



*Ambition Homes Pvt. Ltd.*

Behind Narayan Plaza Off Exhibition Road, Patna - 800 001  
E-mail : ambitionhomes@yahoo.com, Phone : 0612-2218078

## **DECLARATION**

I, Rashmi Mittal, W/o Dilip Kumar Mittal, resident of Kamal Kamini Sinha Path, Mittal Sadan East Boring Canal Road; the Director of Ambition Homes Pvt. Ltd., do hereby solemnly declare, undertake and state as under;

That, I declare that there is no any Projects taken up by me in other capacities, either individually or as part of other entities, during the last five years:

AMBITION HOMES (P) LIMITED  
*Rashmi Mittal*  
DIRECTOR

Declarant



*Ambition Homes Pvt. Ltd.*

Behind Narayan Plaza Off Exhibition Road, Patna - 800 001  
E-mail : ambitionhomes@yahoo.com, Phone : 0612-2218078

## **DECLARATION**

I, Nidhi Agarwal, W/o Rakesh Kumar Agrawal, Flat-501, Ambition Residency, Exhibition Road, Behind Narayan Plaza; the Director of Ambition Homes Pvt. Ltd., do hereby solemnly declare, undertake and state as under;

That, I declare that there is no any Projects taken up by me in other capacities, either individually or as part of other entities, during the last five years:

AMBITION HOMES (P) LIMITED  
NIDHI AGARWAL  
DIRECTOR

Declarant



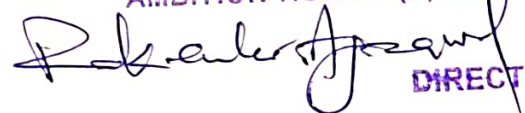
*Ambition Homes Pvt. Ltd.*

Behind Narayan Plaza Off Exhibition Road, Patna - 800 001  
E-mail : ambitionhomes@yahoo.com, Phone : 0612-2218078

## **DECLARATION**

I, Rakesh Kumar Agrawal, S/O Late Ramnarayan Agrawal, resident of Flat No.-501, Ambition Residency, Exhibition Road, Behind Narayan Plaza; the Director of Ambition Homes Pvt. Ltd., do hereby solemnly declare, undertake and state as under;

That, I declare that there is no any Projects taken up by me in other capacities, either individually or as part of other entities, during the last five years:

AMBITION HOMES (P) LIMITED  
  
DIRECTOR  
Declarant



*Ambition Homes Pvt. Ltd.*

Behind Narayan Plaza Off Exhibition Road, Patna - 800 001  
E-mail : ambitionhomes@yahoo.com, Phone : 0612-2218078

## **DECLARATION**

I, Dilip Kumar Mittal, resident of East Boring Canal road, near Maa Sharde complex, Mittal Sadan, Phulwari, Patna-800001, Bihar; the Director of Ambition Homes Pvt. Ltd., do hereby solemnly declare, undertake and state as under;

That, I declare that there is no any Projects taken up by me in other capacities, either individually or as part of other entities, during the last five years:

AMBITION HOMES (P) LIMITED

DIRECTOR

Declarant

## PROFORMA OF CONVEYANCE DEED

This Deed of Sale (**CONVEYANCE DEED**) made at \_\_\_\_\_ on this day of 20 \_\_\_\_\_.

**M/s Ambition Homes Pvt. Ltd. (CIN No. U70102BR2009PTC014567)**, a company incorporated under the provisions of the Companies Act, 1956/2013, having its **Registered Office** at "Behind Narayan Plaza off Exhibition Road Patna, Bihar- 800001" and (PAN AAHCA7498N), represented by its Authorized signatory Dilip Kumar Mittal (Aadhar No. 3864 1445 9226) authorized vide board resolution dated \_\_\_\_\_ hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

**AND**

**(If the Second Party is a company)**

(CIN no. \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, 2013, (Central Act 18 of 2013), having its registered office at \_\_\_\_\_ (PAN \_\_\_\_\_), represented by its authorized signatory, \_\_\_\_\_ (Aadhar no. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_, hereinafter referred to as the "**Second Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in interest, executors, administrators and permitted assignees).

