9543	AJAY KUMAR MUKESH KUMAR AND RAMDEI DEVI	53	85	48.5
37	9544	USHA DEVI	53	85	33.5
AREA IN DECIMIL					581.267

Absolute Sale Deed:-

SL. No.	DEED NO	PRIVIOUS LAND OWNER	KHATA NO	PLOT NO	LAND AREA IN DECIMAL
1	1051	Venus Star Construction Pvt.Ltd.	59	25	10.75
2	1508	Venus Star Construction Pvt.Ltd.	59	24	7
3	9091	Venus Star Construction Pvt.Ltd.	22	36	21
	9091	Venus Star Construction Pvt.Ltd.	22	38	17
	9091	Venus Star Construction Pvt.Ltd.	22	40	19
4	6633	Venus Star Construction Pvt.Ltd.	67	33	3.5
	6633	Venus Star Construction Pvt.Ltd.	67	27	7.1665
5	6635	Venus Star Construction Pvt.Ltd.	67	33	3.5
	6635	Venus Star Construction Pvt.Ltd.	67	27	7.1665
6	3789	Venus Star Construction Pvt.Ltd.	59	25	21.5
7	3415	Venus Star Construction Pvt.Ltd.	60	86	11.5
8	7404	Venus Star Construction Pvt.Ltd.	63	28	16.414
9	694	Venus Star Construction Pvt.Ltd.	21	42	25
	694	Venus Star Construction Pvt.Ltd.	28	43	12
10	54	Venus Star Construction Pvt.Ltd.	59	25	10.75
11	576	Venus Star Construction Pvt.Ltd.	25	154	5.75
12	39	Venus Star Construction Pvt.Ltd.	25	154	43.75
13	14515	Venus Star Construction Pvt.Ltd.	59	24	7.25
14	3177	Venus Star Construction Pvt.Ltd.	60	86	3.90625
15	3156	Venus Star Construction Pvt.Ltd.	6	90	21.875
16	10337	Venus Star Construction Pvt.Ltd.	21	42	5.75
	10337	Venus Star Construction Pvt.Ltd.	28	43	5.75
17	10338	Venus Star Construction Pvt.Ltd.	21	42	5.75
	10338	Venus Star Construction Pvt.Ltd.	28	43	5.75
18	6484	Venus Star Construction Pvt.Ltd.	25	154	0.7912
	6484	Venus Star Construction Pvt.Ltd.	24	155	15.87655
19	6483	Venus Star Construction Pvt.Ltd.	25	154	0.79125
	6483	Venus Star Construction Pvt.Ltd.	24	155	3.37655
20	3841	Venus Star Construction Pvt.Ltd.	66	26	9
21	14414	Venus Star Construction Pvt.Ltd.	80	156	40
22	6356	Venus Star Construction Pvt.Ltd.	20	46	24
	6356	Venus Star Construction Pvt.Ltd.	20	48	4.125
23	18168	Venus Star Construction Pvt.Ltd.	60	86	23
24	17864	Venus Star Construction Pvt.Ltd.	59	24	7.25
25	7208	Venus Star Construction Pvt.Ltd.	59	25	6
	7208	Venus Star Construction Pvt.Ltd.	59	24	15.5
26	10184	Venus Star Construction Pvt.Ltd.	65	32	1.594



