



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR50819179367356V
 Certificate Issued Date : 04-Feb-2023 02:48 PM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRBTSCB0984353021534971V
 Purchased by : LV NIRMAN
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : LV NIRMAN
 Stamp Duty Paid By : LV NIRMAN
 Stamp Duty Paid (Rs.) : 19,21,000(Nineteen Lakh Twenty One Thousand only)
 Reg. fee (Rs.) : 4,81,000 (Four Lakh Eighty One Thousand only)
 LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 24,03,050 (Twenty Four Lakh Three Thousand And Fifty only)



SCANNED BY

Deed No. 1588

Serial No. 1714



Govt. of Bihar District Registry Office ,Patna Summary of Endorsement

This document was presented for registration on **07/02/2023** by **Satya Narayan Agarwal**
 A Stamp Duty of Rs. **1921000/-** and other Fees of Rs. **482050/-** has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants
 and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. **1588** in Book No. **1**, Volume No. **36** on pages from **564** to
576 and has been preserved in total **13** pages in C.D. No. **6** / Year **2023**

Date: 07/02/2023

Token No: 1703 /2023

दस्तावेज को अंशित किया एवं
 दस्तावेज में अंकित वर्णित
 विवरणों के अनुरूप सही पाया।
 (अरुण कुमार महाराज)



Do not write or type below this line

JD 0018870789

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shofestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legibility is on the users of the certificate.

District Registry Office, Patna

Token Number 1703

Reg. Year 2023

Serial Number 1714

Deed Number 1588

ResType
Claimant

Name
Gaurav Sah

Photo



Thumb



Index



Middle



Ring



Little



Sig.

Gaurav Sah
7/12/23

Presented
By

Satya Narayan
Agarwal

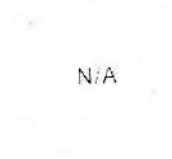
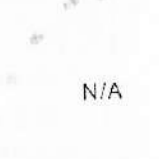
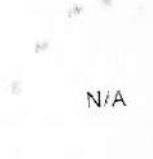
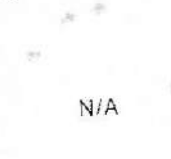


Sig.

Satya Narayan Agarwal
07/12/23

Executant

Satya Narayan
Agarwal



Sig.

Satya Narayan Agarwal
07/12/23

Identified
By

Amit Agrawal



Sig.

Amit Agrawal
07/12/23



Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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2/7/2023

ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its CIN- **U45400WB200PTC117264**, PAN- **AAGCA4271L**, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director **SRI SATYA NARAYAN AGARWAL**, (Aadhaar Number **8911 0108 5918**) Son of Late Brindwan Das, resident of 237A, Abha Sadan, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company and hereinafter referred to as the "**VENDOR/ SELLER**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART**.



For AMBE PROPERTIES PVT. LTD.
Sanyam Agarwal
DIRECTOR 07/01/2023



For AMBE PROPERTIES PVT. LTD.

Suljanyam Aggarwal

DIRECTOR

07/04/2023

2. Name of the Purchaser/ Vendee

M/S ~~LV NIRMAN~~, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its PAN No. AAKFL4452D, having its principal place of business at Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, represented through one of its authorized partner SRI GAURAV SAH, Son Late Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having Aadhaar No. 6254 8436 6418, Mob. No. 9934302246, duly authorized to sign and execute this deed of absolute sale, hereinafter referred to as "Purchaser" / "Vendee" / "Buyer" (Which expression shall, unless repugnant to the subject or context, mean and include its Successor-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

3. Nature of Deed: -**Absolute Sale Deed**.

4. Consideration Amount (Sale Price) :-

₹2,40,00,000/- (Rupees Two Crore Forty Lakh) only. As per Government fixed value of ₹2,00,00,000/-. As the Consideration amount is higher than the Government value and hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. ₹2,40,00,000/-

Note: - Govt. value is mentioned at Code No. 013 & Zone III of M.V.R. 2016-2017.

5. Description of property hereby conveyed:

All that piece and parcel of land measuring 08 Katha equivalent to 25 decimals, Situated at branch road of South Digna/ Jamakhaj, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 756 (Seven hundred Fifty Six), pertaining to part of Cadastral Survey Plot (Khesra) No. 1406, (One thousand Four hundred Six), Tauzi No. 5131/5731. Annual rent Rs. 18/- besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No. 19857 & 19865 भाग वर्तमान- 18 पृष्ठ संख्या-7772 & 7804, within the limit of



For AMBE PROPERTIES PVT. LTD.
Sajjanvaran Hegde
DIRECTOR 10/04/2023

वकील प्रकार क राक स मुवर पाय.
4/2/23

Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Survey Plot No.1405,
South : Part of Survey Plot No.1406,
East : Branch Road,
West : Survey Plot No.1400.

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 01.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi 19857 & 19865 भाग वर्तमान- 18 पृष्ठ संख्या-7772 & 7804.

A sketch map is attached with this deed of absolute sale and the vended property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 7th day of February, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **M/S L V NIRMAN**, through its authorized partner **SRI GAURAV SAH**, hereinafter referred to as the **VENDEE** of the **OTHER PART**.



Recital

AND WHEREAS, the ~~above named Vendor~~ is a Registered Company incorporated under the provisions of Companies Act, 1956. The ~~above named vendor~~ is the absolute owner of 08 katha equivalent to 25 decimals of land, pertaining to part of Survey Plot No. 1406, Khata No. 756, ~~situated in mauza~~ Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the ~~vendor~~ acquired the aforesaid 08 kathas of land under two separate registered deed of absolute sale. Out of 08 kathas of land, 7 katha 10 dhoor land purchased under a registered deed of absolute sale dated 06/05/2011, being deed No. 14147, Book No.1, Volume No. 246, pages from 147 to 160, C.D. No. 38/2011 and the remaining 10 dhoors of land ~~purchased under a registered deed of absolute sale~~ dated 06/05/2011, being deed No. 14146, Book No.1, Volume No. 246, pages from 133 to 146, C.D. No. 38/2011 and both the sale deeds were executed by M/S Progressive Steels (India) Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and both the sale deeds were registered at Sadar Registration office, Patna.

For AMBE PROPERTIES PVT. LTD.

Satyam Kant Gupta
DIRECTOR

07/02/2023

AND WHEREAS, M/S Progressive Steels (India) Ltd, the vendor of the present seller, purchased the aforesaid property besides some other properties under three separate registered deeds of absolute sale, the details of which are as follows :-

<u>Serial No.</u>	<u>Deed No.</u>	<u>Dated</u>	<u>Volume No.</u>	<u>Page No.</u>
5434.	4545.	30/04/1987.	114.	395 to 404
15727.	13059.	29/12/1987.	297.	435 to 442
15743.	13073.	29/12/1987.	284.	467 to 476

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the said M/S Progressive Steels (India) Ltd. took possession of the aforesaid land and the same was in their occupation.



AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public and in response to it, several intending buyers had approached the vendor including the present vendee, who offered to pay a sum of ₹30,00,000/- (Rupees Thirty Lacs) ~~only per katha~~, which is quite reasonable according to the government fixed value and the present market value of the vicinity. The vendor accepted the offer of the vendee in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles ~~in the Said Property~~ together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹2,40,00,000/- (Rupees Two Crore Forty Lakh) only hereinafter referred to as "Sale Consideration".

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendee has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendee with respect to the aforesaid property.

AND WHEREAS, the Vendee has requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so.



**AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS: -**

1. That in consideration of cost of land, the vendee already paid a total sum of ₹2,40,00,000/- (Rupees Two Crore Forty Lakh) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the vendee to the vendor is clearly mentioned in **Schedule-I** of this deed of absolute sale.
2. That upon receipt of the entire consideration amount paid by the Vendee to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendee with all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 08 Katha equivalent to 25 decimals or may say 10,888 sq.ft. little more or less, bearing Tauzi No. 5131/5731 (Five thousand One hundred and Thirty One/ Five thousand Seven hundred and Thirty One) , Khata No. 756 (Seven hundred Fifty Six), part of Survey Plot (Khesra) No. 1406 (One thousand Four hundred Six), situated in Mauza- Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances, mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendee absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and

For AMBE PROPERTIES PVT. LTD.

Saby Maryem Agnew

DIRECTOR

07/02/2023



payable and that may become ~~chargeable and payable~~ from time to time hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendee shall hereafter peaceably and quietly hold possess ~~and enjoy~~ the Said Property without any claim, demand or hindrance, whatsoever from the Vendor or any person claiming ~~through or under the Vendor~~ and that the Vendor shall save harmless and keep indemnified the Vendee or any person claiming under him from or against all encumbrances, charges, liens, ~~attachments and mortgages~~, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

6. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendee shall be free from all claims whatsoever with regard to the Sale. Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.

7. The Vendor hereby for itself, their executor, and administrators covenant with the Vendee that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;

8. The Vendor hereby assure the Vendee that, the Said Property is free from all ~~sorts of encumbrances~~ i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendee that sale of the Said Property is free from all types of encumbrances such as decree, litigation,



For AMBE PROPERTIES PVT. LTD.
Sahjan Arifem Agnewal
DIRECTOR
07/02/2023

prior sale, injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendee from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendee shall get affected adversely or whereby they would be required to vacate the Said Property.

9. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or its successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;

10. That the Vendor hereby declare with the Vendee that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendee shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.

11. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendee and delivered all the connected original title documents / deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.

12. That the Vendor doth hereby covenants and assures that the Vendee is entitled to have mutation / property transferred in its name in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to



For AMBE PROPERTIES PVT. LTD.
Sallyanceyem Agnew
DIRECTOR
07/02/2022

execute any legally required document in this respect so that the Vendee enjoy the same with absolute rights forever.

13. That the Vendee shall secure mutation of its name over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at its own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent authority in respect of the said property. The Vendee shall also secure mutation of its name in the Electricity Meter/Bill for the said property from the concerned authorities, at its own cost and shall pay the required electricity charges to the concerned authority. The Vendee shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in column No.5 of this deed of absolute sale.

14. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendee execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendee as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendee.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I

The details of payment made by the vendee to the vendor , are as follows :-

The vendee already paid the entire consideration amount of Rs. 2,37,60,000/- through RTGS, UTR No- HDFCR52023020380202694 on dated-03.02.2023 to the vendor after deduction of the tax at source as per Section 94 IA of the Income Tax Act for a sum of Rs. 2,40,000/-



For AMBE PROPERTIES PVT. LTD.
Rajam Conyem Hegwood
DIRECTOR 03/02/2023

which has been deposited in the PAN No. AAGCA4271L of the vendor vide Challan No. 280/5178 dated 07.02.2023 and for which Form 26QB has been provided and form 16B shall be provided to the vendor.

In witnesses whereof, both the Vendor and the vendee aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above mentioned, in presence of under signed witnesses.

For **AMBE PROPERTIES PVT. LTD.**
Sahjanandan Agrawal
DIRECTOR
Signature of the Vendor. 07/02/2023

For, **LV. NIRMAN**
Partner
7/2/2023
Signature of the Vendee

WITNESSES:- *Amit Agrawal*
1. **AMIT AGRAWAL** / S/O **MR. S.N. AGRAWAL**
237 - A, P.P. COLONY
PATNA - 13
date - 7/02/2023

2. *Anand Kumar Jha*
S/O *Late Bitambar Jha*
Pradip Nagar, Bisal Park
Patna - 1
7/2/2023

VALUATION OF THE LAND

Total land 08 katha equivalent to 25 decimals

Rs. 8,00,000/- per decimal vide Thana Code

No. 013, Zone-III Rs. 2,00,00,000/-

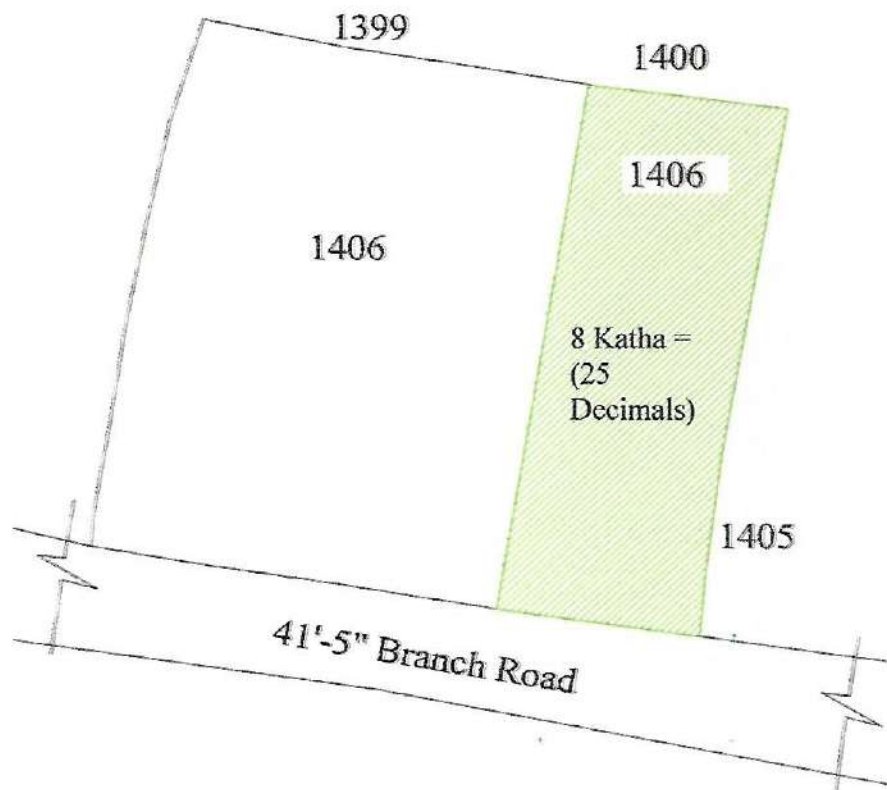


Seller: **M/S AMBE PROPERTIES PRIVATE LIMITED**

Purchaser: **M/S LV NIRMAN**



Land Detail: Cadastral Survey Plot (Khesra) No. 1406, Khata No-756, Tauji No-5131/5731, Situated on Branch Road, at Mauza- Digha, Thana No- 1 (One), Circle- Patna Sadar, Distt- Patna, measuring 08 Katha equivalent to 25.00 decimals,



For **AMBE PROPERTIES PVT. LTD.**

Satyamoyen Aggarwal
DIRECTOR

Signature of Vendor

For, **LV NIRMAN**

Partner
Partner

Signature of Vendee



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act
Addl. Stamp duty paid under Municipal Act

Rs. 1441000/-

Rs. 480000/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	2403050/-

Registration Fee

FEE PAID	A1	480000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									481000

LLR + Proc Fee Service Charge

LLR	500	
Proc.Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 482050

Date: 07/02/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 07th February 2023 by Satya Narayan Agarwal Late Brindwan Das by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 07/02/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amit Agrawal' age '45' Sex 'M', 'S/O Satyanarayan Agrawal', resident of '237 A Abha Sadan Patliputra Colony Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 07/02/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 36 on pages on 564 -576, for the year 2023 and stored in CD volume No. CD-6 year 2023 .The document no. is printed on the Front Page of the document.

Date : 07/02/2023



Registering Officer
Patna

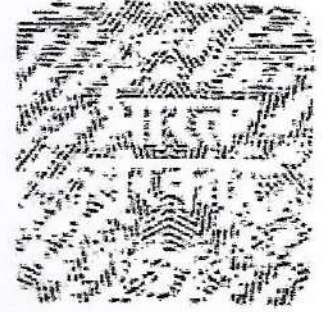
2/7/2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लाअर पारेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kumala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

For AMBE PROPERTIES PVT. LTD.

