

Vinay Pruthi
 Who is identified as Sri...
 Advocate Solemnly affirmed and
 declare before me
 27/2/2026
 D. RAJENDR
 Notary Public, Patna



AFFIDAVIT

I, Vinay Pruthi, S/o Sri Yog Raj Pruthi, CEO, of M/s Venus Star Construction Pvt. Ltd., Project : Venus Capital Heights, Residential Group Housing Project at Sandalpur, Usri Road Thana no.-43, Thana- Danapur, Dist.- Patna, State- Bihar, do hereby solemnly affirm and declare that land, of which details as mentioned below, will be utilized for establishment and expansion of Venus Capital Heights project. Total available land area is 6.100312 Ha. / 61003.12 Sqm. (15.0742 Acres), out of which 60977.99 Sqm. (6.0977 Ha.) is being / will be used for Venus Capital Heights Project, in Sandalpur Mauza of Danapur Block in Patna District. The land details are as under ;

Sl. No.	Deed no	Land ownership	Nature	Khata nos.	Plot nos.	Land area in dismil
1	1051	Venus Star Construction Pvt. Ltd.	Purchased	59	25	10.75
2	1508	Venus Star Construction Pvt. Ltd.	Purchased	59	24	7
3	9091	Venus Star Construction Pvt. Ltd.	Purchased	22	36	21
	9091	Venus Star Construction Pvt. Ltd.	Purchased	22	38	17
	9091	Venus Star Construction Pvt. Ltd.	Purchased	22	40	19
4	6633	Venus Star Construction Pvt. Ltd.	Purchased	67	33	3.5
	6633	Venus Star Construction Pvt. Ltd.	Purchased	67	27	7.1665
5	6635	Venus Star Construction Pvt. Ltd.	Purchased	67	33	3.5
	6635	Venus Star Construction Pvt. Ltd.	Purchased	67	27	7.1665
6	3789	Venus Star Construction Pvt. Ltd.	Purchased	59	25	21.5
7	3415	Venus Star Construction Pvt. Ltd.	Purchased	60	86	11.5
8	7404	Venus Star Construction Pvt. Ltd.	Purchased	63	28	16.414
9	694	Venus Star Construction Pvt. Ltd.	Purchased	21	42	25
	694	Venus Star Construction Pvt. Ltd.	Purchased	28	43	12
10	54	Venus Star Construction Pvt. Ltd.	Purchased	59	25	10.75
11	576	Venus Star Construction Pvt. Ltd.	Purchased	25	154	5.75
12	39	Venus Star Construction Pvt. Ltd.	Purchased	25	154	43.75
13	14515	Venus Star Construction Pvt. Ltd.	Purchased	59	24	7.25
14	3177	Venus Star Construction Pvt. Ltd.	Purchased	60	86	3.90625
15	3156	Venus Star Construction Pvt. Ltd.	Purchased	6	90	21.875
16	10337	Venus Star Construction Pvt. Ltd.	Purchased	21	42	5.75
	10337	Venus Star Construction Pvt. Ltd.	Purchased	28	43	5.75
17	10338	Venus Star Construction Pvt. Ltd.	Purchased	21	42	5.75
	10338	Venus Star Construction Pvt. Ltd.	Purchased	28	43	5.75
18	6484	Venus Star Construction Pvt. Ltd.	Purchased	25	154	0.7912
	6484	Venus Star Construction Pvt. Ltd.	Purchased	24	155	15.87655



