



# 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) - U45200BR2011PTCO16549

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



FORM 'B'

[See rule 3/4]

**DECLARATION, SUPPOTEDBY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit-Cum-declaration**

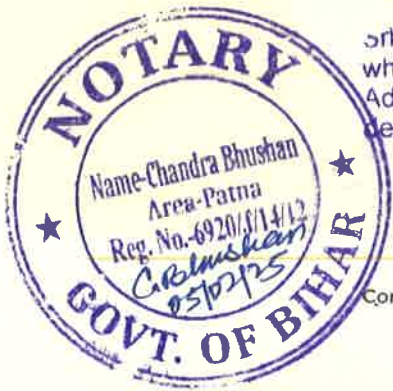
AFFIDAVIT CUM DECLARATION OF VINAY PRUTHI (ADHAAR NO -820892573789) C.E.O. OF VENUS STAR CONSTRUCTION PVT LTD. FOR THE PROJECT "VENUS CAPITAL HEIGHTS "DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE: - 14/04/2023

I VINAY PRUTHI (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER SANMAT HOMES PRIVATE LIMITED" PROJECT SHALL BE COMPLETED ON 31-01-2030

1. THAT PROMOTER AND LAND OWNERS HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND ALONG WITH AN AUTHENTICATED COPY OF 'THE AGREEMENT' BETWEEN SUCH OWNER AND PROMOTER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.FURTHER IT IS TO BE STATED HERE THAT THE PROMOTER HAS PURCHASED LAND AS WELL DEVELOPMENT AGREEMENT WITH SOME LAND OWNER OF THE PROJECT .THE SAID TITLE DOCUMENTS AND DEVELOPEWNT AGEEMENT ARE ATTACHED HERE WITH FOR KIND PERSUL
- 2 .THAT THE SAID LAND IS FREE FROM ALLENCUMBRANCES.
- 3 THAT THE TIME PERIOD WITHIIN WHICH THE PROJECT SHALL BE COMPLETED BY TIE PROMOTER IS 31-01-2030
- 4 .THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE PROMOTER FOR THE REAL ESTATE PROJECT FROM THE ALLOTTEES, FROM TIME TO TIME, SHALL BE DEPOSITED IN A SEPARATE ACCOUNT TO BE MAINTAINED IN A SCHEDULED BANK TO COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF TIE PROJECT.

SL. No. 12529 Date 5/2/25

Sri/Smt. Vinay Pruthi who is identified by Sri/Smt. S.N. Rakesh Advocate, solemnly affirmed and declared before me



Chandra Bhushan  
Notary Public, Patna  
05/02/2025  
(Chandra Bhushan)  
Notary Public, Patna

VENUS STAR CONSTRUCTION PRIVATE LIMITED

Pruthi

Corporate Address : D-7, Hauz Khas, New Delhi - 110016 | Tel. : 011 46091984

DIRECTOR



6. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

7. THAT THE PROMOTER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTHS AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.

8 .THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9 THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

**VENUS STAR CONSTRUCTION PRIVATE LIMITED**

*(Signature)*  
**DIRECTOR**  
DEPONENT

**VERIFICATION**

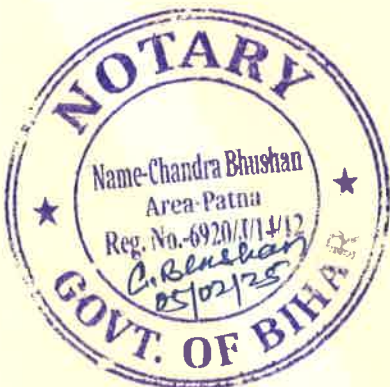
THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY MEAT.....ON THIS *25<sup>th</sup>* DAY OF *Feb. 2025*

**VENUS STAR CONSTRUCTION PRIVATE LIMITED**

*(Signature)*  
**DIRECTOR**

DEPONENT



I identify the deponent/executant who has signed/put L.T.I. in my presence

*(Signature)*  
**ADVOCATE**  
*05.02.2025*

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245



# INDIA JUDICIAL Government of Bihar

## e-Court Fee

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

**e-Court Fee Receipt No:** BRECR002C250200012245

**Date & Time:** 05-Feb-2025 02:04 PM

**Name of the ACC/Registered User:** Bihar State Co-operative Bank, SCB

**Location:** High Court Patna

**Name of Applicant:** PATNA HIGH COURT

**e-Court Fee Amount:** 100 (One Hundred Rupees Only)

SL.No. 12529 Date 5/2/25



IN 2500291997

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245BRECR002C250200012245

**Statutory Alert:**  
1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.  
2. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.  
3. The onus of checking the legitimacy is on the users of the certificate.  
4. In case of any discrepancy please inform the Competent Authority.