Satyamrajem Agnewal
DIRECTOR
07/07/2007



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729018

Download Date: 18/05/2017
Generation Date: 26/12/2016

Signature Not Verified
Digitally signed by Satya Narayan Agrawal
DN: cn=Satya Narayan Agrawal, o=Unique Identification Authority of India, email=satya.narayan.agrawal@uidai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

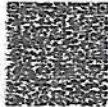
8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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राष्ट्रीय विरोधक पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O ब्रिंदवान दास, 237-ए, आभा
सदन, पाटलिपुत्रा कॉलोनी, पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Bihar - 800013

8911 0108 5918



<http://uidai.gov.in>

www.uidai.gov.in

For AMBE PROPERTIES PVT. LTD.
Satyanarayana Agrawal
DIRECTOR

07/02/2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKFL4452D



नाम / Name
LV NIRMAN

दिनांक / मध्य की तारीख
Date of Incorporation/Formation
07/09/2022

For LV NIRMAN
Partner
Partner



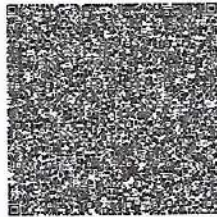
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1046/30062/02509

To
गौरव साह
Gaurav Sah
S/O Om Prakash Sah
Jai Ram Das Sah Road
Malsalami
Patna city
Patna Bihar - 800008
9934302246

Validity unknown
Unique Identification
Authority of India
Date: 02/11/2011 11:47:22
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गौरव साह
Gaurav Sah
जन्म तिथि/DOB: 02/11/1977
पुरुष/ MALE

Issue Date: 28/10/2011

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



संविधान के तहत
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

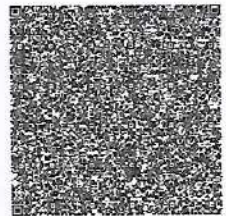


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O ओम प्रकाश साह, जय राम दास साह रोड,
मालसामी, पटना सिटी, पटना,
बिहार - 800008
Address:
S/O Om Prakash Sah, Jai Ram Das Sah Road,
Malsalami, Patna city, Patna,
Bihar - 800008

Download Date: 07/11/2012



6254 8436 6418

VID : 9105 5267 2450 3402

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For, LV NIRMAL
Partner



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्र./Enrolment No.: 0000/00336/68470

To
अमित अग्रवाल
Amit Agrawal
S/O Satyanarayan Agrawal
237-A, Abha Sadan
Patiputra Colony
Patna
Patna Bihar - 800013
9430830745

Download Date: 18/09/2017

Generation Date: 20/12/2016

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5301 1830 5803

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अमित अग्रवाल
Amit Agrawal
जन्म तिथि / DOB: 22/09/1978
पुरुष / MALE



5301 1830 5803

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O सत्यनारायण अग्रवाल, 237-ए,
आभा सदन, पाटलिपुत्रा कॉलोनी,
पटना, पटना,
बिहार - 800013

Address:
S/O Satyanarayan Agrawal, 237-
A, Abha Sadan, Patiputra
Colony, Patna, Patna,
Bihar - 800013

5301 1830 5803



1047



help@uidai.gov.in



www.uidai.gov.in

Amit Agrawal
Amit Agrawal

पहचान

MINUTES OF THE SIXTH BOARD MEETING OF THE FINANCIAL YEAR (22-23) OF THE BOARD OF DIRECTORS OF M/S. AMBE PROPERTIES PRIVATE LIMITED HELD ON THE 30TH DAY OF JANUARY, 2023, AT A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800011, COMMENCED AT 11.00 A.M. AND CONCLUDED AT 11:30 A.M.

DIRECTORS PRESENT:

1. Sri Nirmal Kant Gupta
2. Sri Satyanarayan Agarwal
3. Sri Amit Agarwal

CHAIRMAN

Mr. Nirmal Kant Gupta took the Chair

QUORUM

The Chairman having found quorum present declared the meeting open for discussion

CONFIRMATION OF THE MINUTES OF THE PREVIOUS BOARD MEETING

Minutes of the last Board Meeting were read, confirmed and signed by the Chairman

1. SALE OF LAND

The Chairman proposed that in view of the prevailing Real Estate market the Company intends to dispose off certain lands at the best available price. The Chairman further suggested that Sri Satyanarayan Agarwal (DIN: 00699577), Director of the Company may be authorized to negotiate and finalize the price and terms and conditions and to sign and execute various documents in this regard on behalf of the company. After discussions, following Resolution was passed:

***RESOLVED THAT** the consent of the Company be and is hereby given to the Board of Directors of the Company to sell the Land as detailed below, in favour of any person(s)/ firm(s)/ company(s) or any other entity bearing several Survey Plot No.'s along with the super structures, sheds etc. which are presently used and possessed by the company after being transferred to the company and to do, execute and perform all or any of the acts applicable as per the provisions of the Companies Act, 2013:-

Land Owner	Survey Plot No	Purchase Deed No	Area in katha	Area in Sqft	Area in Dismil	
Ambe Properties Pvt. Ltd.	1404	25775	3000	13500	31.25	Mauza- Digba, Survey Thana No.- 01, Circle- Patna Sadar, Khata No. 756, 757, 1902, 1913 & 1927
	1400	22350 23977	1804	24825	57.00	
	1402	25976 23978	1952	26561	60.99	
	1403	25641	850	11501	26.56	
	1405	22350	917	12490	28.66	
	1406	14146 14147	870	10943	25.00	

***RESOLVED FURTHER THAT** Sri Satyanarayan Agarwal (DIN: 00699577), Director of the Company be and are hereby authorized by the Board to do all acts, deeds, matters and

things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

2. GENERAL DISCUSSION

The Board reviewed and discussed the business affairs of the Company during the period.

VOTE OF THANKS

There being no other business to transact, the Meeting terminated with a Vote of Thanks to the Chair.

Place: PATNA

Date of Entry: 30/01/2023

Date of Signature: 30/01/2023


CHAIRMAN

EXTRACTS OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S AMBE PROPERTIES PRIVATE LIMITED, HELD ON MONDAY, THE 30TH DAY OF JANUARY, 2023 AT A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800013, AT 11:00 A.M

The Chairman proposed that in view of the prevailing Real Estate market the Company intends to dispose off certain lands at the best available price. The Chairman further suggested that Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company may be authorised to negotiate and finalize the price and terms and conditions and to sign and execute various documents in this regard on behalf of the company. After discussions, following Resolution was passed:

"RESOLVED THAT the consent of the Company be and is hereby given to the Board of Directors of the Company to sell the Land as detailed below, in favour of any person(s)/ firm(s)/ company(s) or any other entity bearing several Survey Plot No.'s along with the super structures, sheds etc. which are presently used and possessed by the company after being transferred to the company and to do, execute and perform all or any of the acts applicable as per the provisions of the Companies Act, 2013:-

Land Owner	Survey Plot No	Purchase Deed No	Area In Katha	Area in Sqft	Area in Dismil	
Ambe Properties Pvt. Ltd.	1494	25775	10.00	13610	31.25	Mauza- Digha, Survey Thana No.- 01, Circle- Patna Sadar, Khata No. 756, 757, 1902, 1913 & 1927
	1400	22355- 23927	18.24	24825	57.00	
	1402	23976- 23978	19.52	26562	60.99	
	1403	25641	8.50	11569	26.56	
	1399	22356	9.17	12400	28.66	
	1406	14136- 14147	0.00	10888	25.00	

"RESOLVED FURTHER THAT Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company be and are hereby authorized by the Board to do all acts, deeds, matters and things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

// Certified to be true Copy

For Ambe Properties Private Limited

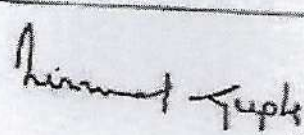
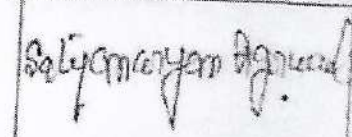
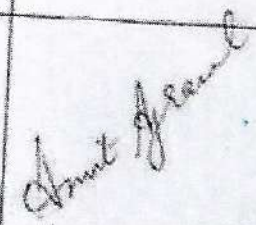
Nirmal Kant Gupta
Nirmal Kant Gupta
Director
DIN: 00689680

**ATTENDANCE REGISTER
BOARD MEETING
AMBE PROPERTIES PRIVATE LIMITED**

Schedule of the Meeting

Date	30 th January, 2023
Time of commencement of the Meeting	11:00 a.m.
Venue	A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800013
Mode	Physical

Director Present

Sl No.	Name	Designation	Signature
1	Sri Nirmal Kant Gupta	Director	
2	Sri Satyanarayan Agrawal	Director	
3	Sri Amit Agrawal	Director	

Serial No. 1713 Circle:-Patna



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR50819883026874V
 Certificate Issued Date : 04-Feb-2023 02:52 PM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRTBSCB0984351725535393V
 Purchased by : LV NIRMAN
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : LV NIRMAN
 Stamp Duty Paid By : LV NIRMAN
 Stamp Duty Paid (Rs.) : 19,81,800(Nineteen Lakh Eighty One Thousand Eight Hundred only)
 Reg. fee (Rs.) : 4,96,200 (Four Lakh Ninety Six Thousand Two Hundred only)
 LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 24,79,050 (Twenty Four Lakh Seventy Nine Thousand And Fifty only)

SCANNED BY

Deed No. 1587

Serial No. 1713



Govt. of Bihar District Registry Office ,Patna Summary of Endorsement

This document was presented for registration on 07/02/2023 by Satya Narayan Agarwal
 A Stamp Duty of Rs. **1981800/-** and other Fees of Rs. **497250/-** has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants
 and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. **1587** in Book No. **1**, Volume No. **36** on pages from **550** to
563 and has been preserved in total **14** pages in C.D. No. **6** / Year **2023**

7/2/2023

Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

Date: 07/02/2023
 वस्तावेज को जांच किया एवं
 वस्तावेज में अंकित विवरणों
 विवरणों के अनुसार राखी जाया।

Token No: 1702 /2023



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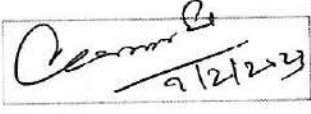
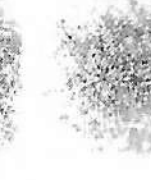
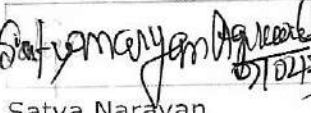
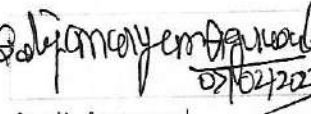
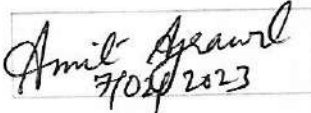
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District Registry Office, Patna

Token Number 1702 Reg. Year 2023 Serial Number 1713 Deed Number 1587

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gaurav Sah						
Sig.							
Presented By	Satya Narayan Agarwal						
Sig.							
Executant	Satya Narayan Agarwal		N/A	N/A	N/A	N/A	N/A
Sig.							
Identified By	Amit Agrawal						
Sig.							



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2/7/2023

ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 having its CIN- **U45400WB200PTC117264**, PAN- **AAGCA4271L**, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director **SRI SATYA NARAYAN AGARWAL**, (Aadhaar Number **8911 0108 5918**) Son of Late Brindwan Das, resident of 237A, Abha Sadan, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company and hereinafter referred to as the "**VENDOR/ SELLER**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART**.



Satyam Agarwal
DIRECTOR
07/02/2023



AMBE PROPERTIES PVT. LTD.

Signature
DIRECTOR
07/02/2023

2. Name of the Purchaser/ Vendee

M/S LV NIRMAN, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its PAN No.AAKFL4452D, having its principal place of business at Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, represented through one of its authorized partner SRI GAURAV SAH, Son Late Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having Aadhaar No. 6254 8436 6418, Mob. No. 9934302246, duly authorized to sign and execute this deed of absolute sale by the partners of the firm, hereinafter referred to as "Purchaser" / "Vendee" / "Buyer" (Which expression shall, unless repugnant to the subject or context mean and include its Successor-in-office, legal representatives, executors, administrators and assigns) of the SECOND PART.

3. Nature of Deed:-Absolute Sale Deed.

4. Consideration Amount (Sale Price):-

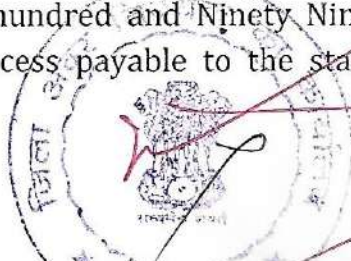
₹2,47,60,000/- (Rupees Two Crore Forty Seven Lacs Six Thousand) only. As per Government fixed value of 2,29,25,000/-. As the Consideration amount is higher than the Government value hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. ₹2,47,60,000/-

Note: - Govt. value is mentioned at Code No. 013 & Zone III of M.V.R. 2016-2017.

5. Description of property hereby conveyed:

All that piece and parcel of land measuring 09 Katha 03 dhoor and 08 dhoorki equivalent to 28.656 decimals, Situated at branch road of South Digha/ Jamakhaj, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 1913 (One thousand Nine hundred and Thirteen), Tauji No. 5731 (Five thousand Seven hundred and Thirty One), pertaining to part of Cadastral Survey Plot (Khesra) No. 1399, (One thousand Three hundred and Ninety Nine), Annual rent Rs. 9.30/- besides cess payable to the state of Bihar through Circle

खेसरा पजी अप्राप्त है।



रजिस्ट्रार क राक स मुक्त पाया।

7/12/23

Office Patna Sadar vide Jamabadi No.19863, भाग वर्तमान- 18, पृष्ठ संख्या-7794, within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Survey Plot No. 1400 of the vendor,
South : Part of Survey Plot No. 1399
East : 1406 of the vendor,
West : Branch Road.

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 1.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi No. 19863, भाग वर्तमान- 18 पृष्ठ संख्या-7794.

A sketch map is attached with this deed of absolute sale and the vended property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 7th day of February, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **M/S L.V. NIRMAN**, through its authorized Partner **Mr Gaurav Sah**, hereinafter referred to as the **VENDEE** of the **OTHER PART**.



AND WHEREAS, the above named Vendor is a Registered Company incorporated under the provisions of Companies Act, 1956. The above named vendor is absolute owner of 09 Katha 03 dhoor and 08 dhoorki equivalent to 28.65625 decimals pertaining to part of Survey Plot No. 1399, Khata No. 1913, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under a registered deed of absolute sale dated 30/08/2010, being deed No. 22356, Book No.1, Volume No. 360, pages from 189 to 196, C.D. No. 56/2010 from M/S Progressive Steels (India) Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the sale deed was registered at Sadar Registration office, Patna.

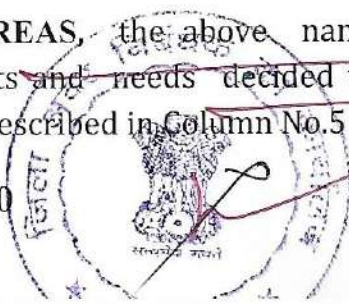
AND WHEREAS, the property hereby conveyed, as fully mentioned in Column No "5" of this deed of absolute sale, was initially owned and possessed by Sri Ragho Lal Singh, son of Late Bifal Sharan Singh, Sri Upendra Kumar Singh, Sri Pramod Kumar Singh and Sri Vionod Kumar Singh, sons of Sri Ragho Lal Singh.

AND WHEREAS, M/S Progressive Steels (India) Ltd, the vendor of the present seller, purchased the aforesaid property besides some other properties from the above named landowners under two separate registered deeds of absolute sale, the details of which are as follows :-

Serial No.	Deed No.	Dated	Volume No.	Page No.
5456.	5132/95.	08/08/1995.	330.	13 to 36
5457.	5133/95.	08/08/1995.	330.	37 to 60.

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the said M/S Progressive Steels (India) Ltd. took possession of the aforesaid land and the same was in their occupation.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.



For AMBE PROPERTIES PVT. LTD.
Sd/- Anurag Anand
DIRECTOR
07/10/2022

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public and in response to it, several intending buyers had approached the vendor including the present vendee, who offered to pay a sum of ₹27,00,000/- (Rupees Twenty Seven Lacs) only per katha, which is quite reasonable according to the government fixed value and present market value of the vicinity. The vendor accepted the offer of the vendee in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property as per plan attached hereto, together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹2,47,60,000/- (Rupees Two Crore Forty Seven Lacs Sixty Thousand) only hereinafter referred to as "Sale Consideration".

