



## Location Map

Not to scale



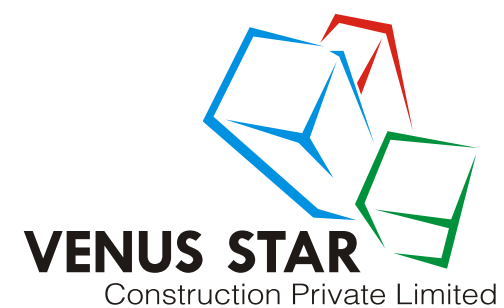
## Venus *Heritage*

DEVELOPER :



**VENUS STAR**  
Construction Private Limited

3C, Bhagwati Sharan Enclave  
(Beside P.C. Jewellers), Boring Road, PATNA  
Ph: 9122874724, 9801786715, 9122456503  
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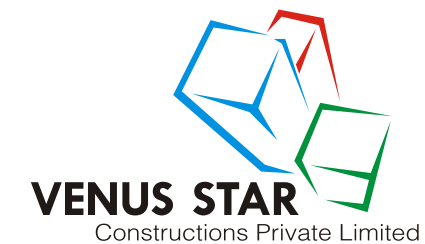
**VENUS STAR**  
Construction Private Limited



## Venus *Heritage*

SPECIOUS 2/3 BHK DELUXE FLATS





VSCPL has over 5 years of track record of sustained growth, customer satisfaction, and innovation. The company has 5 multistoried of planned projects with 5 multistoried of projects under construction. VSCPL's primary business is development of residential and commercial properties. The company has a unique business model with earnings arising from development. Its exposure across businesses, segments and geographies, mitigates any down-cycles in the market. From developing 5 multistoried apartments in Patna. VSCPL is now present across 5 projects in Patna.

The development business of VSCPL includes Homes and Commercial Complexes. The Homes business caters to 3 segments of the residential market- Super Luxury, Luxury and Premium. The product offering involves a wide range of products including condominiums and apartments of varying sizes. VSCPL is credited with introducing and pioneering the revolutionary concept of developing residential & commercial complexes in the vicinity of residential area. VSCPL has successfully launched residential and commercial complexes and is in the process of marking its presence across various locations in Patna. The development business at present has 5 of development potential with 2 of projects under construction.

With over 5 years of excellence, VSCPL is a name synonymous with global standards, new generation workspaces and lifestyles. It has the distinction of developing residential and commercial projects that are at par with the best in the world. VSCPL has become a preferred name with many Developers & Realtors majors and leading in Patna.

Venus  
*Heritage*  
SHEIKHPURA MORE, PATNA



Vision Mission & Value :

VCSPL Vision:

To contribute significantly to building the new Patna and become the Bihar's most valuable real estate company.

VCSPL Mission :

To build world-class real-estate concepts across six business lines with the highest standards of professionalism, ethics, quality and customer service.

VCSPL Values :

- Sustained efforts to enhance customer value and quality
- Ethical and professional service
- Compliance & respect for all community, environmental and legal requirements.