[OR]

**(If the Second Party is a Partnership)**

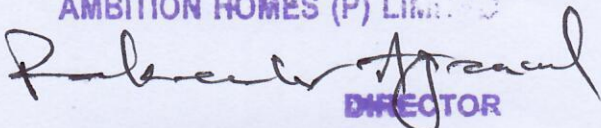
\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932 (Central Act 9 of 1932), having its principal place at \_\_\_\_\_ (PAN \_\_\_\_\_), represented by its authorized Partner, \_\_\_\_\_ (Aadhar no. \_\_\_\_\_) authorized vide \_\_\_\_\_, hereinafter referred to as the "**Second Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[(OR]

**(If the Second Party is an Individual)**

Mr./Ms. \_\_\_\_\_ (Aadhar no. \_\_\_\_\_) son/daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_ (PAN \_\_\_\_\_), hereinafter called the "**Second Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

AMBITION HOMES (P) LIMITED

  
DIRECTOR

AMBITION HOMES (P) LIMITED

  
DIRECTOR

**[If the Second Party is a Hindu undivided family (HUF)]**

Mr. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son of \_\_\_\_\_ aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business /residence at \_\_\_\_\_ (PAN \_\_\_\_\_), hereinafter referred to as the **"Second Party"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

The Sellar and Second Party shall hereinafter collectively be referred to as the **"Parties"** and individually as a **"Party"**.

A. Ambition Homes Private Limited and Sri Rahul Singhal, Sri Rishabh Dugar, Sri Vinod Kumar Dugar, Sri Keshav Agarwal ("Owner") is the absolute and lawful owner of [khasra no./ survey no.][Please insert land details as per local laws] Plot No.- 372, 373, 374, Khata No.- 424, 426, 432, Thana No.- 20, Tauzi No.- 5545, 5559, Mauza- Dhanaut, Village/Mohalla- Nahar (Digha AIIMS) Road, Rupaspur, Danapur, Dist- Patna, Bihar totally admeasuring 3959.77 square meters situated at Plot No.- 372, 373, 374, Khata No.- 424, 426, 432, Thana No.- 20, Tauzi No.- 5545, 5559, Mauza- Dhanaut, Village/Mohalla- Nahar (Digha AIIMS) Road, Rupaspur, Danapur, Dist- Patna, Bihar ("Said Land") vide sale deed(s) dated 06-09-2022 registered as document no. deed No.- 13429, 13430, 13431 at the office of the sub-registrar. District Registry Office Patna

The Owner and the Promoter have entered into a development agreement dated 26-11-2022 registered as document No. Deed No.- 17365, 17366 at the office of the Sub-Registrar. District Registry Office Patna;

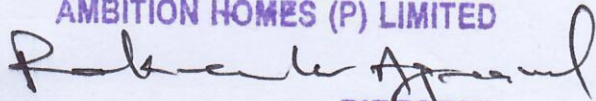
B. The said land is earmarked for the purpose of building a residential project, comprising \_\_\_\_\_ flats is known as **Ambition Paradise ("Project")**;

AND WHEREAS the First Party is sound and disposing mind, without undue influence, coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot/Apartment unto the Second Party for a total sale consideration of Rs. \_\_\_\_/- (Rupees \_\_\_\_\_)

and the Second Party has also agreed to purchase of above said Plot/Apartment for the above mentioned saleconsideration.

NOW THIS SALE DEED WITHNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said Plot/Apartment amounting to Rs...has been received by the First Party from the Second Party, as full and final sale consideration of the above said Plot/Apartment, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the First Party, The details of the payment is given as hereunder:-

AMBITION HOMES (P) LIMITED  
  
DIRECTOR

AMBITION HOMES (P) LIMITED  
  
DIRECTOR

Cheque/DD No.	Amount	Dated	Name of the Bank

2. That the First Party has handed over the actual, physical, vacant possession of the said Plot/Apartment unto the purchase and the Second Party has taken the possession and he/she is in possession of the same.
3. That in consequences of the aforesaid consideration, the said Plot/Apartment is hereby conveyed to the Second Party and Second Party shall hereinafter hold, possess use, utilize the said Plot/Apartment hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the First Party or any other person claiming through or under the First Party.
4. That the First Party hereby undertake and agree to get the above said Plot/Apartment mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the First Party shall sign any or all documents required in this behalf and/or the Second Party get mutation at his own level on the basis of this sale deed even in the absence of the First Party.
5. That the said Plot/Apartment sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the First Party has subsisting right to sell, transfer and convey the same in any or all manners.
6. That the First Party hereby undertake to indemnify the Second Party in case any defect in the title of the First Party is found of the above said Plot/Apartment.
7. That the Second Party has right to use in common any or all casement rights, common path , common stairs, common passage, common sewage, drainage etc.
8. That the First Party is liable to pay all taxes and charges of the said Plot/Apartment upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the Second Party.
9. That the Second Party has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.
10. That has right to use, utilize, hold, sell and transfer the said Plot/Apartment in any or all the manners and the Second Party has right to use the Plot/Apartment in all manners .
11. That the Second Party has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the Second Party above named shall have a right to reconstruct the same and heshall have right to raise pillars, beams etc, from the land and/ the said Plot/Apartment and the First Party, his legal heirs, other transfers or assigns shall have no right to object in any

AMBITION HOMES (P) LIMITED

*Rabinder Aggarwal*  
DIRECTOR

AMBITION HOMES (P) LIMITED

*[Signature]*  
DIRECTOR

manner whatsoever it may be.