27	5017	Venus Star Construction Pvt.Ltd.	63	28	9.375
28	872	Venus Star Construction Pvt.Ltd.	28	43	7.5
	872	Venus Star Construction Pvt.Ltd.	92	86	0.7813
	872	Venus Star Construction Pvt.Ltd.	60	86	4.0938
29	5737	Venus Star Construction Pvt.Ltd.	24	155	3.5583
30	6632	Venus Star Construction Pvt.Ltd.	67	33	3.5
	6632	Venus Star Construction Pvt.Ltd.	67	27	7.1665
31	269	Venus Star Construction Pvt.Ltd.	61	19	11
32	17740	Venus Star Construction Pvt.Ltd.	92	86	2.3437
33	17741	Venus Star Construction Pvt.Ltd.	92	86	3.125
34	17739	Venus Star Construction Pvt.Ltd.	92	86	4.6875
	17739	Venus Star Construction Pvt.Ltd.	60	87	4.6875
35	17742	Venus Star Construction Pvt.Ltd.	92	86	4.6875
36	17742	Venus Star Construction Pvt.Ltd.	60	87	4.6875
37	1263	Venus Star Construction Pvt.Ltd.	40	150	6.375
	1263	Venus Star Construction Pvt.Ltd.	40	152	5.375
38	1262	Venus Star Construction Pvt.Ltd.	40	150	6.375
	1262	Venus Star Construction Pvt.Ltd.	40	152	5.375
39	9835	Venus Star Construction Pvt.Ltd.	40	150	12.75
	9835	Venus Star Construction Pvt.Ltd.	40	152	10.75
40	17945	Venus Star Construction Pvt.Ltd.	28	43	7.5
41	2068	Venus Star Construction Pvt.Ltd.	66	26	9
42	2289	Venus Star Construction Pvt.Ltd.	40	152	21.5
43	4294	Venus Star Construction Pvt.Ltd.	18	44	8.5
44	4497	Venus Star Construction Pvt.Ltd.	74	173	1.6186
45	4991	Venus Star Construction Pvt.Ltd.	60	86	10.9375
	4991	Venus Star Construction Pvt.Ltd.	6	90	7.25
46	4992	Venus Star Construction Pvt.Ltd.	60	86	4.0625
47	5607	Venus Star Construction Pvt.Ltd.	26	35	9
48	11531	Venus Star Construction Pvt.Ltd.	79	157	10.125
49	5280	Venus Star Construction Pvt.Ltd.	75	172	5.5
50	5103	Venus Star Construction Pvt.Ltd.	39	159	4.375
51	5104	Venus Star Construction Pvt.Ltd.	91	160	1.074
52	8275	Venus Star Construction Pvt.Ltd.	67	33	14
	8275	Venus Star Construction Pvt.Ltd.	67	27	9.916
53	18588	Venus Star Construction Pvt.Ltd.	19	137	6.67
54	8704	Venus Star Construction Pvt.Ltd.	19	41	7.666
	8704	Venus Star Construction Pvt.Ltd.	19	37	1.334
	8704	Venus Star Construction Pvt.Ltd.	19	39	0.334
55	19534	Venus Star Construction Pvt.Ltd.	55	82	5.0051
56	9110	Venus Star Construction Pvt.Ltd.	19	39	6.25
57	20407	Venus Star Construction Pvt.Ltd.	65	32	0.8125

58	9313	Venus Star Construction Pvt.Ltd.	92, 60	86,87	3.625
	9313	Venus Star Construction Pvt.Ltd.			2.625
59	9419	Venus Star Construction Pvt.Ltd.	18	34	5.75
AREA IN DECIMIL					732.707

Deed Of Exchange

SL. No.	DEED NO	LAND OWNER	KHATA NO	PLOT NO	LAND AREA IN DECIMAL
1	5668	Venus Star Construction Pvt.Ltd.	55	84	20
	5668	Venus Star Construction Pvt.Ltd.	55	23	23.7336
2	7476	Venus Star Construction Pvt.Ltd.	63	28	1.6414
3	7477	Venus Star Construction Pvt.Ltd.	63	28	15.625
4	8334	Venus Star Construction Pvt.Ltd.	67	27	9.5553
	8334	Venus Star Construction Pvt.Ltd.	67	33	4.666
AREA IN DECIMIL					75.221

TOTAL LAND AS PER DEED- 1389.19 Decimil.

B.The Said Land is earmarked for the purpose of building Multistoried Township, comprising multistoried apartment buildings and the said project shall be known as “**VENUS CAPITAL HEIGHTS.**”.

C.The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer regarding the said Land on which Project is to be constructed have been completed;

D.The **Competent Authority** has granted the commencement certificate to develop the Project vide approval dated

E.The Developer has obtained the sanctioned plan and approvals for the Project from **Competent Authority Vide Plan Case No.**.....