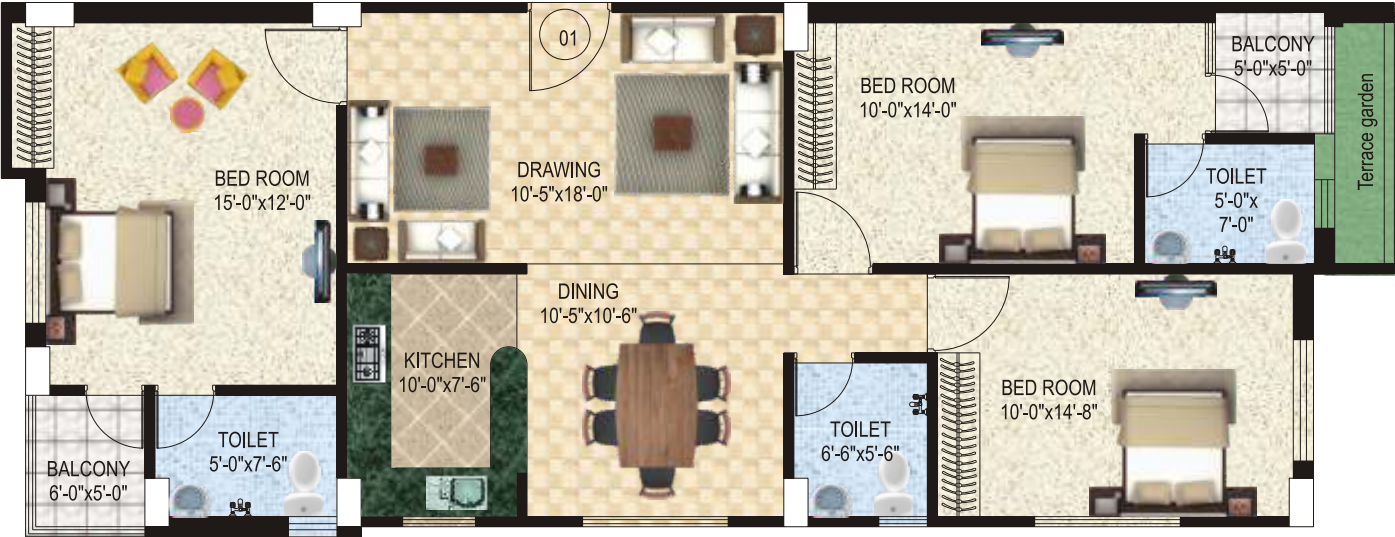


Payment Plan

Installment No.	DESCRIPTION	Percentage of payment (of total cost)
1.	First payment at the time of Booking	10%
2.	Second payment at the time of foundation and ground floor roof casting	15%
3.	Third payment at the time of first floor roof slab	15%
4.	Fourth payment at the time of second floor roof slab	15%
5.	Fifth payment at the time of third floor roof slab	10%
6.	Sixth payment at the time of fourth floor roof slab	10%
7.	Seventh payment at the time of Brick, Chowkhat fixing, Electrical, Plaster and Painting work Completion	15%
8.	Final payment should be made before 60 days (2 month) for possession to handover	10%

Flat Layout

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Flat # 01  
Super B/U Area 1470 sft.  
3 Bedroom Flat

Flat # 02  
Super B/U Area 1655 sft.  
3 Bedroom Flat





Flat  
Layout

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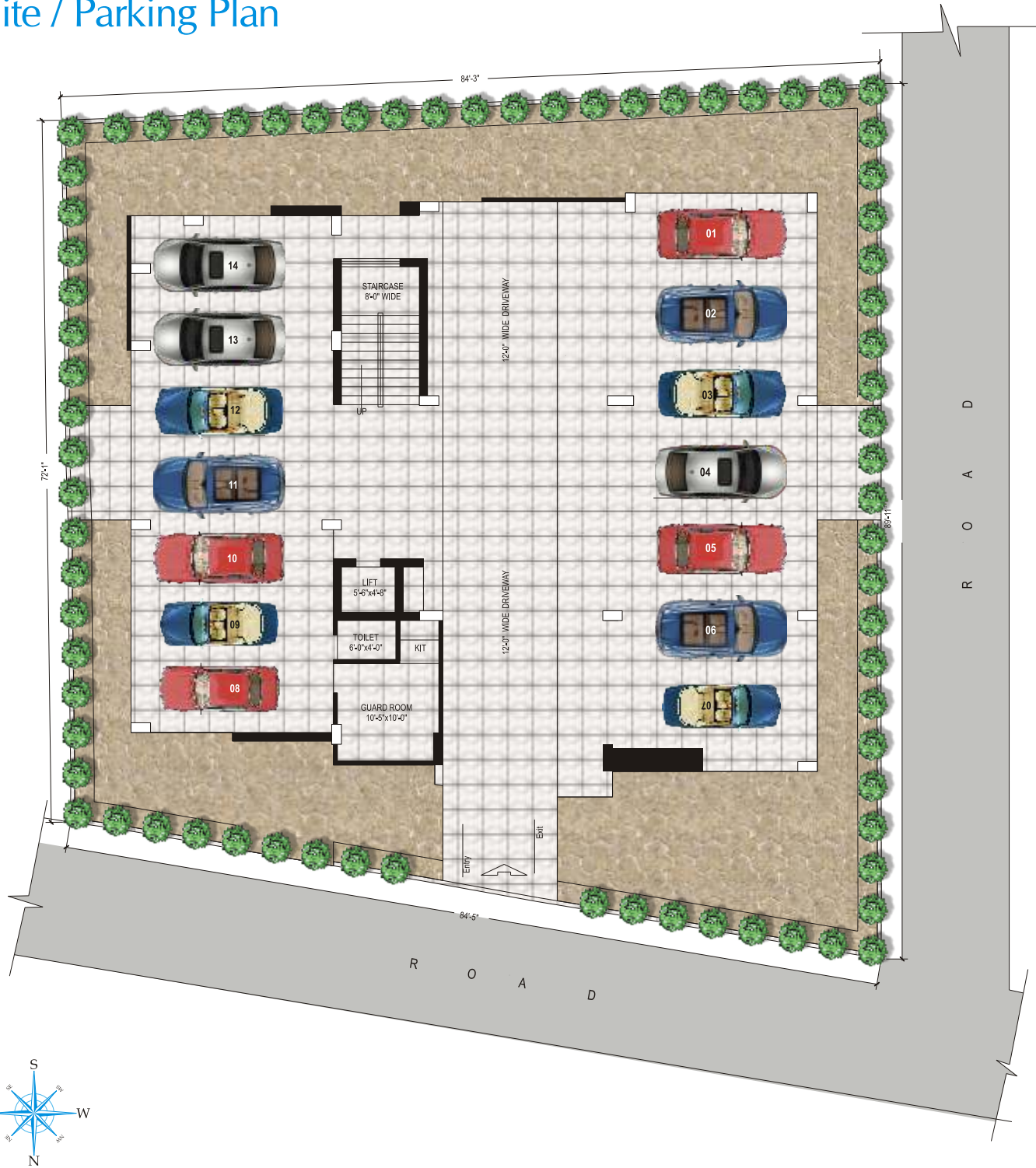