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendee has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendee for which the vendor have agreed to do.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

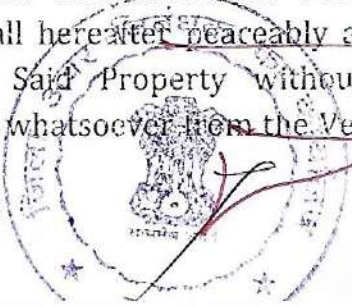
1. That in consideration of cost of land, the vendee paid a total sum of ₹2,47,60,000/- (Rupees Two Crore Forty Seven Lacs Sixty Thousand) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and



For AMBE PROPERTIES PVT. LTD.
Sale Agreement
07/02/2023
DIRECTOR

acknowledges the receipt of the said payment. The details of payment made by the vendee to the vendor is clearly mentioned in Schedule-1 of this deed of absolute sale.

2. That upon receipt of the entire consideration amount paid by the Vendee to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendee with all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 09 Katha 03 dhoor and 08 dhoorki equivalent to 28.65625 decimals little more or less, bearing Tauzi No. 5731 (Five thousand Seven hundred and Thirty One) , Khata No. 1913 (One thousand Nine hundred Thirteen), under Thana No.1, part of Survey Plot (Khesra) No. 1399 (One thousand Three hundred and Ninety Nine), situated in Mauza-Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances mortgages charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendee absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendee shall hereafter peaceably and quietly hold possess and enjoy the Said Property without any claim, demand or hindrances whatsoever from the Vendor or any person claiming



For AMBE PROPERTIES PVT. LTD.
Sd/- *Arjun Aggarwal*
05/07/2023
DIRECTOR

through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendee or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

6. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendee shall be free from all claims whatsoever with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.

7. The Vendor hereby for itself, their executor, and administrators covenant with the Vendee that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;

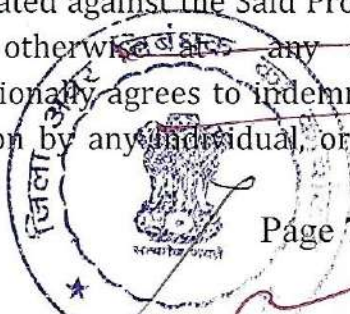
8. The Vendor hereby assure the Vendee that the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendee that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendee from or against any action by any individual, or other entities claiming title in

For AMRE PROPERTIES PVT. LTD.

Sulpham Arjem B. G. M. A. B.

DIRECTOR

07/02/2023



part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendee shall get affected adversely or whereby they would be required to vacate the Said Property.

9. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or its successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;

10. That the Vendor hereby declare with the Vendee that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendee shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.

11. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendee and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.

12. That the Vendor doth hereby covenants and assures that the Vendee is entitled to have mutation/ property transferred in its name in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendee enjoy the same with absolute rights forever.

13. That the Vendee shall secure mutation of its name over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at its own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent

In witnesses whereof, both the Vendor and the vendee aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above mentioned, in presence of under signed witnesses.

For **AMBE PROPERTIES PVT. LTD.**

Suljanyem Agarwal
DIRECTOR

Signature of the vendor.

or, **LV NIRMAN**

07/02/2023
Signature of the vendee

Partner

21/2023

WITNESSES

1. *Amit Agrawal* / s/o. **MR S.N. AGRAWAL**
237-A, P.P. COLONY
PATNA-13
dated - 7/02/2023

2. *Arvind Kumar Shy*
S/o Late *Pikambhar Shy*
Indira Nagar, Post at *Indira*
Patna - 1
7/2/2023

VALUATION OF THE LAND

Total land 09 katha 03 dhoor & 08 dhoorkies equivalent to 28.65625 decimals @ Rs. 8,00,000/- per decimal vide Thana Code No.013. Rs. 2,29,25,000/-

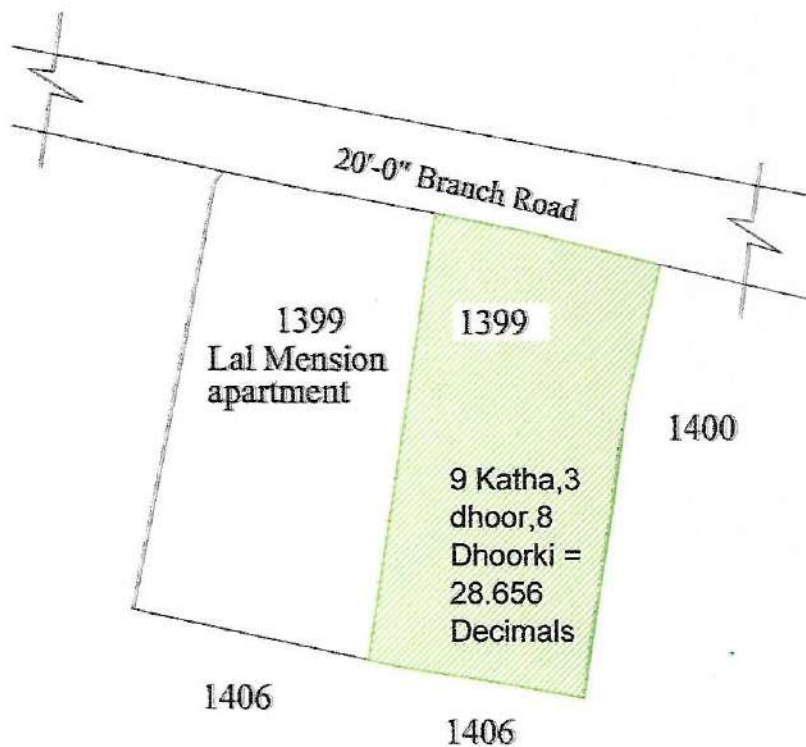


Seller: **M/S AMBE PROPERTIES PRIVATE LIMITED**

Purchaser: **M/S LV NIRMAN**



Land Detail: Cadastral Survey Plot (Khesra) No. 1399, Khata No. 1913, Tauji No. 5731, Situated on branch road at Mauza- Digha, Thana No.- 01 (One), Circle – Patna Sadar, Distt- Patna, measuring 09 Katha 03 dhoor and 08 dhoorki equivalent to 28.656 decimals,



For **AMBE PROPERTIES PVT. LTD.**

Signature of Vendor
DIRECTOR
07/02/2023

Signature of Vendor

For, **LV NIRMAN**

Signature of Vendee
Partner
07/02/23

Signature of Vendee



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1486600/-
Addl. Stamp duty paid under Municipal Act Rs. 495200/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 2479050/-

Registration Fee

FEE PAID	A1	495200	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									496200

LLR + Proc Fee		Service Charge
LLR	500	500
Proc. Fee	50	
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 497250


Registering Officer
Patna

Date: 07/02/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 07th February 2023 by Satya Narayan Agarwal Late Brindwan Das by profession Others. Status - Executant

Signature L.T.I. of Presentant

Date: 07/02/2023


Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amit Agrawal' age '45' Sex 'M', 'Satya Narayan Agrawal', resident of '237-A, Abha Sadan Patliputra Colony, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.


Registering Officer
Patna

Date : 07/02/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 36 on pages on 550 -563, for the year 2023 and stored in CD volume No. CD-6 year 2023 .The document no. is printed on the Front Page of the document.

Date : 07/02/2023




Registering Officer
Patna

2/7/2023



For. LV NIRMAL
Partner

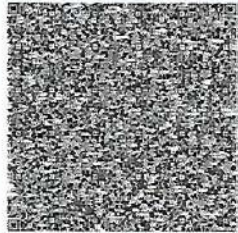


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1046/30062/02509

To
गौरव साह
Gaurav Sahi
S/O Om Prakash Sahi
Jai Ram Das Sahi Road
Malsalani
Patna city
Patna Bihar - 800008
9934302246



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418
VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गौरव साह
Gaurav Sahi
जन्म तिथि/DOB: 02/11/1977
पुरुष/ MALE

6254 8436 6418
VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



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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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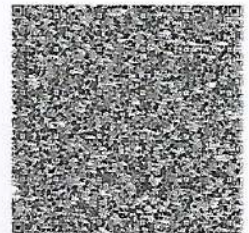


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O ओम प्रकाश साह, जय राम दास साह रोड,
मालसानी, पटना सिटी, पटना,
बिहार - 800008

Address:
S/O Om Prakash Sahi, Jai Ram Das Sahi Road,
Malsalani, Patna city, Patna,
Bihar - 800008



6254 8436 6418

VID : 9105 5267 2450 3402



1947



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For, LY NIRMAN
Partner



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Download Date: 15/09/2017

Generation Date: 26/12/2010

Signature Not Verified
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 26/12/2010 11:11:11



आपका आधार क्रमांक / Your Aadhaar No. :

8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

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- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
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Unique Identification Authority of India

पता:
S/O बृन्दावन दास, 237-ए, आभा
सदन, पटलिपुत्रा कॉलोनी, पटना,
पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Patna,
Bihar - 800013

8911 0108 5918

For AMBE PROPERTIES PVT. LTD.

Saty Narayan Agrawal
DIRECTOR
07/04/2023



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन संख्या/Enrolment No.: 0000/00336/68470

Download Date: 15/09/2017

To
अमित अग्रवाल
Amit Agrawal
S/O Satyanarayan Agrawal
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9430830745

Generation Date: 20/12/2016

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5301 1830 5803

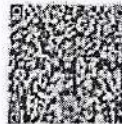
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अमित अग्रवाल
Amit Agrawal
जन्म तिथि/DOB: 22/09/1978
पुरुष / MALE



5301 1830 5803

मेरा आधार, मेरी पहचान



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सूचना

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- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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Unique Identification Authority of India

पता:
S/O सत्यनारायण अग्रवाल, 237-ए,
आभा सदन, पाटलिपुत्रा कॉलोनी,
पटना, पटना,
बिहार - 800013

Address:
S/O Satyanarayan Agrawal, 237-A,
Abha Sadan, Patliputra
Colony, Patna, Patna,
Bihar - 800013

5301 1830 5803



help@uidai.gov.in



www

www.uidai.gov.in

Amit Agrawal
Amit Agrawal

पहचान

MINUTES OF THE SIXTH BOARD MEETING OF THE FINANCIAL YEAR (22-23) OF THE BOARD OF DIRECTORS OF M/S. AMBE PROPERTIES PRIVATE LIMITED HELD ON THE 30TH DAY OF JANUARY, 2023, AT A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800011, COMMENCED AT 11.00 A.M. AND CONCLUDED AT 11.30 A.M.

DIRECTORS PRESENT:

1. Sri Nirmal Kant Gupta
2. Sri Satyanaryan Agarwal
3. Sri Amit Agarwal

CHAIRMAN

Mr. Nirmal Kant Gupta took the Chair

QUORUM

The Chairman having found quorum present declared the meeting open for discussion

CONFIRMATION OF THE MINUTES OF THE PREVIOUS BOARD MEETING

Minutes of the last Board Meeting were read, confirmed and signed by the Chairman

1. SALE OF LAND

The Chairman proposed that in view of the prevailing Real Estate market the Company intends to dispose off certain lands at the best available price. The Chairman further suggested that Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company may be authorized to negotiate and finalize the price and terms and conditions and to sign and execute various documents in this regard on behalf of the company. After discussions, following Resolution was passed:

***RESOLVED THAT** the consent of the Company be and is hereby given to the Board of Directors of the Company to sell the Land as detailed below, in favour of any person(s)/ firm(s)/ company(s) or any other entity bearing several Survey Plot No.'s along with the super structures, sheds etc. which are presently used and possessed by the company after being transferred to the company and to do, execute and perform all or any of the acts applicable as per the provisions of the Companies Act, 2013:-

Land Owner	Survey Plot No	Purchase Deed No	Area in Katha	Area in Sqft	Area in Dismil	
Ambe Properties Pvt. Ltd.	1406	25775	50.00	11000	11.00	Masua- Digba, Survey Thana No- 01, Circle- Patna Sadar, Khata No. 750, 757, 1902, 1913 & 1927
	1400	22355 23077 435	10.24	24825	57.00	
	1402	23076 23470	19.51	26562	60.99	
	1403	25641	8.50	11569	26.50	
	1409	27356	9.17	12480	28.00	
	1406	14146 14147	8.50	12000	25.00	

***RESOLVED FURTHER THAT** Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company be and are hereby authorized by the Board to do all acts, deeds, matters and

things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

2. GENERAL DISCUSSION

The Board reviewed and discussed the business affairs of the Company during the period.

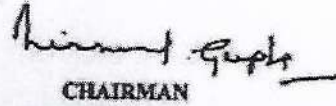
VOTE OF THANKS

There being no other business to transact, the Meeting terminated with a Vote of Thanks to the Chair.

Place: PATNA

Date of Entry: 30/01/2023

Date of Signature: 30/01/2023


CHAIRMAN

EXTRACTS OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S AMBE PROPERTIES PRIVATE LIMITED, HELD ON MONDAY, THE 30TH DAY OF JANUARY, 2023 AT A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800013, AT 11:00 A.M

The Chairman proposed that in view of the prevailing Real Estate market the Company intends to dispose off certain lands at the best available price. The Chairman further suggested that Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company may be authorised to negotiate and finalize the price and terms and conditions and to sign and execute various documents in this regard on behalf of the company. After discussions, following Resolution was passed:

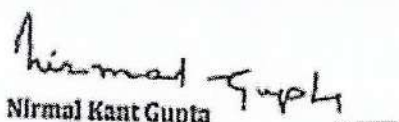
"RESOLVED THAT the consent of the Company be and is hereby given to the Board of Directors of the Company to sell the Land as detailed below, in favour of any person(s)/ firm(s)/ company(s) or any other entity bearing several Survey Plot No.'s along with the super structures, sheds etc. which are presently used and possessed by the company after being transferred to the company and to do, execute and perform all or any of the acts applicable as per the provisions of the Companies Act, 2013:-

Land Owner	Survey Plot No	Purchase Deed No	Area in katha	Area in Sqft	Area in Dismil	
Ambe Properties Pvt. Ltd.	1400	25775	10.00	13610	31.25	Mauza- Digha, Survey Thana No.- 01, Circle- Patna Sadar, Khata No. 756, 757, 1902, 1913 & 1927
	1400	22355-23927				
	1400	435	18.24	24325	57.00	
	1402	23976-23978	19.52	26562	60.99	
	1403	25641	8.50	11569	26.56	
	1399	22956	9.17	12480	28.66	
	1406	14146-14147	8.00	10888	25.00	

"RESOLVED FURTHER THAT Sri Satyanaryan Agarwal (DIN: 00699577), Director of the Company be and are hereby authorized by the Board to do all acts, deeds, matters and things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes."

// Certified to be true Copy

For Ambe Properties Private Limited

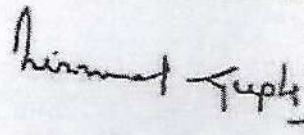
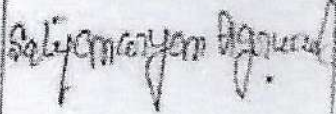
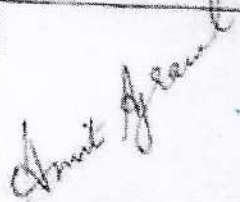

Nirmal Kant Gupta
Director
DIN: 00689680

ATTENDANCE REGISTER
BOARD MEETING
AMBE PROPERTIES PRIVATE LIMITED

Schedule of the Meeting

Date	30 th January, 2023
Time of commencement of the Meeting	11:00 a.m.
Venue	A3 PATLIPUTRA, INDUSTRIAL AREA, PATNA-800013
Mode	Physical

Director Present

Sl No.	Name	Designation	Signature
1	Sri Nirmal Kant Gupta	Director	
2	Sri Satyanarayan Agrawal	Director	
3	Sri Amit Agrawal	Director	



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR53479608583390V
 Certificate Issued Date : 16-Mar-2023 02:18 PM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRTBSCB0989653828562104V
 Purchased by : LV NIRMAN
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : LV NIRMAN
 Stamp Duty Paid By : LV NIRMAN
 Stamp Duty Paid (Rs.) : 39,40,840 (Thirty Nine Lakh Forty Thousand Eight Hundred And Forty only)
 Reg. fee (Rs.) : 9,85,960 (Nine Lakh Eighty Five Thousand Nine Hundred And Sixty only)
 LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 49,27,850 (Forty Nine Lakh Twenty Seven Thousand Eight Hundred And Fifty only)

SCANNED BY

Serial No. 4092

Deed No. 3813

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **17/03/2023** by **Satya Narayan Agarwal (Director)**
 A Stamp Duty of Rs. **3940840/-** and other Fees of Rs. **987010/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **3813** in Book No. **1**, Volume No. **88** on pages from **24** to **38** and has been preserved in total **15** pages in C.D. No. **14** / Year **2023**

Date: 17/03/2023

Token No: 4105 /2023

Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

दस्तावेज की जाँच किया एवं
 दस्तावेज में उक्त वर्णित
 विवरणों के अनुसार सही पाया।
 जॉच निवेदक
 (अरुण कुमार महाराज)



0006462541

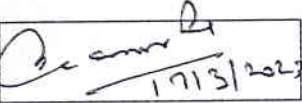
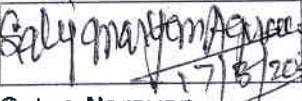
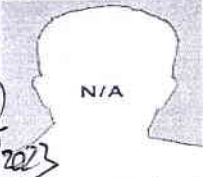
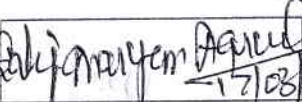
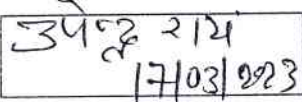
3/17/2023

Statutory Alert:

1. The authenticity of this Stamp certificate cannot be verified at www.shclstampsonline.com or using e-Stamp Mobile App of Stock Holding.
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.
3. In case of any discrepancy please inform the Competent Authority.