...../2025 Dated The Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

F.The Developer has registered the project under the provisions of the Act with **Real Estate Regulatory Authority (RERA) BIHAR at PATNA** on under registration No.-

G.The Allottee had applied for a Unit in the Project and has been allotted **Unit No.-**, **Floor, Block-....., having carpet area of square feet AND Balcony area Sq.ft.)** in “.....” along with one covered parking in

basement/ground Floor as permissible under the applicable law and of pro rata share in the common areas as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in **Schedule B**);

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

I. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

J. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the Unit and the covered Parking (if applicable) as specified in para G.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS AND CONDITIONS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Developer agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Unit as specified in para G.

1.2 The **Total Price** for the Unit is **Rs...../- (Rupees + GST as Applicable Only).**

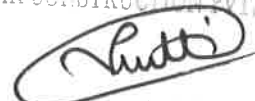
Explanation

(i) The Total Price above includes the booking amount paid by the allottee to the Developer towards the Unit.

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Allottee by way of Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Allottee, by whatever name called but excluding G.S.T.) up to the date of handing over the possession of the Unit to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining/applying for the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the Developer shall be increased/reduced based on such change / modification:

(iii) The Developer shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Developer within the time and in the manner specified therein. In addition, the



Developer shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Unit includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire fighting equipment in the common areas as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Unit and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

1.4 The Allottee shall make the payment as per the payment plan set out in Part II of **Schedule C** ("Payment Plan").

1.5 It is agreed that the Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule 'E'** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.6 The Developer shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is applied for /granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is reduction in the carpet area then the Developer shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, of the apartment, allotted to Allottee, the Developer may demand that from the Allottee as per the net milestone of the Payment Plan as provided in Schedule ("). All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.7 Subject to para 9.3 the Developer agrees and acknowledges, the Allottee shall have the right to the Unit as mentioned below:

(i) The Allottee shall have exclusive ownership of the Unit.

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot

be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Developer shall hand over the common areas to the association of allottees after duly obtaining/applying for the completion certificate from the competent authority as provided in the Act;

(iii) That the computation of the price of the Unit includes recovery of price of land, construction of [not only the Unit but also] the Common Areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

(iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/plot, as the case maybe.

It is made clear by the Developer and the Allottee agrees that the Unit along with garage/covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

The Developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Developer fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Developer agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person,

The Allottee has paid a sum of Rs...../(Rupees only) as booking amount being part payment towards the Total Price of the Unit at the time of application the receipt of which the Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Unit as prescribed in the Part –II of Payment Plan **Schedule C** as may be demanded by the Developer within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2.MODE OF PAYMENT:

Subject to the terms of the Agreement and the Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Developer, within the stipulated time as mentioned in the Payment Plan [Part II of **Schedule C**] through A/c Payee cheque/demand draft/bankers cheque or online

payment (as applicable) in favour of **Venus star Construction Pvt.Ltd.** payable at Patna.

3.COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment (s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2The Developer accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Developer immediately and comply with necessary formalities if any under the applicable laws. The Developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee only.

4.ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Developer to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding of the allottee against the Unit if any, in his name and the Allottee undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

5.TIME IS ESSENCE:

The Developer shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Unit to the Allottee and the common areas to the association of allottees or the competent authority', as the case may be.

6.CONSTRUCTION OF THE PROJECT/ APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Developer. The Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Bihar building By-Laws and shall not have an option to make any variation /alteration / modification in such plans, other

than in the manner provided under the Act and breach of this term by the Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule for possession of the said Apartment - The Developer agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Developer assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project within 60 months from the date of commencement of work that is 1-03-2025 with the grace period of 6 month unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee the entire amount received by the Developer from the allotment within 90 days from that date. The Developer shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession - The Developer, upon obtaining/ applying for the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of/ application of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the Developer within 3 months from the date of issue of/ application for occupancy certificate. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Developer/association of allottees, as the case may be after the issuance of the completion certificate for the project. The Developer shall hand over the application of/ occupancy certificate of the apartment, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Unit - Upon receiving a written intimation from the Developer as per para 7.2, the Allottee shall take possession of the Unit from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Unit to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 Possession by the Allottee - After obtaining/ applying for the occupancy certificate and handing over physical possession of the Apartment to the Allottees, it shall be

the responsibility of the Developer to hand over the necessary documents and plans, including common areas, to the association of Allonees or the competent authority, as the case may be, as per the local laws. Provided that, in the absence of any local law, the Developer shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining / applying for the completion certificate,

7.5 Cancellation by Allottee—The Allottee shall have the right to cancel/withdraw his allotment in the Project As provide in the RERA Act, 2016 and Rules, 2017.