Flat # 03 (1<sup>st</sup> & 3<sup>rd</sup> Floor)  
Super B/U Area 1655 sft.  
3 Bedroom Flat

Flat # 03 (2<sup>nd</sup> & 4<sup>th</sup> Floor)  
Super B/U Area 1655 sft.  
3 Bedroom Flat



Site / Parking Plan

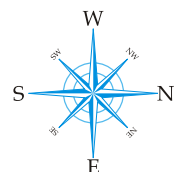






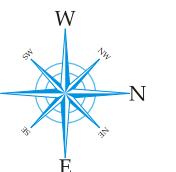
# Typical Floor Plan

1<sup>st</sup> & 3<sup>rd</sup> Floor



# Typical Floor Plan

2<sup>nd</sup> & 4<sup>th</sup> Floor





## OUR PROJECTS



### Venus Orchid

Nehru Nagar, Patna



### Venus Residency

Nehru Nagar, Main Road, Patna



### Venus Enclave

Near Manokamna Mandir, Vijay Nagar, Patna

### Upcoming Project

(More than 150 flats)

Near Saguna More, Opp. Reebok Showroom, Patna

## SPECIFICATION

STRUCTURE	:	Earthquake Resistant R.C.C framed structure design by Grade A licensed structure engineer (Manoj Kumar)
FLOORING	:	Entire floor of the flats & common space will be of Digital Vitrified Tiles ( 800X800)
KITCHEN	:	Black Granite Counter top with stainless steel sink (Parryware) and drain board, glazed tiles upto 3 ft. height over counter. Provision for hot & cold water in sink.
BATHROOM	:	Provision for hot & Cold water system. Glazed tiles in eye soothing color on top of wall All C.P. fittings made by Jaquar). Sanitary ware and fitting of Parryware which is standard ISI mark.
ELECTRICAL	:	Concealed P.V.C. conduit wiring with Hevels ware and accessories. Power distribution with MCB's and branded modular switches.
WINDOWS	:	Sal wooden / aluminium frame with Powder coated sliding window with reflective glasses
DOORS	:	Entrance door & also other door of decorative teak seasoned hardwood frame with European style door shutter with brass fittings.
PLASTER	:	Water proof exterior plaster & permanent algae paint, interior plaster with Birla wall putty.
EXTERIOR	:	Permanent Finish with wall putty & weather coat.
VIDEO	:	Provided video caller Identification.
CAMERA	:	Provided CCTV camera

