



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

(Deed of Conveyance)

THIS DEED made at Patna on day of in 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 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

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.

(1)Aadhar no.----W/o R/O-,
P.O.-....., District-... in the State of Bihar, Indian Citizen, hereinafter called the
VENDEE / BUYER / PURCHASER 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-..... Mob.-.....

CONVEYANCE OF THIS SAID APARTMENT:-

The Promoter, on receipt of Total Price of the Unit 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 issuance of the occupancy certificate or the
completion certificate, 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 is made by the Allottee.

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this sale deed at Danapur/Patna in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee:(including joint buyers)

(1) Signature.....

Name

Address.....

(2) Signature.....

Name

Address.....

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

(1) Signature (Authorised Signatory).....

Name

Address.....

At

..... On: in the presence of :

[Handwritten Signature]
VENUS STAR CONSTRUCTION PVT. LTD.
AUTH. SIGN.

WITNESSES:

1. Signature.....

Name.....

Address.....

2. Signature.....

Name.....

Address.....