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the Developer, the Developer herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the Developer to the allottee within 45 days of such cancellation.

7.6 Compensation -The Developer shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Developer fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or(ii) due to discontinuance of his businesses a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Developer shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Developer shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Unit, which shall be paid by the Developer to the allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER:

The Developer hereby represents and warrants to the Allottee as follows:

- (i) The Developer has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment as per information
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Developer has been and

shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;

(vi) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Developer shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee and the common areas to the association of allottees or the competent authority, as the case maybe;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Scheduled Property as per information;

(xi) The Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been applied for/issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Developer in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Developer shall be considered under a condition of Default, in the following events:

(i) Developer fails to provide ready to move in possession of the Unit to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including

the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been applied for/issued by the competent authority;

(ii) Discontinuance of the Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Developer under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or

(ii) The Allottee shall have the option of terminating the Agreement subject to clause 7.5 in which case the Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice:

(iii) Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Developer, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Unit, which shall be paid by the Developer to the allottee within forty-five days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for 3 consecutive demands made by the Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the Developer on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 3 consecutive months after notice from the Developer in this regard, the Developer may cancel the allotment of the Unit in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the Developer shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT: -

The Developer, on receipt of Total Price of the Unit as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Unit together with proportionate indivisible share in the Common Areas within 3 months from the date of application of/issuance of the occupancy certificate and the completion certificate, as the case may be, to the allottee. Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried

out by the Developer within 3 months from the date of application of/issue of occupancy certificate. 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 Developer to withhold registration of the conveyance deed in his favour till payment of stamp duty and registration charges to the Developer is made by the Allottee.

11.MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:-

The promoter shall be responsible to provide and maintain essential services in the project till the taking over of the maintenance of the project by the association of allottees upon the issuance of completion certificate of the project.

12.DEFECT LIABILITY: It is agreed that in case any structural defect or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of 5 (five) years through an certified ,registered and approved Structural engineer of Patna Municipal by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to received appropriate compensation in the manner as provided under the act.

13.RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Developer/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14.USAGE:

Use of Service Areas: The service areas, if any, as located within the "....." shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DO set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

15.GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1The Allottee shall, after taking possession, be solely responsible to maintain the Unit at his own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit and keep the Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Unit or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment,

15.3The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16.COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17.ADDITIONAL CONSTRUCTIONS:

The Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved /reapproved/ revised by the competent authority and disclosed, except for as provided in the Act.

18.DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Developer executes this Agreement he/they/it shall not mortgage or create a charge on the Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Unit.

19.APARTMENT OWNERSHIP ACT:

The Developer has assured the Allottees that the project in its entirety is in accordance with the provisions of the Bihar Apartment Ownership Act.

20.BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Allottee fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21.ENTIRE AGREEMENT:

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.

(i) This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit, as the case may be.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties,

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE /

SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Developer may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure D] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Developer to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Unit bears to the total carpet area of all the in unit in the project as per Bihar apartment ownership act 2006,

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27.FURTHER ASSURANCE:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28.PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory' at the Developer's Office, or at some other place, which may be mutually agreed between the Developer and the Allottee, after the Agreement is duly executed by the Allottee and the Developer or simultaneously with the execution the said Agreement shall be registered at the office of the District Sub-Registrar, Hence this Agreement shall be deemed to have been executed at Patna. Further, it has been mutually decided by the JV Partners that they will individually execute agreements/sale Deed of their share and both will not be required to sign all documents of agreement/sale jointly.

29.NOTICES:

That all notices to be served on the Allottee and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post at their respective addresses specified in the beginning of the agreement. It shall be the duty of the Allottee and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Allottee, as the case may be.

30.JOINT ALLOTTEES:-

That in case there are joint Allottees all communications shall be sent by the promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31.SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

32.GOVERNINGLAW:

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AUTH. SIGN.