District Registry Office, Patna

Token Number 4105 Reg. Year 2023 Serial Number 4092 Deed Number 3813

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Lv Nirman(Partner) Gaurav Sah						
Sig.							
Presented By	Satya Narayan Agarwal(Director)						
Sig.							
Executant	Satya Narayan Agarwal(Director)						
Sig.							
Identified By	Upendra Ray						
Sig.							



Warning

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SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop133

any alteration or tampering with the content of this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

3/17/2023

ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its **CIN- U45400WB200PTC117264**, **PAN-AAGCA4271L**, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director **SRI SATYA NARAYAN AGARWAL (Aadhaar Number 8911 0108 5918)** Son of Late Brindwan Das, resident of 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company, hereinafter referred to as the **"VENDOR/ SELLER"**, (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART.**

Mobile No-9334729016



For AMBE PROPERTIES PVT. LTD.

Saty Narayan Agarwal
DIRECTOR
17/03/2023



For AMBE PROPERTIES PVT. LTD.

Sanjay Kumar
DIRECTOR
17/04/2023

प्रमाणित किया जाता है कि
खिलाफत नंबर 23977 फ्लॉड
23-9-2010, 22355 फ्लॉड 30-8
2010 एवं 435 फ्लॉड 8-1-2011
के द्वारा निवेदन किया गया
है।

2. Name of the Purchaser/ Vendee

M/S LV NIRMAN, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its PAN No. AAKFL4452D, having its principal place of business at Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, represented through one of its authorized partner SRI GAURAV SAH, Son Late Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having Aadhaar No. 6254 8436 6418, Mob. No. 9934302246, duly authorized to sign and execute this deed of absolute sale, hereinafter referred to as "**Purchaser**" / "**Vendee**" / "**Buyer**" (Which expression shall, unless repugnant to the subject or context, mean and include its Successor-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

3. Nature of Deed:-Absolute Sale Deed.

4. Consideration Amount (Sale Price):-

₹4,92,48,000/-. (Rupees Four Crore Ninety Two Lacks Forty Eight thousand) only but as per Government fixed value, the property in question is valued at Rs. 4,56,00,000/-. As the Consideration amount is higher than the Government value, hence, the Vendees are paying stamp duty and registration charge over the consideration amount i.e. ₹4,92,48,000/-.

Note: - Govt. value is mentioned at Code No. 013 & Zone..... of M.V.R. 2016-2017.

5. Description of property hereby conveyed:



All that piece and parcel of land measuring 18 Katha 04 dhoor & 16 dhoorkies equivalent to 57 decimals, little more or less, Situated at branch road of Mauza South Digha/ Jamakhaij, pargana and Survey Thana Phulwari Sharif, District Patna, Sub. and Sadar Registration Office Patna Sadar, under Thana No.- 01 (One), Khata No. 1927 (One thousand Nine hundred and Twenty Seven), pertaining to part of Cadastral Survey Plot (Khesra) No. 1400, (One thousand Four hundred), Annual rent Rs. 17.40/- besides cess payable to the state of Bihar through Circle Office Patna

For AMBE PROPERTIES PVT. LTD.
Saty Anand Singh
DIRECTOR 2023

खेसरा पजी न दर्ज नहीं है।

17/3/23

Sadar vide Jamabadi No.19858, 19860 & 19859, भाग वर्तमान- 18, पृष्ठ संख्या-7776, 7784 & 7781, within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Boundary of the land:

North: Plot No- 1402 of LV Nirman
South: Plot No- 1399 of LV Nirman
East: Plot No- 1405 and 1406 thereafter Branch Road
West: Branch Road.

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 1.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi No.19858, 19860 & 19859, भाग वर्तमान- 18, पृष्ठ संख्या-7776, 7784 & 7781.

A sketch map attached with this deed of absolute sale and the vendid property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 17th day of March, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **M/S LV NIRMAL**, through its authorized partner **SRI GAURAV SAH**, hereinafter referred to as the **VENDEE** of the **OTHER PART**.



For AMBE PROPERTIES PVT. LTD.
Sri Satya Narayan Agarwal
DIRECTOR
17/02/2023

RECITAL

AND WHEREAS, the above named Vendor is a Registered Company, incorporated under the provisions of Companies Act, 1956. The above named vendor is the absolute owner of 18 Katha 04 dhoor & 16 dhoorkies equivalent to 57 decimals of land, pertaining to part of Survey Plot No. 1400, Khata No. 1927, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under three (03) separate registered deed of absolute sale. Out of Total 18 Katha 04 dhoor & 16 dhoorkies of land an extent of 08 katha 02 dhoor & 08 dhoorki land purchased by vendor under a registered deed of absolute sale dated 23/09/2010, being deed No. 23977, Book No.1, Volume No. 386, pages from 289 to 297, C.D. No. 60/2010 and an extent of 09 katha 02 dhoor & 08 dhoorki land purchased under a registered deed of absolute sale dated 30/08/2010, being deed No. 22355, Book No.1, Volume No. 360, pages from 181 to 188, C.D. No. 56/2010 and the remaining 01 katha land purchased under a registered deed of absolute sale dated 08/01/2011, being deed No. 435, Book No.1, Volume No. 08, pages from 129 to 139, C.D. No. 02/2011 and all the above mentioned sale deeds were executed by M/S Progressive Steels (India) Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the all the deeds were registered at Sadar Registration office, Patna.

AND WHEREAS, the property hereby conveyed, as fully mentioned in Column No "5" of this deed of absolute sale, was initially owned and possessed by M/S Horizon Engineers Pvt. Ltd.

AND WHEREAS, M/S Progressive Steels (India) Ltd. acquired the aforesaid property under three (03) separate registered deed of absolute sale executed by M/S Horizon Engineers Pvt. Ltd. Out of Total 18 Katha 04 dhoor & 16 dhoorkies of land and extent of 08 katha 02 dhoor & 08 dhoorki land purchased under a registered deed of absolute sale dated 16/17-12-1987 being deed No. 3014, Book No.1, Volume No. 700, pages from 164 to 169 and extent of 09 katha 02 dhoor & 08 dhoorkies land purchased under a registered deed of absolute sale dated 16/17-12-1987 being deed



No. 3015, Book No.1, Volume No. 700, pages from 170 to 175 and the remaining 01 katha land purchased under a registered deed of absolute sale dated 16/17-12-1987 being deed No. 3014, Book No.1, Volume No. 700, pages from 164 to 169, and all these sale deeds were executed by M/S Horizon Engineers Pvt. Ltd. through its duly authorized director Sri Bimal Kant Gupta, son of Late Ram Kumar Gupta.

AND WHEREAS, subsequently, the said M/S Progressive Steels (India) Ltd. sold and transferred the aforesaid property to the present vendor under three separate registered deed of absolute sale, the details of which are as follows :

Sl.No.	Dated.	Deed No.	Area.		
			Katha-	Dhoor	Dhoorki.
1.	23/09/2010.	23977	08 -	02 -	08.
2.	30/08/2010.	22355	09 -	02 -	08.
3.	08/01/2011.	435	01 -	00 -	00.
			18 -	04 -	16

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the vendor took possession of the aforesaid land and got its name mutated in government records and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in the name of the vendor. The details of Jamabadi numbers are already mentioned hereinabove.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public through its authorized director **SRI SATYA NARAYAN AGARWAL** and in response to it, several intending buyers had approached the vendor including the present vendee, who offered to pay a sum of ₹27,00,000/- (Rupees Twenty Seven Lacs) only per katha, which is quite reasonable according to the government fixed value and the present market value of the vicinity. The vendor accepted the offer of the vendee in their sound state of body and mind and



Satya Narayan Agarwal
DIRECTOR 17/03/2023

after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹4,92,48,000/- (Rupees Four Crore Ninety Two Lacs Forty Eight thousand) only @ Rs. 27,00,000/- per katha only, hereinafter referred to as "Sale Consideration".

AND WHEREAS, as per government fixed value, the property in question is valued at Rs. 4,56,00,000/- but the consideration amount is only Rs. 4,92,48,000/-. As the consideration amount is higher than the government fixed value, hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. Rs. 4,92,48,000/-.

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendee has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendee with respect to the aforesaid property.

AND WHEREAS, the vendee has already paid the entire consideration amount to the vendor and the vendor acknowledges the receipt of the said payment and there is nothing stand due against the vendee.

AND WHEREAS, after making full and final payment, the Vendee has requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so, on the following terms and conditions.



For AMBE PROPERTIES PVT. LTD.
Saljan Arora
DIRECTOR
17/08/2023

**AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:-**

1. That in consideration of cost of land, the vendee already paid a total sum of **₹4,92,48,000/-** (Rupees Four Crore Ninety Two Lacs Forty Eight thousand) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the vendee to the vendor is clearly mentioned in **Schedule-I** of this deed of absolute sale.
2. That upon receipt of the entire consideration amount paid by the Vendee to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendee with all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 18 Katha 04 dhoor & 16 dhoorkies equivalent to 57 decimals of land, bearing Tauzi No. 5731 (Five thousand Seven hundred and Thirty One), Khata No. 1927 (One thousand Nine hundred Twenty Seven), Survey Plot (Khesra) No. 1400 (One thousand Four hundred), situated in Mauza- Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances, mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendee absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereinafter in respect of



the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendee shall hereafter peaceably and quietly hold possess and enjoy the Said Property without any claim, demand or hindrance, whatsoever from the Vendor or any person claiming through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendee or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

3. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendee shall be free from all claims whatsoever with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.
4. The Vendor hereby for itself, their executor, and administrators covenant with the Vendee that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;
5. The Vendor hereby assure the Vendee that, the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendee that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created

For AMBE PROPERTIES PVT. LTD.

Sahjanandan Agarwal
DIRECTOR
17/08/2023



against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendee from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendee shall get affected adversely or whereby they would be required to vacate the Said Property.

6. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or its successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;
7. That the Vendor hereby declare with the Vendee that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendee shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.
8. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendee and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.
9. That the Vendor doth hereby covenants and assures that the Vendee is entitled to have mutation/ property transferred in its name in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendee enjoy the same with absolute rights forever.



For AMBE PROPERTIES PVT. LTD.
Sulj. anayem Agnewal
DIRECTOR
17/03/2022

10. That the Vendee shall secure mutation of its name over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at its own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent authority in respect of the said property. The Vendee shall also secure mutation of its name in the Electricity Meter/Bill for the said property from the concerned authorities, at its own cost and shall pay the required electricity charges to the concerned authority. The Vendee shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in column No.5 of this deed of absolute sale.

11. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendee execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendee as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendee.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I.

The details of payment made by the vendee to the vendor, are as follows :-

- (i) The vendee already paid the entire consideration amount of Rs. 4,87,55,520/- through RTGS, UTR No-HDFCR52023031690661490 on dated-16.03.2023 to the vendor after deduction of the tax at source as per Section 194 IA of the Income Tax Act for a sum of Rs. 4,92,480/- which has been deposited in the PAN No. AAGCA4271L of the vendor vide Challan No. 29178 dated 16.03.2023 and for which Form 26QB has been provided and form 16B shall be provided to the vendor.



Sahjanandan Agnawal
DIRECTOR
17/03/2023

In witnesses whereof, both the Vendor and the vendee aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and years first above mentioned, in presence of under signed witnesses who have also signed on this Deed.

For AMBE PROPERTIES PVT. LTD.

[Signature]
DIRECTOR
17/03/2023
Signature of the vendor.

For, LV NIRMAN

[Signature]
Partner
17/03/2023
Signature of the vendee

WITNESSES

1. उपेन्द्र राय
श्री विन नारायण राय
महुसावाग - चनौत
होलापुर 4271 (बिहार)
17/03/2023

2. Arvind Kumar Jha
S/o Late Sitambar Jha
Indira Nagar, Hotel Park
Patna - 800001
17/03/2023

VALUATION OF THE LAND

1. Total land 18 Katha 04 dhoor & 16 dhoorkies equivalent to 57 decimals @ Rs. 8,00,000/- per decimal vide Thana Code No. Q13. Rs. 4,56,00,000/-.



Seller: **M/S AMBE PROPERTIES PRIVATE LIMITED**

Purchaser: **LV NIRMAN**



Land Detail: Cadastral Survey Part Plot (Khasra) No- 1400, Khata No- 1927, Tauzi No-5731, Situated at Mauza- Digha, Thana No-01(one), Circle- Patna Sadar, Distt- Patna, measuring 18 Katha, 04 Dhoors, 16 Dhurki , equivalent to 57 decimals.

Plot No1405 & Part Plot
No 1406 of LV Nirman

Plot No 1402
of LV Nirman

Plot No1400
Area
18 Katha
04 Dhoors
16 Dhurkies
(57 Decimal)

Plot No
1399 of
LV Nirman

20'-0" BRANCH ROAD



For AMBE PROPERTIES PVT. LTD.

[Handwritten Signature]
DIRECTOR
Signature of Vendor
17/03/2023

For LV NIRMAN

Partner
19/3/2023

Signature of Vendee



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act
Addl. Stamp duty paid under Municipal Act

Rs. 2955880/-

Rs. 984960/-

Amt. Paid By N.J Stamp Paper
Amt. paid through Bank Challan

Rs. 0/-

Rs. 4927850/-

Registration Fee

FEE PAID

A1	985960	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									985960

LLR + Proc Fee Service Charge

LLR	500	
Proc.Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 987010

Date: 17/03/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 17th March 2023 by Satya Narayan Agarwal(Director) S/O Late Brindwan Das by profession Others. Status - Executant

Signature/L.T.I. of Presentant
17/03/2023

Date: 17/03/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Upendra Ray' age '42' Sex 'M', 'Shivnarayan Ray', resident of 'Mahuabagh Dhanaut Patna-801506'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/03/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 88 on pages on 24 -38, for the year 2023 and stored in CD volume No. CD-14 year 2023 .The document no. is printed on the Front Page of the document.



Date : 17/03/2023

Registering Officer
Patna

3/17/2023



भारत सरकार

GOVERNMENT OF INDIA



उपेन्द्र राय

Upendra Ray

जन्म वर्ष / Year of Birth : 1981

लिंग / Male



4627 7444 6308

आधार - आम आदमी का अधिकार

उपेन्द्र राय

14/03/2023

पहचान

उपेन्द्र राय

17/03/2023



भारतीय विधिपत्र पहचान प्राधिकरण

INDIAN LEGISLATION AUTHORITY OF INDIA

पता: S/O शिवनाथराय राय, महुआबाग, Address: S/O Shivanarayan Ray,
धनौत, धनौत, पटना, बिहार, 801506 Mahuabagh, Dhanaut, Dhanaut,
Patna, Bihar, 801506



1867
1800 180 1867



help@india.gov.in



www.india.gov.in



P.O. Box No.1867,
Bengaluru-560 088

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kumala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

For AMBE PROPERTIES PVT. LTD.