12. That the SECOND PARTY shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the First Party.

13. The Second Party shall not do any illegal activities in the above said Plot/Apartment which are against the rules which may cause damages/loss to the neighbors and the other Plot/Apartments of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, First Party and Second Party include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

IN WITNESS whereof, it is declared by the First Party and the Second Party that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the First Party and Second Party have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the First Party and Second Party.

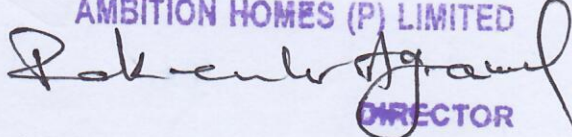
WITNESSES

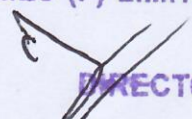
1.

FIRST PARTY

2.

SECOND PARTY

AMBITION HOMES (P) LIMITED  
  
DIRECTOR

AMBITION HOMES (P) LIMITED  
  
DIRECTOR



सत्यमेव जयते  
भारत सरकार



भारत सरकार  
Government of India

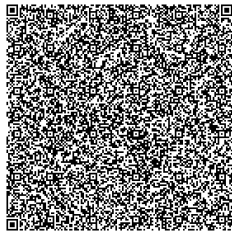
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Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0206/14621/14895

To  
रश्मि मित्तल  
Rashmi Mittal  
W/O Dilip Kumar Mittal  
KAMAL KAMINI SINHA PATH  
MITTAL SADAN EAST BORING CANAL ROAD  
Patna  
Patna Bihar - 800001  
9386346901

Signature Not Verified

Digitally signed by RS  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 05  
Date: 2022.11.18 07:00:09  
UTC



आपका **आधार** क्रमांक / Your **Aadhaar** No. :

**4785 4330 8247**

VID : 9111 1180 0325 3448

मेरा **आधार**, मेरी पहचान



भारत सरकार  
Government of India



रश्मि मित्तल  
Rashmi Mittal  
जन्म तिथि/DOB: 30/05/1975  
महिला/ FEMALE

**4785 4330 8247**

VID : 9111 1180 0325 3448

मेरा **आधार**, मेरी पहचान

Issue Date: 07/05/2012



सत्यमेव जयते  
Government of India



**सूचना**

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- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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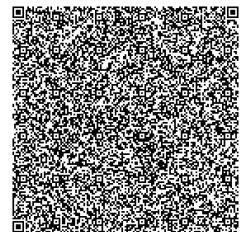
पता:

W/O दिलीप कुमार मित्तल, कमल कामिनी सिन्हा पथ,  
मित्तल सदन ईस्ट बोरिंग केनाल रोड, पटना, पटना,  
बिहार - 800001

Address:

W/O Dilip Kumar Mittal, KAMAL KAMINI SINHA  
PATH, MITTAL SADAN EAST BORING CANAL  
ROAD, Patna, Patna,  
Bihar - 800001

Download Date: 18/11/2022



**4785 4330 8247**

VID : 9111 1180 0325 3448



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GOVERNMENT OF INDIA



निधि अग्रवाल  
Nidhi Agarwal  
जन्म तिथि/DOB: 16/06/1976  
महिला/ FEMALE  
Mobile No: 9334117778



7469 1077 5222

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 16/01/2018

पता:  
W/O राकेश कुमार अग्रवाल, फ्लैट न- 501,  
एम्बिशन रेसिडेंसी, एम्बिशन रोड, नारायण  
प्लाजा के पीछे, पटना जी.पी.ओ., पटना,  
बिहार - 800001

Address :  
W/O Rakesh Kumar Agrawal,  
Flat No- 501, Ambition  
REsidency, Exhibition Road,  
Behind Narayan Plaza, Patna  
G.p.o., Patna,  
Bihar - 800001

Generation Date: 30/12/2017

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1800 300 1947

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P.O. Box No. 1947,  
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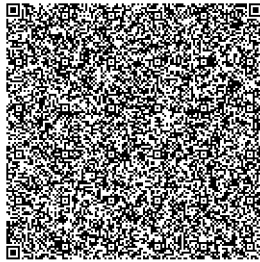
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नामांकन क्रम/ Enrolment No.: 2017/95116/07806

To  
दिलीप कुमार मित्तल  
Dilip Kumar Mittal  
S/O: Prayag Chand Mittal  
east boring canal road  
near maa sharde complex  
mittal sadan  
Phulwari  
Patna Bihar - 800001  
9431016879

Signature Not Verified  
Digitally signed by Dilip Kumar Mittal  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 04  
Date: 2022.06.25 07:31:48  
UTC