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33.DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

PART –I OF THE SCHEDULE “A” ABOVE REFERRED TO

All that piece and parcel of Land Situated at present **Mauza- Sandalpur, MVR Code- 164, P.S.– Danapur, Thana No.43, Town and District – Patna, in the State of Bihar, Cadestral Survey Plot No. 25, 24, 153, 36, 38, 40, 33, 27, 86, 28-P, 42, 43, 154, 90, 155, 26, 156, 46-P, 48-P, 32-P, 83, 19-P, 87, 150-P, 152, 151, 88, 44, 173-P, 37, 39, 89, 157, 34-P, 172-P, 159-P, 35, 23-P, 84, 82, 81, 41, 85, 137-P, 160-P,**

Khata No59, 47, 61, 22, 67, 60, 63, 21, 28, 25, 6, 24, 66, 80, 20, 65, 92, 40, 10, 18, 2, 31, 75, 36, 26, 55, 62, 53, 74, 79, 17, 91,

BOUNDARY OF LAND:-

NORTH :- Part plot no 48 to 149.

SOUTH :- Part plot no 48 to 149.

EAST :- Part plot no 142,138,137,177,

WEST :- Main road ,Part Plot no 46 ,34,53,45,.and 65

SCHEDULE “B” ABOVE REFERRED TO :

ALL THAT **Unit No-.....** on Floor in measuring **Sq.Ft. Carpet Area+ BalconySq.ft.)** along with One Reserved Car Parking in the building Known as “.....” WHICH COMPRISES OF THE FOLLOWING BOUNDARY: -

BOUNDARY OF THE UNIT :-

NORTH:-

SOUTH:-

EAST :-

WEST :-

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.

SCHEDULE "C" ABOVE REFERED TO PART -I

I.TOTAL COST OF THE UNIT: Rs.,000/- (Rupees ..Lakh ... Thousand + GST as Applicable Only).

II.DETAILS OF THE PAYMENTS RECEIVED:-

Total amount received against Unit is Rs. Rs...../-
(Rupees only)/- only and Service Tax & GST amounts to Rs...../- only by Cheque.

Balance amount due against Unit is Rs...../- only plus GST (rates applicable at that particular level of construction as per Government Rules).

**PART -II OF THE SCHEDULE "C" ABOVE REFERRED TO
PAYMENT SCHEDULE**

Sl No.	Milestone	Amount Payable
1	At the time of Booking	10% + GST As applicable
2	Upon Commencement of Excavation Work	10% + GST As applicable
3	Upon Commencement of Raft Casting	10% + GST As applicable
4	Upon Commencement of Basement Roof casting	10% + GST As applicable
5	Upon Commencement of 5 th Floor Roof casting	7.5% + GST As applicable
6	Upon Commencement of 10 th Floor Roof casting	7.5% + GST As applicable
7	Upon Commencement of 15 th Floor Roof casting	5% + GST As applicable
8	Upon Commencement of 20 th Floor Roof casting	5% + GST As applicable
9	Upon Commencement of 25 th Floor Roof casting	7.5% + GST As applicable
10	Upon Commencement of 30 th / Top Floor Roof casting	7.5% + GST As applicable
11	Upon Commencement of Top Floor Roof casting	7.5% + GST As applicable
12	Upon Commencement of Finishing	7.5% + GST As applicable
13	On offer of Possession	5% + GST As applicable

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER/S

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.

SCHEDULE "D"
STANDARD SPECIFICATIONS OF "VENUS CAPITAL HEIGHTS"

SCHEDULE "E"

**SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF
THE PROJECT)**

IN WITNESS WHEREOF, the above named Developer and the Vendee have put their respective signature on this Deed of Agreement for Sale after going through the contents of the documents and fully understanding the implications of the transactions on thisDAY _____ 2025 in presence of the below noted attesting witnesses.

WITNESSES:-

1.

VENUS STAR CONSTRUCTION PVT. LTD.



AUTH. SIGN.

SIGNATURE OF PROMOTER

2.

SIGNATURE OF VENDEE

This deed of agreement for sale has been drafted by me according to the directions of vendor/Vendee and on basis of the available papers and documents.