Salimayem Agnew
DIRECTOR
17/07/2007



For, LV NIRMAL

[Signature]
17/12/2022
Partner



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Download Date: 28/05/2017

Generation Date: 28/12/2016

Signature valid
Digitally signed by Satya Narayan Agrawal
DN: cn=Satyam Agrawal, o=UAI, ou=UAI, email=satyam.agrawal@uai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :
8911 0108 5918
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

पता:
S/O बृन्धन दास, 237-ए, आभा
सदन, पाटलिपुत्रा कॉलोनी, पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Bihar - 800013

8911 0108 5918



help@uidai.gov.in



www.uidai.gov.in

Satyanarayan Agrawal

For AMBE PROPERTIES PVT. LTD.
Satyanarayan Agrawal
12/07/2023
DIRECTOR



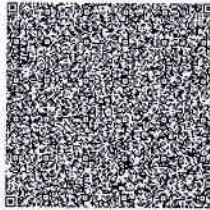
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1046/30062/02509

To
गौरव साह
Gaurav Sah
S/O Om Prakash Sah
Jai Ram Das Sah Road
Malsalami
Patna city
Patna Bihar - 800008
9934302246

Validity unknown
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2022.11.13 12:22
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गौरव साह
Gaurav Sah
जन्म तिथि/DOB: 02/11/1977
पुरुष/ MALE

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- This is electronically generated letter.

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- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

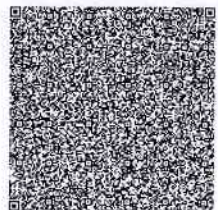
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O ओम प्रकाश साह, जय राम दास साह रोड,
मालसालामी, पटना सिटी, पटना,
बिहार - 800008
Address:
S/O Om Prakash Sah, Jai Ram Das Sah Road,
Malsalami, Patna city, Patna,
Bihar - 800008



6254 8436 6418

VID : 9105 5267 2450 3402

1947

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For, LV NIRMAL

Partner



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR53082974229702V
 Certificate Issued Date : 13-Mar-2023 11:06 AM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRTBSCB0988862532044462V
 Purchased by : LV NIRMAN
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : LV NIRMAN
 Stamp Duty Paid By : LV NIRMAN
 Stamp Duty Paid (Rs.) : 42,16,840 (Forty Two Lakh Sixteen Thousand Eight Hundred And Forty only)
 Reg. fee (Rs.) : 10,54,960 (Ten Lakh Fifty Four Thousand Nine Hundred And Sixty only)
 LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 52,72,850 (Fifty Two Lakh Seventy Two Thousand Eight Hundred And Fifty only)

Deed No. 3566

Serial No. 3832



Govt. of Bihar
 District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **14/03/2023** by **Satya Narayan Agarwal (Director)**
 A Stamp Duty of Rs. **4216840/-** and other Fees of Rs. **1056010/-** has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. **3566** in Book No. **1**, Volume No. **82** on pages from **328 341** and has been preserved in total **14** pages in C.D. No. **13** / Year **2023**

Date: 14/03/2023

Token No: 3845 /2023

Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

दस्तावेज की जाँच किया
 दस्तावेज के अधिकारी को
 विवरणों के अनुसार सही पाया।

जिला अधिकारी
 (अरुण कुमार महाराज)

SCANNED BY



For AMBE PROPERTIES Pvt. Ltd.
 Salojan Chandra

Do not write or type below this line

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

PU 0006399224

3/14/20

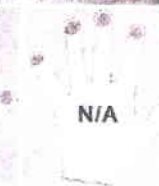
District Registry Office, Patna

okem Number 3845

Peg. Year 2023

Serial Number 3832

Deed Number 3566

resType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gaurav Sah (Partner)						
Presented by	Satya Narayan Agarwal (Director)						
Executing	Satya Narayan Agarwal (Director)						
Identified by	Upendra Ray						



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3/14/2023

ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED. a Company incorporated under the provisions of Companies Act, 1956, having its **CIN- U45400WB200PTC117264**, **PAN-AAGCA4271L**, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director **SRI SATYA NARAYAN AGARWAL, (Aadhaar Number 8911 0108 5918)** Son of ~~Late Brindwan Das~~, resident of 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company, hereinafter referred to as the **"VENDOR/ SELLER"**, (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART.**

Mobile: 9334729016



For AMBE PROPERTIES PVT. LTD.

Satyam Narayan Agarwal
DIRECTOR
14/02/2023



For AMIBE PROPERTIES PVT. LTD.

Salman Khan
DIRECTOR

14/02/2023

प्रमाणित किया जाता है कि
इसके लिए नं० 435 दिनांक 8-
2011, 83976 दिनांक 23-9-
2010 एवं 83978 दिनांक
23-9-2010 का खर्च
की राशि समूचा खर्चा
की विवरण प्रमाणित
है।

2. Name of the Purchaser/ Vendee

M/S LV NIRMAN, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its PAN No. AAKFL4452D, having its principal place of business at Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, represented through one of its authorized partner SRI GAURAV SAH, Son Late Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having Aadhaar No. 6254 8436 6418, Mob. No. 9934302246, duly authorized to sign and execute this deed of absolute sale, hereinafter referred to as "Purchaser" / "Vendee" / "Buyer" (Which expression shall, unless repugnant to the subject or context, mean and include its Successor-in-office, legal representatives, executors, administrators and assigns) of the SECOND PART.

3. Nature of Deed:-Absolute Sale Deed.

4. Consideration Amount (Sale Price):-

₹5,26,98,000/- (Rupees Five Crore Twenty Six lacks Ninety Eight thousand) only, but as per Government fixed value, the property in question is valued at Rs. 4,87,93,600/-. As the Consideration amount is higher than the Government value, hence, the Vendees are paying stamp duty and registration charge over the consideration amount i.e. ₹5,26,98,000/-

Note: - Govt. value is mentioned at Code No. 013 & Zone-III. of M.V.R. 2016-2017.

5. Description of property hereby conveyed:

All that piece and parcel of land measuring 19 Katha 10 dhoor & 07 dhoorkies equivalent to 60.992 decimals of land, little more or less, Situated at branch road Mauza- South Digha/ Jamakhaij, pargana and Survey Thana Phulwari Sharif, District Patna, Sub. and Sadar Registration Office Patna Sadar, under Thana No.- 01 (One), Khata No. 1902 (One thousand Nine hundred and Two), pertaining to part of Cadastral Survey Plot (Khesra) No. 1402, (One thousand Four hundred and Two), Annual rent Rs. 17.70/- besides cess payable to the state of Bihar through Circle Office Patna Sadar



For AMBE PROPERTIES PVT. LTD.

Sabjomanayem Dewan
DIRECTOR

14/08/2023

खेसरा पजी में दर्ज नहीं है।

आ प्रकार के सच के मुताबिक

14/8/2023
जाच लिपिक
1413123

14/8/23

vide Jamabadi No.19861, 19856 19859, भाग वर्तमान- 18, पृष्ठ संख्या-7787, 19856 & 7781, within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Boundary of the land:

North: Plot No- 1403 of LV Nirman & Others

South: Plot No- 1400 of Vendor

East: Plot No- 1405 thereafter Branch Road

West: Branch Road.

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 1.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi No. 19861, 19856 19859, भाग वर्तमान- 18, पृष्ठ संख्या-7787, 19856 & 7781,
8. A sketch map attached with this deed of absolute sale and the vended property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 14th day of March, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **M/S LV NIRMAN**, through its authorized partner **SRI GAURAV SAH**, hereinafter referred to as the **VENDEE** of the **OTHER PART**.



For AMBE PROPERTIES PVT. LTD.
Sri Satya Narayan Agarwal
DIRECTOR
14/03/2023

AND WHEREAS, the above named Vendor is a Registered Company incorporated under the provisions of Companies Act, 1956. The above named vendor is absolute owner of 19 Katha 10 dhoor & 07 dhoorkies equivalent to 60.9921 decimals of land, little more or less, pertaining to part of Survey Plot No. 1402, Khata No. 1902, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under three separate registered deed of absolute sale. Out of Total 19 Katha 10 dhoor & 07 dhoorkies, an extent of 08 katha 10 dhoor & 07 dhoorkies of land purchased under a registered deed of absolute sale dated 23/09/2010, being deed No. 23978, Book No.1, Volume No. 386, pages from 298 to 308, C.D. No. 60/2010 and an extent of 10 katha land purchased under a registered deed of absolute sale dated 23/09/2010, being deed No. 23976, Book No.1, Volume No. 386, pages from 278 to 288, C.D. No. 60/2010 and the remaining 01 katha land purchased under a registered deed of absolute sale dated 08/01/2011, being deed No. 435, Book No.1, Volume No. 08, pages from 129 to 139, C.D. No. 02/2011 and all the above mentioned sale deeds were executed by M/S Progressive Steels (India) Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the all the deeds were registered at Sadar Registration office, Patna.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public and in response to it, several intending buyers had approached the vendor including the present vendee, who offered to pay a sum of ₹27,00,000/- (Rupees Twenty Seven Lacs) only per katha, which is quite reasonable according to the present market value of the vicinity. The vendor accepted the offer of the vendee in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.



Satyam Kumar Aggarwal
DIRECTOR

14/06/2023

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property as per plan attached hereto, together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹5,26,98,000/- (Rupees Five Crore Twenty Six lacks Ninety Eight thousand) only @ Rs. 27,00,000/- per katha only hereinafter referred to as "Sale Consideration".

AND WHEREAS, as per government fixed value, the property in question is valued at Rs. 4,87,93,680/- but the consideration amount is only Rs. 5,26,98,000/-. As the consideration amount is higher than the government fixed value, hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. Rs. 5,26,98,000/-.

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendee has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendee with respect to the aforesaid property.

AND WHEREAS, the vendee has already paid the entire consideration amount to the vendor and the vendor acknowledges the receipt of the said payment and there is nothing stand due against the vendee.

AND WHEREAS, after making full and final payment, the Vendee has requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so, on the following terms and conditions.

For AMBE PROPERTIES PVT. LTD.

Signature
DIRECTOR

14/08/2023



**AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:-**

1. That in consideration ~~of cost of land~~, the vendee paid a total sum of **₹5,26,98,000/-** (Rupees Five Crore Twenty Six lacs Ninety Eight thousand) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the vendee to the vendor is clearly mentioned in **Schedule-I** of this deed of absolute sale.
2. That upon receipt of the entire consideration amount paid by the Vendee to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendee all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 19 Katha 10 dhoor & 07 dhoorkies equivalent to 60.992 decimals of land, little more or less, bearing Tauzi No. 5731 (Five thousand Seven hundred and Thirty One) , Khata No. 1902 (One thousand Nine hundred and Two), Survey Plot (Khesra) No. 1402 (One thousand Four hundred and Two), situated in Mauza- Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all structures, easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in light green and bounded by green coloured boundary line on the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendee absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable



Salim Anem Agnew
DIRECTOR
14/03/2023

and payable and that may become chargeable and payable from time to time hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendee shall hereafter peaceably and quietly hold possess and enjoy the Said Property without any claim or demand whatsoever from the Vendor or any person claiming through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendee or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

3. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendee shall be free from all claims whatsoever with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.
4. The Vendor hereby for itself, their executor, and administrators covenant with the Vendee that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;
5. The Vendor hereby assure the Vendee that to their best knowledge and belief, the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendee that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, injunction, notification of acquisition,



For AMBE PROPERTIES PVT. LTD.
Sally Mary Ambrose
DIRECTOR
14/02/2023

gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendee from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendee shall get affected adversely or whereby they would be required to vacate the Said Property.

6. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or their heirs or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;
7. That the Vendor hereby declare with the Vendee that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendee shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.
8. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendee and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.
9. That the Vendor doth hereby covenants and assures that the Vendee is entitled to have mutation/ property transferred in its name in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendee enjoy the same with absolute rights forever.



10. That the Vendee shall secure mutation of its name over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at its own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the relevant authority in respect of the said property. The Vendee shall also secure mutation of its name in the Electricity Meter/Bill for the said property from the concerned authorities, at its own cost and shall pay the required electricity charges to the concerned authority. The Vendee shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in the Schedule of this deed.

11. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendee execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendee as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendee.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I.

The details of payment made by the vendee to the vendor, are as follows :-

- (i) The vendee already paid the entire consideration amount of Rs. 5,21,71,020/- through RTGS, UTR No- HDFCR52023031089032678 on dated-10.03.2023 to the vendor after deduction of the tax at source as per Section 194 IA of the Income Tax Act for a sum of Rs. 526980/- which has been deposited in the PAN No. AAGCA4271L of the vendor vide Challan No. 41063.dated 10.03.2023 and for which Form 26QB has been provided to the vendor.



In witnesses whereof, both the Vendor and the vendee aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and years first above mentioned, in presence of under signed witnesses who have also signed on this Deed.

For AMBE PROPERTIES PVT. LTD.

[Signature]
DIRECTOR

Signature of the vendor.

For, LV NIRMAN

[Signature]
Partner

Signature of the vendee

WITNESSES

1. उपेन्द्र शर्मा

स्वर्ण श्री शिव नारायण शर्मा
पत्नी - मधुबाबा, चैनौर,
पटना (प्रिद्वार)
14/03/2023

2. Arvind Kumar Jha
S/o Late Pitermber Jha

Indira Nagar
Rista Park, Patna - 800001
14/03/23

VALUATION OF THE LAND

1. Total land 19 Katha 10 dhoor & 07 dhoorkies equivalent to 60.992 decimals of land @ Rs. 8,00,000/- per decimal vide Thana Code No.013. **Rs. 4,87,93,600/-.**

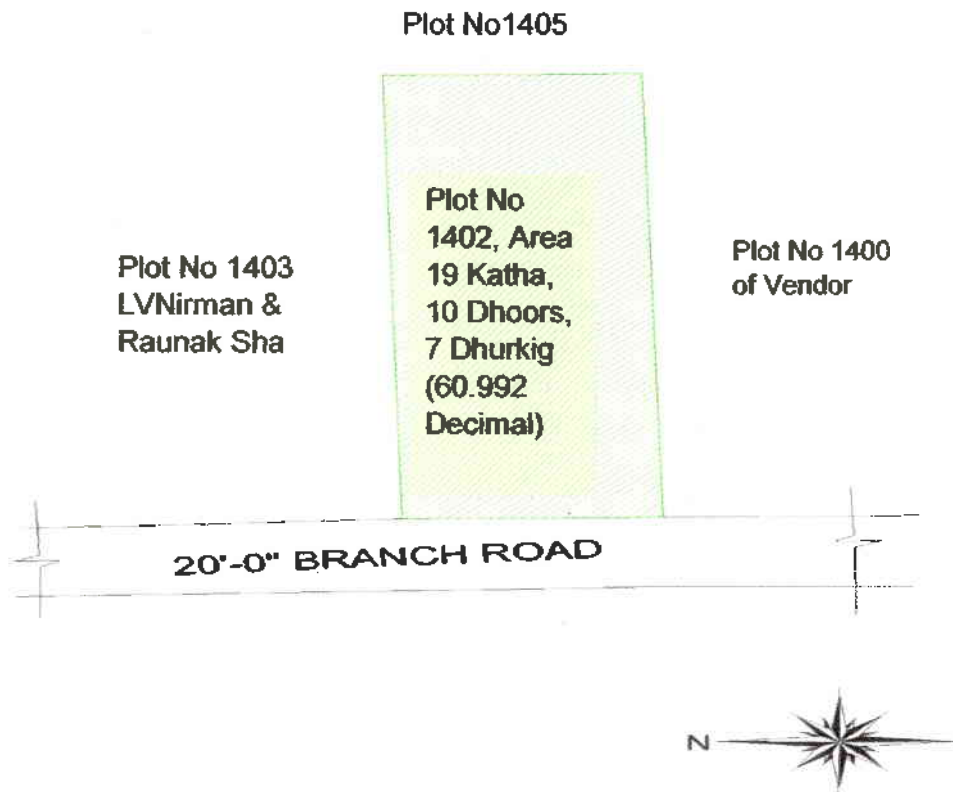


Seller: M/s AMBE PROPERTIES PRIVATE LIMITED

Purchaser: M/s LV NIRMAN



Land Detail: Cadastral Survey Plot (Khasra) No- 1402, Khata No- 1902, Tauzi No-5731, Situated at Mauza- Digha, Thana No-01(one), Circle- Patna Sadar, Distt- Patna, measuring 19 Katha, 10 Dhoors, 07 Dhurki, equivalent to 60.992 decimals.