आपका **आधार** क्रमांक / Your **Aadhaar** No. :

**3864 1445 9226**

VID : 9151 6918 1239 4055

मेरा **आधार**, मेरी पहचान



भारत सरकार  
Government of India



दिलीप कुमार मित्तल  
Dilip Kumar Mittal  
जन्म तिथि/DOB: 10/11/1975  
पुरुष/ MALE

**3864 1445 9226**

VID : 9151 6918 1239 4055

मेरा **आधार**, मेरी पहचान

Issue Date: 22/07/2014



Government of India



## सूचना

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- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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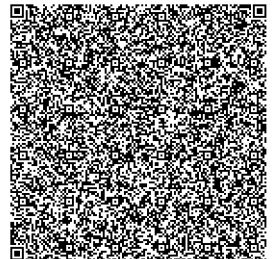
पता:

संबोधित: प्रयाग चन्द मित्तल, ईस्ट बोरिंग केनाल रोड, माँ शारदे कॉलेज के पास, मित्तल सदन, फुलवारी, पटना, बिहार - 800001

Address:

S/O: Prayag Chand Mittal, east boring canal road, near maa sharde complex, mittal sadan, Phulwari, Patna, Bihar - 800001

Download Date: 25/05/2022



**3864 1445 9226**

VID : 9151 6918 1239 4055

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आयकर विभाग  
INCOME TAX DEPARTMENT  
DILIP KUMAR MITTAL



भारत सरकार  
GOVT. OF INDIA

PRAYAG CHAND MITTAL

10/11/1975

Permanent Account Number  
AGXPM0483C

Signature



05102011



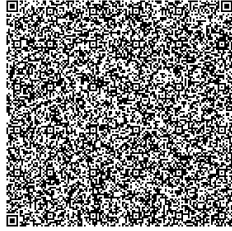
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Government of India

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Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2189/27874/24244

To  
राकेश कुमार अग्रवाल  
Rakesh Kumar Agrawal  
S/O Ramnarayan Agrawal  
Flat No-501, Ambition Residency  
Exhibition Road  
Behind Narayan Plaza  
Patna G.p.o.  
Patna Bihar - 800001  
9334117778

Signature Not Verified  
Digitally signed by S/O  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 05  
Date: 2022.06.28 07:26:44  
UTC



आपका **आधार** क्रमांक / Your **Aadhaar** No. :

**7082 3112 2066**

VID : 9170 5031 6777 7171

मेरा **आधार**, मेरी पहचान



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Government of India



राकेश कुमार अग्रवाल  
Rakesh Kumar Agrawal  
जन्म तिथि/DOB: 03/07/1967  
पुरुष/ MALE

**7082 3112 2066**

VID : 9170 5031 6777 7171

मेरा **आधार**, मेरी पहचान



Government of India



## सूचना

- **आधार** पहचान का प्रमाण है, नागरिकता का नहीं।
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- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- **आधार** को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

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- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar App**.

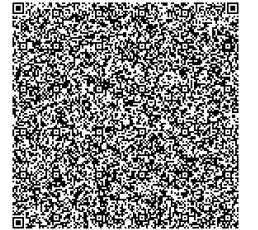


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O रामनारायण अग्रवाल, फ्लैट न-501, एम्बिशन  
रेसिडेंसी, एम्बिशन रोड, नारायण प्लाजा के पीछे, पटना  
जी.पी.ओ., पटना,  
बिहार - 800001

Address:  
S/O Ramnarayan Agrawal, Flat No-501,  
Ambition Residency, Exhibition Road, Behind  
Narayan Plaza, Patna G.p.o., Patna,  
Bihar - 800001



**7082 3112 2066**

VID : 9170 5031 6777 7171



1947



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAUPA5218L



नाम / Name

RAKESH KUMAR AGRAWAL

पिता का नाम / Father's Name

RAMNARAYAN AGRAWAL

जन्म की तारीख / Date of Birth

03/07/1967

Rakesh Kumar  
Agrawal



11042017

\* PAN Application Digitally Signed, Card Not Valid unless Physically Signed

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACBPA5236F



नाम /NAME

NIDHI AGARWAL

पिता का नाम /FATHER'S NAME

SHRINIWAS AGARWAL

जन्म तिथि /DATE OF BIRTH

16-06-1976

हस्ताक्षर /SIGNATURE

NIDHI  
AGARWAL

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AHGPM0076K**



नाम / Name  
**RASHMI MITTAL**

पिता का नाम / Father's Name  
**GOPAL CHANDRA AGRAWAL**

जन्म की तारीख / Date of Birth  
**30/05/1975**



\* PAN Application Digitally Signed, Card Not Valid unless Physically Signed

24/062017