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Sl. No.	Deed no	Land ownership	Nature	Khata nos.	Plot nos.	Land area in dismil
19	6483	Venus Star Construction Pvt. Ltd.	Purchased	25	154	0.79125
	6483	Venus Star Construction Pvt. Ltd.	Purchased	24	155	3.37655
20	3841	Venus Star Construction Pvt. Ltd.	Purchased	66	26	9
21	14414	Venus Star Construction Pvt. Ltd.	Purchased	80	156	40
22	6356	Venus Star Construction Pvt. Ltd.	Purchased	20	46	24
	6356	Venus Star Construction Pvt. Ltd.	Purchased	20	48	4.125
23	18168	Venus Star Construction Pvt. Ltd.	Purchased	60	86	23
24	17864	Venus Star Construction Pvt. Ltd.	Purchased	59	24	7.25
25	7208	Venus Star Construction Pvt. Ltd.	Purchased	59	25	6
	7208	Venus Star Construction Pvt. Ltd.	Purchased	59	24	15.5
26	10184	Venus Star Construction Pvt. Ltd.	Purchased	65	32	1.594
27	5017	Venus Star Construction Pvt. Ltd.	Purchased	63	28	9.375
28	872	Venus Star Construction Pvt. Ltd.	Purchased	28	43	7.5
	872	Venus Star Construction Pvt. Ltd.	Purchased	92	86	0.7813
	872	Venus Star Construction Pvt. Ltd.	Purchased	60	86	4.0938
29	5737	Venus Star Construction Pvt. Ltd.	Purchased	24	155	3.5583
30	6632	Venus Star Construction Pvt. Ltd.	Purchased	67	33	3.5
	6632	Venus Star Construction Pvt. Ltd.	Purchased	67	27	7.1665
31	269	Venus Star Construction Pvt. Ltd.	Purchased	61	19	11
32	17740	Venus Star Construction Pvt. Ltd.	Purchased	92	86	2.3437
33	17741	Venus Star Construction Pvt. Ltd.	Purchased	92	86	3.125
34	17739	Venus Star Construction Pvt. Ltd.	Purchased	92	86	4.6875
	17739	Venus Star Construction Pvt. Ltd.	Purchased	60	87	4.6875
35	17742	Venus Star Construction Pvt. Ltd.	Purchased	92	86	4.6875
	17742	Venus Star Construction Pvt. Ltd.	Purchased	60	87	4.6875
36	1263	Venus Star Construction Pvt. Ltd.	Purchased	40	150	6.375
	1263	Venus Star Construction Pvt. Ltd.	Purchased	40	152	5.375
37	1262	Venus Star Construction Pvt. Ltd.	Purchased	40	150	6.375
	1262	Venus Star Construction Pvt. Ltd.	Purchased	40	152	5.375
38	9835	Venus Star Construction Pvt. Ltd.	Purchased	40	150	12.75
	9835	Venus Star Construction Pvt. Ltd.	Purchased	40	152	10.75
39	17945	Venus Star Construction Pvt. Ltd.	Purchased	28	43	7.5
40	2068	Venus Star Construction Pvt. Ltd.	Purchased	66	26	9
41	2289	Venus Star Construction Pvt. Ltd.	Purchased	40	152	21.5
42	4294	Venus Star Construction Pvt. Ltd.	Purchased	18	44	8.5
43	4497	Venus Star Construction Pvt. Ltd.	Purchased	74	173	1.6186
44	4991	Venus Star Construction Pvt. Ltd.	Purchased	60	86	10.9375
	4991	Venus Star Construction Pvt. Ltd.	Purchased	6	90	7.25
45	4992	Venus Star Construction Pvt. Ltd.	Purchased	60	86	4.0625
46	5607	Venus Star Construction Pvt. Ltd.	Purchased	26	35	9
47	11531	Venus Star Construction Pvt. Ltd.	Purchased	79	157	10.125
48	5280	Venus Star Construction Pvt. Ltd.	Purchased	75	172	5.5
49	5103	Venus Star Construction Pvt. Ltd.	Purchased	39	159	4.375
50	5104	Venus Star Construction Pvt. Ltd.	Purchased	91	160	1.074
51	8275	Venus Star Construction Pvt. Ltd.	Purchased	67	33	14