For AMBE PROPERTIES PVT. LTD.

Ratna Maryem Agnew
DIRECTOR

Signature of Vendor



For, LV NIRMAN

Deena Saha
Partner
14/3/2023

Signature of Vendee

2

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Rs. 5272850/-

**Registering Officer
Patna**

Registering Officer
Patna

**Registering Officer
Patna**

Registering Officer
Patna





भारत सरकार
GOVERNMENT OF INDIA



उपेन्द्र राय
Upendra Ray

जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



4627 7444 6308

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O शिवनारायण राय, महूआबाग, Address: S/O Shivanarayan Ray,
धनौत, धनौत, पटना, बिहार, 801506 Mahuabagh, Dhanaut, Dhanaut,
Patna, Bihar, 801506



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

उपेन्द्र राय
14/03/2023

MAHARAJA VJ 107

10/11/23



Salimayen Agnani
14/02/2023

For LV NIRMAL
[Signature]
14/3/2023
Partner



भारत सरकार
Government of India

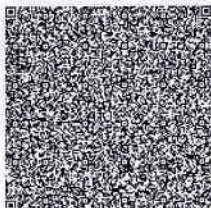
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1046/30062/02509

To
गौरव साह
Gaurav Sah
S/O Om Prakash Sah
Jai Ram Das Sah Road
Malsalami
Patna city
Patna Bihar - 800008
9934302246

Validity unknown

Country: India
UNIQUE IDENTIFICATION
AUTHORITY
Date: 2022-11-17 14:22
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गौरव साह
Gaurav Sah
जन्म तिथि/DOB: 02/11/1977
पुरुष/ MALE

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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- Carry Aadhaar in your smart phone – use mAdhaar App.

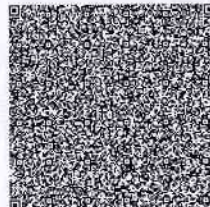


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O ओम प्रकाश साह, जय राम दास साह रोड,
मालसामी, पटना सिटी, पटना,
बिहार - 800008

Address:
S/O Om Prakash Sah, Jai Ram Das Sah Road,
Malsalami, Patna city, Patna,
Bihar - 800008



6254 8436 6418

VID : 9105 5267 2450 3402

1947

For: LV NIRMAL

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Partner
14/3/2023



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

Download Date: 15/05/2017

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Generation Date: 26/12/2016

Signature Not Verified
Digitally signed by S/O
UNIQUE IDENTIFICATION
AUTHORITY of India
Date: 2017.05.15 11:34:21
+05'30'



आपका आधार क्रमांक / Your Aadhaar No.:

8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



ध्यान

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O बृन्दावन दास, 237-ए, आभा
सदन, पाटलिपुत्रा कॉलोनी, पटना,
पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Patna,
Bihar - 800013

8911 0108 5918



help@uidai.gov.in

www.uidai.gov.in

For AMBE PROPERTIES PVT. LTD.

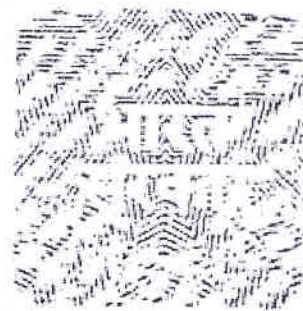
Satya Narayan Agrawal
14/03/2022
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लाअर पारेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kumala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

For AMBE PROPERTIES PVT. LTD.

Salimayem

DIRECTOR

14/03/2023



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR53082515901295V
 Certificate Issued Date : 13-Mar-2023 11:03 AM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRBTBSCB0988863249728070V
 Purchased by : LV NIRMAN
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : LV NIRMAN
 Stamp Duty Paid By : LV NIRMAN
 Stamp Duty Paid (Rs.) : 10,81,000(Ten Lakh Eighty One Thousand only)
 Reg. fee (Rs.) : 2,71,000 (Two Lakh Seventy One Thousand only)
 LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discre SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 13,53,050 (Thirteen Lakh Fifty Three Thousand And Fifty only)

Serial No. 3831 Deed No. 3565



Govt. of Bihar District Registry Office ,Patna Summary of Endorsement

This document was presented for registration on **14/03/2023** by **Satya Narayan Agarwal (Director)**
 A Stamp Duty of Rs. **1081000/-** and other Fees of Rs. **272050/-** has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. **3565** in Book No. **1**, Volume No. **82** on pages from **314** to **327** and has been preserved in total **14** pages in C.D. No. **13** / Year **2023**

Date: 14/03/2023

Token No: 3842 /2023



Signature with Date
(Dharanjay Kumar Rao)
 Registering Officer, Patna

वस्तुधेन की जाँच किया एवं
 वस्तुधेन में अंकित वर्णित
 विवरणी के अनुसार सही पाया।

(अरुण कुमार महाराज)

SCANNED BY

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PU 0006399223

3/14/2023

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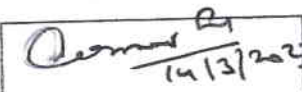
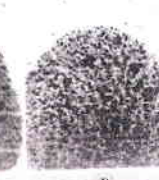
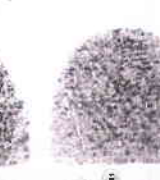
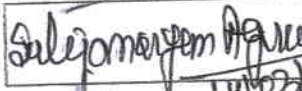
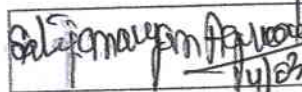
District Registry Office, Patna

Token Number 3842

Reg. Year 2023

Serial Number 3831

Deed Number 3565

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gaurav Sah (Auth. Partner)						
Sig.							
Presented By	Satya Narayan Agarwal (Director)						
Sig.							
Executant	Satya Narayan Agarwal (Director)						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Identified By	Upendra Ray						
Sig.							



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ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its CIN- U45400WB200PTC117264, PAN- AAGCA4271L, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director SRI SATYA NARAYAN AGARWAL, (Aadhaar Number 8911 0108 5918) Son of Late Brindwan Das, resident of 237A, Abha Sadan, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company and hereinafter referred to as the "VENDOR/ SELLER", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART.**

Mobile: 9334729016



For AMBE PROPERTIES PVT. LTD.
Satyam Agarwal
19/03/2023
DIRECTOR



प्रमाणित किया जाता है कि
जिला क्षेत्र 25641 किमी²
19-10-2010 का खरीद की
गठ सूचना की प्रतिलिपि
का है।
दिनांक 14/10/2023

Satyamaram Singh
14/10/2023

2. Name of the Purchaser/ Vendee

M/S LV NIRMAN, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its **PAN No.AAKFL4452D**, having its principal place of business at Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, represented through one of its authorized partner **SRI GAURAV SAH**, Son Late Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having **Aadhaar No. 6254 8436 6418**, **Mob. No. 9934302246**, duly authorized to sign and execute this deed of absolute sale, hereinafter referred to as "**Purchaser**" / "**Vendee**" / "**Buyer**" (Which expression shall, unless repugnant to the subject or context, mean and include its Successor-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

3. Nature of Deed: -Absolute Sale Deed.

4. Consideration Amount (Sale Price) :-

₹1,35,00,000/- (Rupees One Crore and Thirty Five lacs) only @ Rs. 27,00,000/- per katha. As per Government fixed value of the property in question is valued at ₹1,25,00,000/-. As the Consideration amount is higher than the Government value, hence, the vendee is paying stamp duty and registration charge over the consideration amount i.e. ₹1,35,00,000/-

Note: - Govt. value is mentioned at Code No. 013 & Zone III of M.V.R. 2016-2017.

5. Description of property hereby conveyed:

All that piece and parcel of land measuring 05 (Five) Katha equivalent to 15.625 decimals, out of 08 katha 10 dhoors, Situated at branch road of Mauza- South Digha/ Jamakhaj, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 1913 (One Thousand Nine hundred Thirteen), pertaining to part of Cadastral Survey Plot (Khesra) No. 1403, (One thousand Four hundred Three), Tauzi No. 5731. Annual rent **Rs. 8.50** besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No.19864 भाग वर्तमान- 18 पृष्ठ संख्या-7800,



For AMBE PROPERTIES PVT. LTD.
14/03/2023
DIRECTOR

within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Part Plot No-1403 Maa
Shanti Palace Durga Home.
South : Survey Plot No.1402 of Vendor,
East : Plot No 1404 & 1405 thereafter Branch Road,
West : Part plot no 1403 of Raunak Sah & Gaurav Sah

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 01.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi 19864 आम वर्तमान- 18 पृष्ठ संख्या-7800.

A sketch map is attached with this deed of absolute sale and the vended property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 14th day of March, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **M/S L V NIRMAN**, through its authorized partner **SRI GAURAV SAH**, hereinafter referred to as the **VENDEE** of the **OTHER PART**.



Recital

AND WHEREAS, the above named Vendor is a Registered Company incorporated under the provisions of Companies Act, 1956. The above named vendor is the absolute owner of 08 katha 10 Dhooors equivalent to 26.5625 decimals of land, pertaining to part of Survey Plot No. 1403, Khata No. 1913, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under a registered deed of absolute sale dated 19/10/2010, being deed No. 25641, Book No.1, Volume No. 414, pages from 399 to 408, C.D. No. 64/2010 from M/S Ashiana Alloys And Steel Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the sale deed was registered at Sadar Registration office, Patna.

AND WHEREAS, M/S Ashiana Alloys and Steel Ltd, the vendor of the present seller, purchased the aforesaid property besides some other properties under two separate registered deeds of absolute sale, the details of which are as follows :-

Serial No	Deed No-	Volume No-	Pages
9004	7663	248	191 to 198
9006	7665	248	207 to 214

Both the aforesaid sale deed were registered in the office of the Registrar of Assurance in Calcutta on 03.06.1984,

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the said M/S Ashiana Alloys and Steel Ltd, took possession of the aforesaid land and the same was in their occupation.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.



For AMBE PROPERTIES PVT. LTD.
Suljomonayan Agnew
14/03/2023
DIRECTOR

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public through its authorized director SRI SATYA NARAYAN AGARWAL and in response to it, several intending buyers had approached the vendor including the present vendee, who offered to pay a sum of ₹27,00,000/- (Rupees Twenty Seven Lacs) only per katha, which is quite reasonable according to the government fixed value and the present market value of the vicinity. The vendor accepted the offer of the vendee in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹1,35,00,000/- (Rupees One Crore and Thirty Five lacs) only @ Rs. 27,00,000/- per katha only, hereinafter referred to as "Sale Consideration".

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendee has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendee with respect to the aforesaid property.

AND WHEREAS, the Vendee has requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so.



Satyam Agarwal
14/07/2023
DIRECTOR

**AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS: -**

1. That in consideration of cost of land, the vendee already paid a total sum of ₹1,35,00,000/- (Rupees One Crore and Thirty Five lacs) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the vendee to the vendor is clearly mentioned in **Schedule-I** of this deed of absolute sale.
2. That upon receipt of the entire consideration amount paid by the Vendee to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendee with all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 05 Katha equivalent to 15.625 decimals or may say 6,805 sq.ft. little more or less, bearing Tauzi No. 5731 (Five thousand Seven hundred and Thirty One), Khata No. 1913 (One thousand Nine hundred Thirteen), part of Survey Plot (Khesra) No. 1403 (One thousand Four hundred three), situated in Mauza-Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances, mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendee absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and payable and that may become chargeable and payable from time to time



hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendee shall hereafter peaceably and quietly hold possess and enjoy the Said Property without any claim, demand or hindrance, whatsoever from the Vendor or any person claiming through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendee or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

3. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendee shall be free from all claims whatsoever with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.
4. The Vendor hereby for itself, their executor, and administrators covenant with the Vendee that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;
5. The Vendor hereby assure the Vendee that, the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendee that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of



For AMBE PROPERTIES PVT. LTD.
Sahjanvaran Aggarwal
14/06/2023
DIRECTOR

agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendee from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendee shall get affected adversely or whereby they would be required to vacate the Said Property.

6. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or its successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;
7. That the Vendor hereby declare with the Vendee that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendee shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.
8. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendee and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.
9. That the Vendor doth hereby covenants and assures that the Vendee is entitled to have mutation/ property transferred in its name in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendee enjoy the same with absolute rights forever.



10. That the Vendee shall secure mutation of its name over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at its own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent authority in respect of the said property. The Vendee shall also secure mutation of its name in the Electricity Meter/Bill for the said property from the concerned authorities, at its own cost and shall pay the required electricity charges to the concerned authority. The Vendee shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in column No.5 of this deed of absolute sale.

11. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendee execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendee as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendee.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I

The details of payment made by the vendee to the vendor, are as follows :-

- (i) The vendee already paid the entire consideration amount of Rs. 1,33,65,000/- through RTGS, UTR No-HDFCR52023031089037046. on dated-10.03.2023 to the vendor after deduction of the tax at source as per Section 194 IA of the Income Tax Act for a sum of Rs. 1,35,000/- which has been deposited in the PAN No. AAGCA4271L of the vendor vide Challan No. 39725. dated 10.03.2023 and for which Form 26QB has been provided and form 16B shall be provided to the vendor.



For AMBE PROPERTIES PVT. LTD.
Salimnagar
14/03/2023
DIRECTOR

In witnesses whereof, both the Vendor and the vendee aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above mentioned, in presence of under signed witnesses.

For AMBE PROPERTIES PVT. LTD.

[Signature]
Signature of the Vendor.

For, LV NIRMAN

[Signature]
Partner
14/03/23
Signature of the Vendee

WITNESSES:-

1. उपेन्द्र राय
स्व. शिव नारायण राय
पत्नी - महुआबाई, धनौत
पटना (बिहार)
14/03/2023

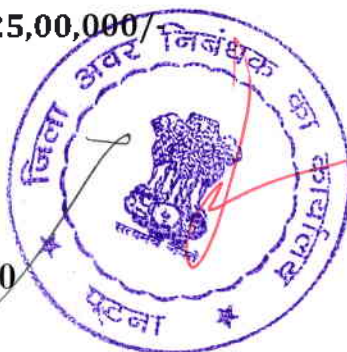
2. Govind Kumar Jy
Late Bishambar Jy
Indira Nagar
Batal Park, Patna-800001
14/03/23

VALUATION OF THE LAND

Total land 05 katha equivalent to 15.625 decimals

@ Rs. 8,00,000/- per decimal vide Thana Code No.013, Zone-III

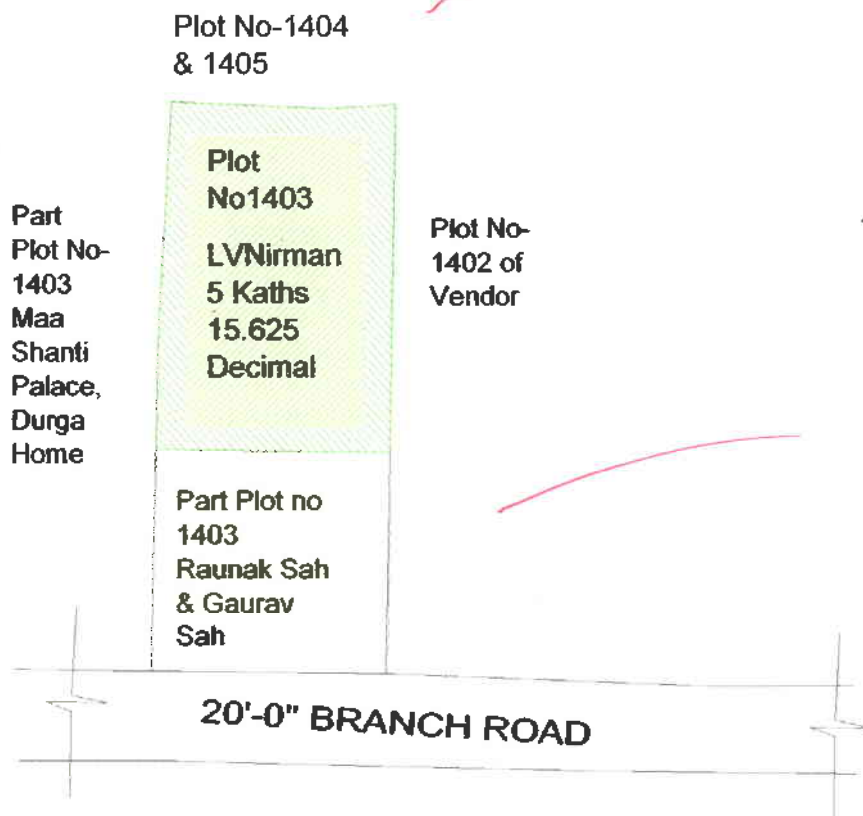
Rs. 1,25,00,000/-



Seller: M/S AMBE PROPERTIES PRIVATE LIMITED

Purchaser: LV NIRMAN

Land Detail: Cadastral Survey Part Plot (Khasra) No- 1403, Khata No- 1913, Tauzi No-5731, Situated at Mauza- Digha, Thana No-01(one), Circle- Patna Sadar, Distt- Patna, measuring 05 Katha , equivalent to 15.625 decimals.