AMIT SINGH
ADVOCATE
PATNA HIGH COURT

VENUS CAPITAL HEIGHTS (SCHEDULE D+E)
SPECIFICATION, FACILITIES WHICH ARE PART OF THE PROJECT

STRUCTURE

Tower Area: R.C.C. framed structure to withstand wind and seismic loads (Earthquake Resistant).

Construction Design: Tower construction design on imported aluminium form shuttering with approx. 11 feet floor to floor height of each floor.

PLASTERING & PAINTING

Internal Walls: Finished with acrylic emulsion paint for a rich and smooth look.

Ceiling: POP/Gypsum or equivalent type ceilings finished with acrylic emulsion paint for a for a rich and smooth look.

External: Textured finish with two coats of high-quality, exterior weatherproof paint.

DOORS & RAILINGS

Main Door: Specially designed heavy-duty, factory-finished engineered wood/wooden door frame and shutter with premium finishes and SS hardware with digital lock of reputed imported/Indian make. **Internal Doors:** High-end, factory-finished engineered wood/wooden door frame and shutter with premium finishes, SS hardware, and locks of reputed imported/Indian make.

Bathroom Doors: High-end, imported factory-finished engineered wood/wooden door frame and shutter with premium finishes and SS hardware of reputed make.

Sliders: Anodized/powder-coated aluminium/UPVC glazed doors with HS/toughened glass.

Windows: Anodized/powder-coated aluminium /UPVC window frames and shutters with HS/toughened glass.

Balcony Railings: Combination of HS/toughened glass and aesthetically designed grills/railings with high-quality handrail.

LIVING/DINING/BEDROOM & FAMILY LOUNGE

Flooring & Skirting: High-end vitrified/ceramic tiles of Kajaria/RAK/Johnson or equivalent make.

MASTER BEDROOM

Flooring & Skirting: Warm and cozy laminated wooden flooring of Action Tesa/ Green Panel/ Pergo or equivalent make or premium vitrified/ceramic tiles of Kajaria /RAK/Johnson or equivalent make.

BALCONY/TERRACE

Flooring & Skirting: Premium vitrified/ceramic tiles anti-skid flooring & skirting of Kajaria /RAK /Johnson or equivalent make.

Wall: All wall Finished with two coats of high-quality, exterior weatherproof paint.

Ceiling: UPVC/PVC/ACP/WPC or equivalent type cladding / two coats of high-quality, exterior weatherproof paint.

BATHROOMS/POWDER ROOM

Flooring: Premium vitrified/ceramic tiles anti-skid and moisture-resistant flooring to ensure safety of Kajaria/RAK/Johnson or equivalent make.

Walls: Superior-quality vitrified/ceramic tiles up to 7 feet high with a mirror.

CP Fittings & Sanitary Fixtures: High-quality premium chinaware with chrome finish CP fittings of Kohler/Grohe/Jaquar/Roca or equivalent make in all bathrooms. CPVC/UPVC pipes installed to supply water to toilets with provision for hot and cold water.

Counter: Premium Designer counter with granite/engineered stone/marble countertop with chinaware washbasin.

Accessories: Exhaust fan, towel rail/ring, toilet paper holder, soap holder, and health faucet of standard make.

KITCHEN

Flooring: Premium quality vitrified/ceramic tiles with anti-skid and moisture-resistant flooring to ensure safety of Kajaria /RAK /Johnson or equivalent make.

Wall: All wall Finished with acrylic emulsion paint for a smooth and rich look.

Ceiling: POP/Gypsum/ACP ceilings finished with acrylic emulsion paint for a smooth and rich look.

Kitchen Counter: Premium Designer kitchen counter with granite/engineered stone/marble countertop with SS sink of Franke/ Carysil /Hafele or equivalent make and CP fittings with provision for hot and cold water of Kohler /Grohe /Jaquar /Roca or equivalent make.

Dado: Premium quality vitrified/ceramic tiles up to 2 feet above the countertop.

UTILITY

Flooring & Skirting: Premium vitrified/ceramic tiles anti-skid flooring & skirting.