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Sl. No.	Deed no	Land ownership	Nature	Khata nos.	Plot nos.	Land area in dismil
	8275	Venus Star Construction Pvt. Ltd.	Purchased	67	27	9.916
52	18588	Venus Star Construction Pvt. Ltd.	Purchased	19	137	6.67
53	8704	Venus Star Construction Pvt. Ltd.	Purchased	19	41	7.666
	8704	Venus Star Construction Pvt. Ltd.	Purchased	19	37	1.334
	8704	Venus Star Construction Pvt. Ltd.	Purchased	19	39	0.334
54	19534	Venus Star Construction Pvt. Ltd.	Purchased	55	82	5.0051
55	9110	Venus Star Construction Pvt. Ltd.	Purchased	19	39	6.25
56	20407	Venus Star Construction Pvt. Ltd.	Purchased	65	32	0.8125
57	9313	Venus Star Construction Pvt. Ltd.	Purchased	92	86	3.625
	9313	Venus Star Construction Pvt. Ltd.	Purchased	60	87	2.625
58	9419	Venus Star Construction Pvt. Ltd.	Purchased	18	34	5.75
59	7210	Ravi Bhushan and others	Development Agreement (D.A.)	47	153	49
60	7403	Sangeeta devi	D.A.	63	28	3.0809375
61	7185	Sarita kumari	D.A.	25	154	0.3351
	7185	Sarita kumari	D.A.	24	155	3.9348
62	7180	Kaushalya devi	D.A.	25	154	0.79125
	7180	Kaushalya devi	D.A.	24	155	9.62675
63	7181	Lalan prasad & others	D.A.	25	154	0.79125
	7181	Lalan prasad & others	D.A.	24	155	9.62675
64	7193	Ravi bhushan and others	D.A.	61	83	18
65	7182	Santosh kumar	D.A.	67	33	3.5
	7182	Santosh kumar	D.A.	67	27	7.1665
66	1182	Binod kumar	D.A.	47	151	45
67	10190	Baby singh	D.A.	65	32	21.875
68	10513	Bimmi mahaseth	D.A.	6	90	3.11
	10513	Bimmi mahaseth	D.A.	60	86	5.25
69	10511	Supriya kumar	D.A.	60	86	6.25
70	10512	Ravi bhushan	D.A.	6	90	3.125
71	2461	Vidhya devi man man	D.A.	10	88	24
72	2460	Ganauri ray	D.A.	18	44	12.5
73	4096	Mani lal Anil Sunil	D.A.	66	26	9
	4096	Mani lal Anil Sunil	D.A.	60	86	7.8125
74	5101	Binod kumar & others	D.A.	61	83	18
75	10995	Pradeep Kumar	D.A.	6	90	3.125
76	5903	Yogendra prasad & ranjit kumar & sunita kumari	D.A.	26	35	27
77	11532	Bhushan ray /Guddu brothers	D.A.	79	157	28.875
78	6822	Ajay Kumar	D.A.	2	89	21
79	7510	Tapeswar Prasad, Kameshwar Ray & others	D.A.	66	26	9
80	7908	Savitri devi	D.A.	19	37	18.666
81	8279	Pramod Kumar	D.A.	67	27	18.75
82	18589	Pradeep Kumar	D.A.	67	27	19.1106
	18589	Pradeep Kumar	D.A.	67	33	9.332
83	8494	Jitendra Kumar	D.A.	19	41	9.334



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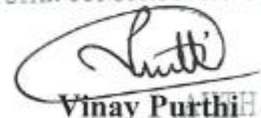
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Sl. No.	Deed no	Land ownership	Nature	Khata nos.	Plot nos.	Land area in dismil
84	19698	Ravi Bhushan	D.A.	63	28	3.3749
85	19532	Ajay Kumar	D.A.	55	82	4.25
86	19535	Pradip Kumar	D.A.	55	82	9.0574
87	19537	Santosh Kumar Singh	D.A.	55	82	4.6875
88	19536	Soni Kumari	D.A.	19	137	3.8874
89	9094	Sushil Rai and Others	D.A.	19	39	12.416
90	9102	Gautam Kumar	D.A.	6	90	4.6875
91	9101	Sunita devi wife of Ravi Bhushan	D.A.	6	90	4.6875
92	9095	Ravindra kumar and Dharmendra Kumar	D.A.	62	81	20
93	9420	Bageswar Prasad and Others	D.A.	18	34	6.25
94	9543	Ajay Kumar Mukesh Kumar and Ramdei devi	D.A.	53	85	48.5
95	9544	Usha devi	D.A.	53	85	33.5
96	5668	Venus Star Construction Pvt. Ltd.	DEED OF EXCHANGE	55	84	20
	5668	Venus Star Construction Pvt. Ltd.		55	23	23.7336
97	7476	Venus Star Construction Pvt. Ltd.		63	28	1.6414
98	7477	Venus Star Construction Pvt. Ltd.		63	28	15.625
99	8334	Venus Star Construction Pvt. Ltd.		67	27	9.5553
	8334	Venus Star Construction Pvt. Ltd.		67	33	4.666
100	859968	Gaurav Kumar	Agreemented	15	93	8
101	859969	Ranjan Singh alias Ranjan Yadav	Agreemented	14	92	15.625
102	689422	Kumar Prashant and Smt. Priyanka	Agreemented	15	93	7.84
				8	94	76.7909
				9	100	9.9687
Area in Dismil						1507.42
Area in Acres						15.0742
Area in Ha.						6.100312

Verified at Patna on this ____ Feb.'2026 that the contents of the accompanying affidavit are true and correct to the best of my knowledge and belief and no part thereof is false and nothing material concealed there in.

Signature of Deponent

VENUS STAR CONSTRUCTION PVT. LTD.



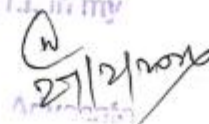
Vinay Purthi, SIGN.

CEO,

Venus Star Construction Pvt. Ltd.



I Identify the deponent/executants who has signed/put L.T.J. in my Presence.


27/2/2026