For AMBE PROPERTIES PVT. LTD.

[Signature]
DIRECTOR
Signature of Vendor

For, LV NIRMAN

[Signature]
Partner
14/3/2023
Signature of Vendee



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 811000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 270000/-**

Amt. Paid By N.J Stamp Paper **Rs. 0/-**
Amt. paid through Bank Challan **Rs. 1353050/-**

Registration Fee

FEE PAID

A1	271000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									271000

LLR + Proc Fee Service Charge

LLR	500	
Proc.Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **272050**

Registering Officer
Patna

Date: 14/03/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 14th March 2023 by Satya Narayan Agarwal (Director) Late Brindwan Das by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 14/03/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Upendra Ray' age '42' Sex 'M', 'Shivnarayan Ray', resident of 'Mahuabag, Dhanaut, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/03/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 82 on pages on 314 -327, for the year 2023 and stored in CD volume No. CD-13 year 2023 .The document no. is printed on the Front Page of the document.

Date : 14/03/2023

Registering Officer
Patna

Token No. : 3842

Year : 2023

S.No. : 3831

SCORE Ver.4.1

Deed No. : d No. : 3565

3/14/2023

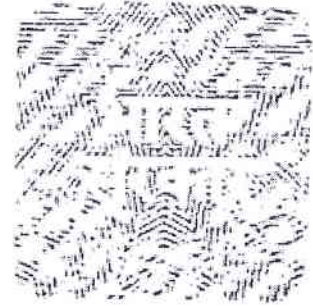


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लाअर पारेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664.
e-mail: tininfo@nsdl.co.in

For AMBE PROPERTIES PVT. LTD.

Satyam Chavan

17/07/2007
DIRECTOR



भारत सरकार
GOVERNMENT OF INDIA



उपेन्द्र राय
Upendra Ray

जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



4627 7444 6308

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O शिवनारायण राय, महभावाग, Address: S/O Shivanarayan Ray,
धनौत, धनौत, पटना, बिहार, 801506 Mahuabagh, Dhanaut, Dhanaut,
Patna, Bihar, 801506



1947
1800 120 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

उपेन्द्र राय

14/03/2023

पहचान



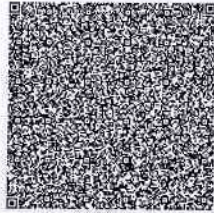
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1046/30062/02509

To
गौरव साह
Gaurav Sah
S/O Om Prakash Sah
Jai Ram Das Sah Road
Malsalami
Patna city
Patna Bihar - 800008
9934302246

Validity: unknown
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2022.11.16 17:22
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गौरव साह
Gaurav Sah
जन्म तिथि/DOB: 02/11/1977
पुरुष/ MALE

6254 8436 6418

VID : 9105 5267 2450 3402

मेरा आधार, मेरी पहचान



संघीय गणराज्य
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



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Unique Identification Authority of India

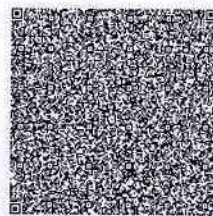


पता:

S/O ओम प्रकाश साह, जय राम दास साह रोड,
मालसलामी, पटना सिटी, पटना,
बिहार - 800008

Address:

S/O Om Prakash Sah, Jai Ram Das Sah Road,
Malsalami, Patna city, Patna,
Bihar - 800008



6254 8436 6418

VID : 9105 5267 2450 3402

1947

help@uidai.gov.in

www.uidai.gov.in

For, LV NIRMAL

Partner
14/3/2023



For, LV NIRMAN
Signature
Partner 15/3/2023



भारतीय विशिष्ट पहचान प्राधिकार
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

Download Date: 15/05/2017

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Generation Date: 26/12/2015

Signature Not Verified
Digitally signed by S/O Brindwan Das
AUTHORITY OF INDIA
Date: 2017.05.15 17:31:21



आपका आधार क्रमांक / Your Aadhaar No. :

8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं को लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता:
S/O ब्रिंदवान दास, 237-ए, आभा
सदन, पटलिपुत्रा कॉलोनी, पटना,
पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Patna,
Bihar - 800013

8911 0108 5918



1347



http://uidai.gov.in



www.uidai.gov.in

For AMB PROPERTIES PVT. LTD.

Saty Narayan Agrawal
14/08/2023
DIRECTOR

Serial No. 3529 Circle:-Patna

Book No. :- 1 Deed No. 3285



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR52777954134160V
Certificate Issued Date : 04-Mar-2023 11:37 AM
Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRTBSCB0988245693000248V
Purchased by : RAUNAK SAH
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : RAUNAK SAH
Stamp Duty Paid By : RAUNAK SAH
Stamp Duty Paid (Rs.) : 7,57,000 (Seven Lakh Fifty Seven Thousand only)
Reg. fee (Rs.) : 1,90,000 (One Lakh Ninety Thousand only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 9,48,050 (Nine Lakh Forty Eight Thousand And Fifty only)

Serial No. 3529



Deed No. 3285

**Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement**

This document was presented for registration on **05/03/2023** by **Satya Narayan Agarwal (Director)** A Stamp Duty of Rs. **757000/-** and other Fees of Rs. **191050/-** has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **3285** in Book No. **1**, Volume No. **76** on pages from **157** **171** and has been preserved in total **15** pages in C.D. No. **12 / Year 2023**

Date: 05/03/2023

Token No: 3554 /2023



For AMBE PROPERTIES PVT. LTD.

SCANNED BY

Do not write or type below this line

PU 0006398809

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.cholaweb.com or using a Stamp Mobile App of Stock Holding.
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.
3. In case of any discrepancy please inform the Competent Authority.

3/5/2023

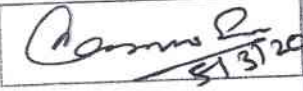
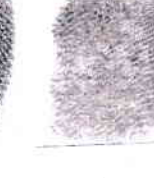
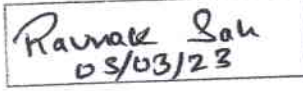
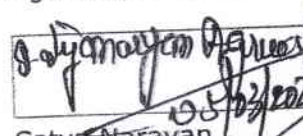
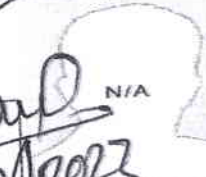
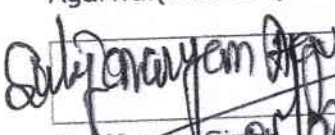
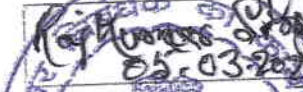
District Registry Office, Patna

Deed Number 3285

Token Number 3554

Reg. Year 2023

Serial Number 3529

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gaurav Sah						
Sig.							
Claimant	Raunak Sah						
Sig.							
Presented By	Satya Narayan Agarwal(Director)						
Sig.							
Executant	Satya Narayan Agarwal(Director)		N/A	N/A	N/A	N/A	N/A
Sig.							
Identified By	Raj Kumar Singh						
Sig.							



Warning

The contents of this certificate can be verified and authenticated online by any members of the public at www.shredstamp.com or at any Authorized collection center address displayed at www.shredstamp.com free of cost.

Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence.

This document contains security features like coloured background, with Lacey, Geometric, Flexible patterns and Shred Logo images. Complex ornamental design patterns.

SCORE Ver: 4.0

Powered by IL&RS Technologies Ltd.

Biometric Captured By 2800sep133

3/5/2

ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its CIN- U45400WB200PTC117264, PAN- AAGCA4271L, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director SRI SATYA NARAYAN AGARWAL, (Aadhaar Number 8911 0108 5918) Son of Late Brindwan Das, resident of 237A, Abha Sadan, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company and hereinafter referred to as the "VENDOR/ SELLER", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART**.



For AMBE PROPERTIES PVT. LTD.
Sri Satya Narayan Agarwal
DIRECTOR
05/02/2023



प्रमाणित किया जाता है कि
खुलावे क्र. 2564/ दिनांक
19-10-2010 को खरीद की
शर्त सम्पूर्णतः पूरा की गई

For AMBE PROPERTIES PVT. LTD.

Satyamajam Agarwal

DIRECTOR

05/03/2022

2. Name of the Purchaser/ Vendees

1. **SRI RAUNAK SAH**, aged about 29 years, Son of Sri Bharat Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having PAN : **EOUPS5711G Aadhaar No. 2565 1558 6738**, Mob. No. **9934117990**, by faith Hindu, Occupation Business, Indian Citizen,

2. **SRI GAURAV SAH**, aged about 46 years, Son Sri Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having PAN : **ADHPS9117Q, Aadhaar No. 6254 8436 6418**, Mob. No. **9934302246**, by faith Hindu, Occupation Business, Indian Citizen,

Both the above named persons hereinafter jointly referred to as "**Purchasers**" / "**Vendees**" / "**Buyers**" (Which expression shall, unless repugnant to the subject or context, mean and include their Successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

3. Nature of Deed: **-Absolute Sale Deed.**

4. Consideration Amount (Sale Price) :-

₹94,50,000/- (Rupees Ninety Four lacs and Fifty thousand) only @ **Rs. 27,00,000/-** per katha. As per Government fixed value of **₹87,50,000/-** As the Consideration amount is higher than the Government value, hence, the vendees are paying stamp duty and registration charge over the consideration amount i.e. **₹94,50,000/-**.

Note: - Govt. value is mentioned at Code No. 013 & Zone III of M.V.R. 2016-2017.



For AMBE PROPERTIES PVT. LTD.
Sajjan Kumar
DIRECTOR
05/03/2023

5. Description of property hereby conveyed:

LOT-I

Details of property hereby purchased by Sri Raunak Sah.

All that piece and parcel of undivided land measuring 03 (Three) Katha equivalent to 9.375 decimals, out of 03 katha 10 dhoor, Situated at branch road of South Digha/Jamakhaij, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 1913 (One Thousand Nine hundred Thirteen), pertaining to part of Cadastral Survey Plot (Khesra) No. 1403, (One thousand Four hundred Three), Tauzi No. 5731. Annual rent Rs. 8.50 besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No.19864 भाग वर्तमान- 18 पृष्ठ संख्या-7800, within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Part Plot No-1403 (Maa Shanti Palace Durga Home)
South : Survey Plot No.1402 of Vendor,
East : Part Plot No 1403
West : Branch Road

LOT-II

Details of property hereby purchased by Sri Gaurav Sah.

All that piece and parcel of undivided land measuring 10 (Ten) Dhoores equivalent to 1.5625 decimals out of 03 katha 10 dhoor, Situated at branch road of South Digha/Jamakhaij, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 1913 (One Thousand Nine hundred Thirteen), pertaining to part of Cadastral Survey Plot (Khesra) No. 1403, (One thousand Four hundred Three), Tauzi No. 5731. Annual rent Rs. 8.50 besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No.19864 भाग वर्तमान- 18 पृष्ठ संख्या-7800, within the limit of Patna Municipal Corporation, which is bounded as follows :-



For AMBE PROPERTIES PVT. LTD.
Sahj anarayan
DIRECTOR
05/08/2023

Boundary of the land:

North : Part Plot No-1403 (Maa Shanti Palace Durga Home)
South : Survey Plot No.1402 of Vendor,
East : Part Plot No 1403
West : Branch Road

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 01.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi 19864 भाग वर्तमान- 18 पृष्ठ संख्या-7800.

A sketch map is attached with this deed of absolute sale and the vended property is shown in Green color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 5th day of March, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director Sri Satya Narayan Agarwal hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **SRI RAUNAK SAH & SRI GAURAV SAH**, hereinafter jointly referred to as the **VENDEE** of the **OTHER PART**.

Recital

AND WHEREAS, the above named Vendor is a Registered Company incorporated under the provisions of Companies Act,
Page 4 of 11



For AMBE PROPERTIES PVT. LTD.
Satya Narayan Agarwal
DIRECTOR 05/03/2023

1956. The above named vendor is the absolute owner of 08 katha 10 Dhooors equivalent to 26.5625 decimals of land, pertaining to part of Survey Plot No. 1403, Khata No. 1913, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under a registered deed of absolute sale dated 19/10/2010, being deed No. 25641, Book No.1, Volume No. 414, pages from 399 to 408, C.D. No. 64/2010 from M/S Ashiana Alloys And Steel Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the sale deed was registered at Sadar Registration office, Patna.

AND WHEREAS, M/S Ashiana Alloys and Steel Ltd, the vendor of the present seller, purchased the aforesaid property besides some other properties under two separate registered deeds of absolute sale, the details of which are as follows :-

Serial No	Deed No-	Volume No-	Pages
9004	7663	248	191 to 198
9006	7665	248	207 to 214

Both the aforesaid sale deed were registered in the office of the Registrar of Assurance in Calcutta on 03.06.1984,

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the said M/S Ashiana Alloys and Steel Ltd, took possession of the aforesaid land and the same was in their occupation.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public through its authorized director SRI SATYANARAYAN AGARWAL and in response to it, several intending buyers had approached the vendor including the present vendees, who offered to pay a sum of ₹27,00,000/- (Rupees Twenty Seven Lacs) only per katha, which is quite



For AMBE PROPERTIES PVT. LTD.
Satyam Agarwal
DIRECTOR
03/03/2022

reasonable according to the government fixed value and the present market value of the vicinity. The vendee No.1 showed his willingness to purchase 03 katha undivided land and the vendee No.2 showed his willingness to purchase only 10 dhoor undivided land of Plot No.1403. The vendor accepted the offer of the vendees in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹94,50,000/- (Rupees Ninety Four lacs and Fifty thousand) @ Rs. 27,00,000/- per katha only, hereinafter referred to as "Sale Consideration".

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendees has agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendees with respect to the aforesaid property.

AND WHEREAS, the Vendees have requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. That in consideration of cost of land, the vendees already paid a total sum of ₹94,50,000/- (Rupees Ninety Four lacs and Fifty thousand) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this



For AMBE PROPERTIES PVT. LTD.
Sanyamyaan Agwadh
05/03/2023
DIRECTOR

deed of absolute sale. Out of ₹94,50,000/-, Rs. 81,00,000/- paid by the vendee No.1 for his 03 katha undivided land and Rs. 13,50,000/- paid by the vendee No.2 for his 10 dhoor undivided land. The vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the vendees to the vendor is clearly mentioned in Schedule-I of this deed of absolute sale.

2. That upon receipt of the entire consideration amount paid by the Vendees to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendees with all their estate, rights, title and interest, claim and demand whatsoever in the Said Property having an area measuring 03 Katha 10 Dhoores equivalent to 10.94 decimals or may say 4763.5 sq.ft. little more or less, bearing Tauzi No. 5731 (Five thousand Seven hundred and Thirty One) , Khata No. 1913 (One thousand Nine hundred Thirteen), part of Survey Plot (Khesra) No. 1403 (One thousand Four hundred three), situated in Mauza- Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendees to hold the same absolutely forever free from all encumbrances, mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendees absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendees shall hereafter peaceably and quietly hold possess and



Signature of Director
DIRECTOR
05/03/2023

enjoy the Said Property without any claim, demand or hindrance, whatsoever from the Vendor or any person claiming through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendees or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendees do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.

3. The Vendor hereby also confirms and acknowledges that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the disbursement as above, the Vendees shall be free from all claims whatsoever with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor shall not make any further demand whatsoever towards the Sale Consideration or any part thereof.