Wall: All wall Finished with two coats of high-quality, exterior weatherproof paint.

Appliances: Provision for dishwasher/washing machine with CP fittings and drain out.

SERVANT ROOM AND BATHROOM

Flooring & Skirting: Premium vitrified/ceramic tiles flooring & skirting.

Wall: All wall Finished with acrylic emulsion paint.

Ceiling: POP/Gypsum/ or equivalent type ceilings finished with acrylic emulsion paint.

Sanitary & CP Fittings: Reputed make.

ENTRANCE LOUNGE & CORRIDORS

Flooring & Skirting: Vitrified tiles/imported marble/granite flooring and skirting of Kajaria /RAK/Johnson or equivalent make.

Wall: All wall Finished with acrylic emulsion paint over POP punning for a smooth and rich look.

Ceiling: POP/Gypsum or equivalent type ceilings finished with acrylic emulsion paint for a smooth and rich look.

Stilt Ceiling: Finish of UPVC/PVC/ACP/WPC OR equivalent type cladding.

ELEVATORS/LIFTS

Passenger Lift: High-speed automatic, fire- and smoke-proof, seismic-censored modern lifts with fine finishes of Mitsubishi/Hitachi/Otis or equivalent make.

Service Lift: High-speed, automatic, fire- and smoke-proof, seismic-censored modern lifts of Mitsubishi/Hitachi/Otis or equivalent make.

DOMESTIC FACILITIES

Electrical Fixtures:

- High-quality modular switches and sockets with copper wiring in concealed conduits points of reputed make like Legrand /Schneider /Norysis / Havells/ RR/ Polycab or equivalent make for adequate light and power points for adequate light and power
- Distribution box with all protective switch gears of reputed make.
- Intercom facility for each unit connected to security.
- Provision for satellite access in living and all bedrooms.
- Provision for high-speed broadband Internet access for each unit.

Air Conditioning: Suitable capacity All-weather air conditioner in living/dining and bedrooms of Daikin /Hitachi /Mitsubishi or equivalent make.

Power Backup: Provision for 24-hour DG set backup for each unit to withdraw up to 2 KVA.

Water Supply: Pressurized water supply system.

Piped Gas Supply: Provision for piped gas supply in each unit.

Fire Safety: Common connected water sprinklers in each unit.

COMMON FACILITIES

DG Backup: 100% DG backup with acoustic enclosure and auto change-over Considering backup for emergency and safety facilities, lifts and common areas with suitable Diversity of CAT/KOEL/Cummins or equivalent make as per NBC norms.

Security: Secured gated community with perimeter security, access control at entrances, and 24*7 CCTV surveillance in parking areas, driveways, lift lobbies, and common areas.at entrance & exit and several landscape location & amenities areas.

Fire & Safety: Fire hydrants, Fire alarms, public address system, and sprinkler system on all floors and basements as per NBC norms.

Car Parking & Management: Dedicated parking space and provision for common car washing facilities, Entire parking is well-ventilated & designed to suit the number of car parks provided parking signage, and equipment at required places to ease for traffic flow management as per norms.

EV Charging: Provision for common EV charging points.

Facilities for Differently Abled: Access ramps at all block entrances.

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STP: A Sewage treatment plant of adequate capacity as per NBC norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.

Rainwater Harvesting: Rainwater harvesting at regular intervals provided for recharge groundwater levels as per NBC norms

BMS: Provision for BMS enableity.

Solar Power: Solar power connected to the common area grid for optimized power consumption as per norms.

Garbage Chute: Provision for dry and wet garbage disposal on each floor at common points as per norms.

EV Buggy: One 6-seater electric buggy per tower.

Wheel chair: 2-wheel chairs will be provided in each tower.

Grocery Trolley: 4 Grocery trolley will be provided in each tower.

Note:

Marble/granite/stone are natural materials and may have inherent variations in colour and grain. Specifications are indicative and subject to change as decided by the company or competent authority. Brands of equipment, appliances, and facilities are tentative and may vary at the discretion of the company without any prior intimation. Images and plans/Design in the brochure are for indicative purposes and subject to change as per the company's discretion without any prior intimation and this document can't be used a legal document or as evidence.

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