4. The Vendor hereby for itself, their executor, and administrators covenant with the Vendees that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, transfer, assign, release and assure by way of sale on ownership basis the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;

5. The Vendor hereby assure the Vendees that, the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures the Vendees that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, Injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally



For AMBE PROPERTIES PVT. LTD.
Sahjan Arora
DIRECTOR
25/03/2023

agrees to indemnify the Vendees from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendees shall get affected adversely or whereby they would be required to vacate the Said Property.

6. The Vendees may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or their successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;
7. That the Vendor hereby declare with the Vendees that all the taxes duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendees shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.
8. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendees and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.
9. That the Vendor doth hereby covenants and assures that the Vendees is entitled to have mutation/ property transferred in their names in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendees enjoy the same with absolute rights forever.



For AMBE PROPERTIES PVT. LTD.
Caligamayan
DIRECTOR
25/03/2023

10. That the Vendees shall secure mutation of its name over the Property fully described in ~~Column No.5 of this Deed~~ from the office of the state of Bihar or in any such office or department, wherever it is so required, at their own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent authority in respect of the said property. The Vendees shall also secure mutation of their names in the Electricity Meter/Bill for the said property from the concerned authorities, at their own cost and shall pay the required electricity charges to the concerned authority. The Vendees shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in column No.5 of this deed of absolute sale.

11. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendees execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendees as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendees.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I

The details of payment made by the vendees to the vendor, are as follows :-

- (i) The vendee No.1 already paid the entire consideration amount of Rs. 80,19,000/- through RTGS, UTR No- HDFCR52023030487772195 on dated-04.03.2023 to the vendor after deduction of the tax at source as per Section 194 IA of the Income Tax Act for a sum of Rs. 94,500/- on total consideration amount which has been deposited in the PAN No. AAGCA4271L of the vendor vide Challan No. 00344 dated 05.03.2023 and for which Form 26QB has been provided and form 16B shall be provided to the vendor.



- (ii) The vendee No.2 already paid the entire consideration amount of **Rs. 13,36,500/-** through RTGS, UTR No- HDFCR52023030487769648 on dated-04.02.2023 to the vendor.

In witnesses whereof, both the Vendor and the vendees aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above mentioned, in ~~presence of~~ under signed witnesses.

For **AMBE PROPERTIES PVT. LTD.**

Raj Kumar Singh
DIRECTOR

Signature of the Vendor

05/03/2023

Signature of the Vendee No.1

Rounak Sah
05/03/23

WITNESSES:-

1. *Raj Kumar Singh*
S/o Late Ramgopal Singh
Lalchand Koomi Kegal
Dumroon, Buxar
05/03/2023

Signature of the Vendee No.2.

Rounak Sah
5/3/2023

2. *Arvind Kumar Singh*
S/o Late Bifambur Singh
Indira Nagar
Postal Park, Patna-1
5/3/2023

VALUATION OF THE LAND

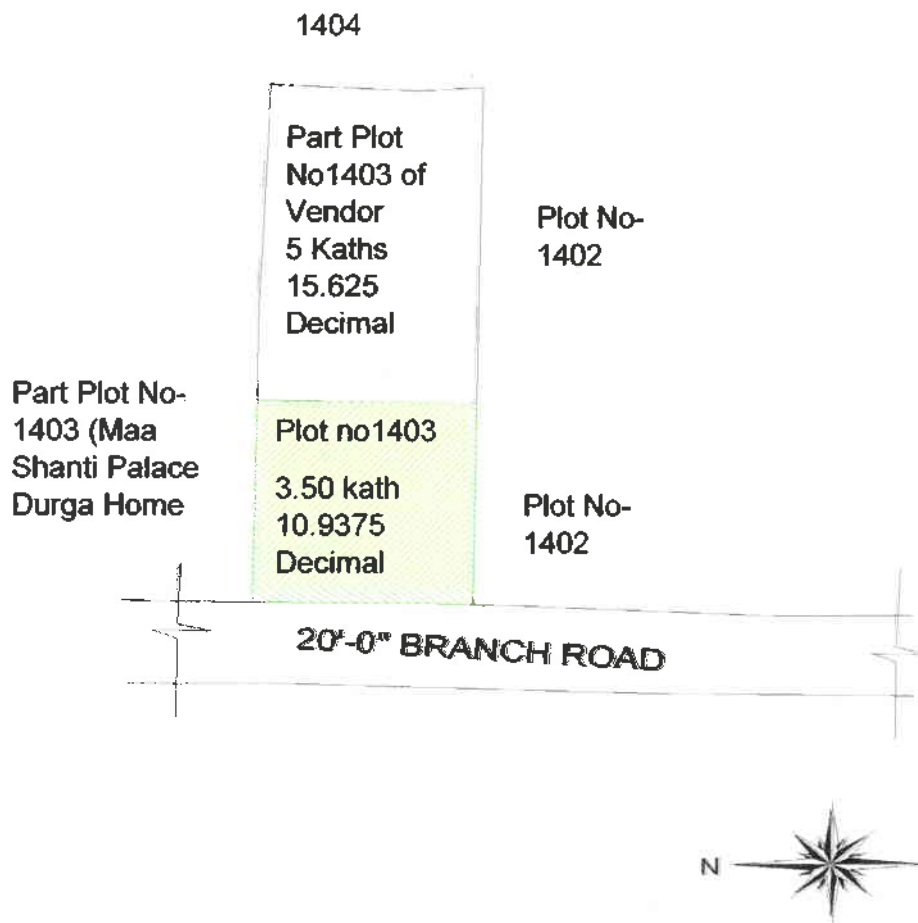
Total land 03 katha 10 Dhoors equivalent to 10.93 decimals
@ Rs. 8,00,000/- per decimal vide Thana Code No.013, Zone-III
Rs. 87,48,500/-



Seller: M/S AMBE PROPERTIES PRIVATE LIMITED

Purchaser: MR RAUNAK SAH & MR GAURAV SAH

Land Detail: Cadastral Survey Plot (Khasra) No- 1403, Khata No- 1913, Tauzi No-5731, Situated on branch road at Mauza-Digha, Thana No-01(one), Circle- Patna Sadar, Distt- Patna, measuring 03 Katha 10 dhoors equivalent to 10.9375 decimals.



For AMBE PROPERTIES PVT. LTD.

Gajanan Prasad
DIRECTOR
Signature of Vendor



Raunak Sah
05/03/23

Raunak Sah
5/3/2023
Signature of Vendee

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 568000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 189000/-**

Amt. Paid By N.J Stamp Paper **Rs. 0/-**
Amt. paid through Bank Challan **Rs. 948050/-**

Registration Fee

FEE PAID

A1	190000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									190000

LLR + Proc Fee Service Charge

LLR	500
Proc.Fee	50
Total	550

500

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **191050**

Registering Officer
Patna

Date: 05/03/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Sunday, 05th March 2023 by Satya Narayan Agarwal (Director) S/O Late Brindwan Das by profession Others. Status - Executant

Signature/L.T.I. of Presentant
05/03/2023

Date: 05/03/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raj Kumar Singh' age '66' Sex 'M', 'Late Ram Gati Singh', resident of 'Dumrao Lalchand Kumri Gali Dumari Buxar-802119'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 05/03/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna, in Book 1 Volume No. 76 on pages on 157 -171, for the year 2023 and stored in CD volume No. CD-12 year 2023. The document no. is printed on the Front Page of the document.



Date : 05/03/2023

Registering Officer
Patna

Token No. : 3554

Year : 2023

S.No. :

3529

SCORE Ver.4.1

Deed No. : d No. : 3285

3/5/2023



भारत सरकार
Unique Identification Authority of India

नमोद्वारन प्रमाण/Enrolment No.: 0000/00336/67358

Download Date: 15/04/2017

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sahan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Generation Date: 20/10/2010

Signature Not Verified
Digitally signed by
SATYA NARAYAN AGRAWAL
DN: cn=SATYA NARAYAN AGRAWAL,
o=GOVERNMENT OF INDIA,
c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन तिथि/DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान

- ध्यान दें
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

■ आधार देश भर में मान्य है।

■ आधार अभिलेख में सरकारी और गैर-सरकारी सेवाओं को प्राप्त करने में उपयोगी होगा।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O ब्रिंदवान दास, 237-ए, आभा
सदन, पाटलिपुत्रा कॉलोनी, पटना,
पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Patna,
Bihar - 800013

8911 0108 5918



1947



www.aadhaar.gov.in

For AMBE PROPERTIES PVT. LTD.

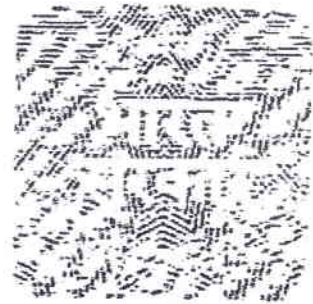
Satya Narayan Agrawal
DIRECTOR
05/05/23

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लाअर पारेल, मुम्बई - 400 013.

For AMBE PROPERTIES PVT. LTD.
Sahjanandan Agarwal
DIRECTOR
05/07/2007

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
RAUNAK SAH
BHARAT PRAKASH SAH
01/12/1994
Permanent Account Number
EOUPS5711G
Raunak Sah
Signature

भारत सरकार
GOVT. OF INDIA



01/12/2013

Raunak Sah
05/03/23



0

Om Prakash Sah
5/3/23



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रमांक Enrolment No.: 1046/30062/02660

To,

Raunak Sah

रौनक साह

S/O Bharat Prakash Sah

Jairam Das Bst Road, Malsalami

Patna City

Patna

Bihar 800008

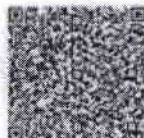
Mobila:9384117990

28/10/2011



UC 07233087 1 IN

Ref No.:412B3E9X-7233087



आपका आधार क्रमांक / Your Aadhaar No. :

2565 1558 6738

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रौनक साह

Raunak Sah

जन्म वर्ष / Year of Birth : 1994

पुरुष / Male

2565 1558 6738



आधार — आम आदमी का अधिकार

Raunak Sah

05/03/23



संयुक्त विशिष्ट पहचान प्रधिकारण

भारत सरकार

Unique Identification Authority of India
Government of India

न्यायकन क्रमांक Enrolment No.: 1046/30062/02509

To,

Gaurav Sahu

श्रीराम राहु

S/O Om Prakash Sahu

Jai Ram Deka Sahu Road, Mahasami

Patna City

Patna

Pincode 800006

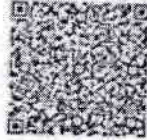
Mob: 9834302246

28/10/2011



UC 07233078 3 IN

Ref No.: 412B3E9X-7233078



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



श्रीराम राहु
Gaurav Sahu

:

:

जन्म वर्ष / Year of Birth : 1977

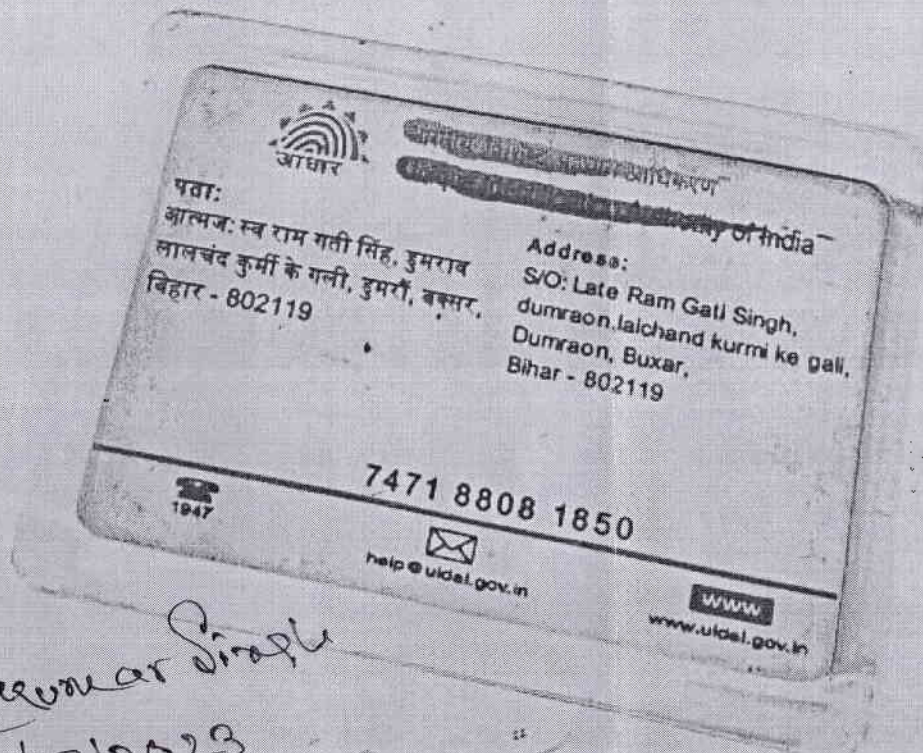
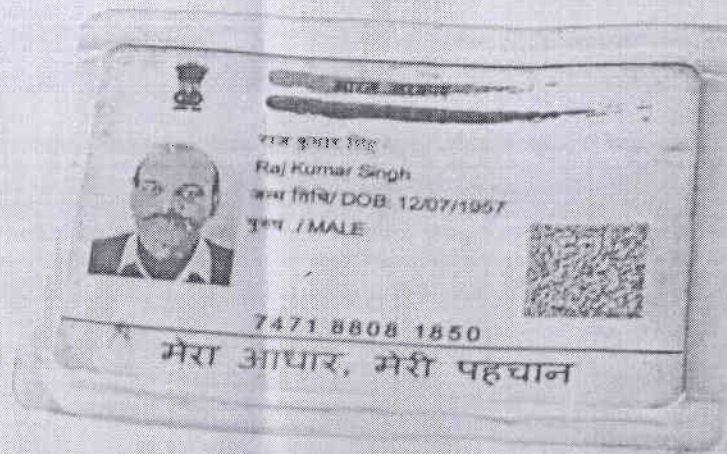
पुरुष / Male

6254 8436 6418

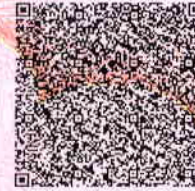


Signature
5/3/2023

आधार — आम आदमी का अधिकार



Raj Kumar Singh
05/03/2023

**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**

Certificate No. : IN-BR52778581496053V
Certificate Issued Date : 04-Mar-2023 11:39 AM
Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRTBSCB0988245066932221V
Purchased by : GAURAV SAH
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : GAURAV SAH
Stamp Duty Paid By : GAURAV SAH
Stamp Duty Paid (Rs.) : 21,61,000 (Twenty One Lakh Sixty One Thousand only)
Reg. fee (Rs.) : 5,41,000 (Five Lakh Forty One Thousand only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 27,03,050 (Twenty Seven Lakh Three Thousand And Fifty only)

Serial No. 3530

Deed No. 3286

**Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement**

This document was presented for registration on **05/03/2023** by **Satya Narayan Agarwal (Director)**

A Stamp Duty of Rs. **2161000/-** and other Fees of Rs. **542050/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **3286** in Book No. **1**, Volume No. **76** on pages from **172** to **187** and has been preserved in total **16** pages in C.D. No. **12 / Year 2023**

Date: 05/03/2023

Token No: 3558 /2023

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna



For AMBE PROPERTIES
Sahyamal

Do not write or type below this line

PU 0006398810

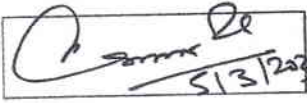
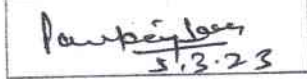
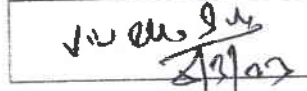
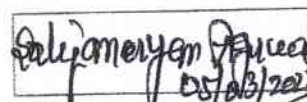
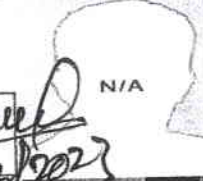
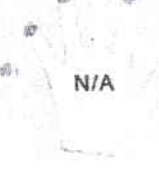
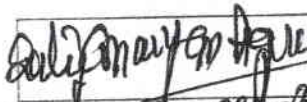
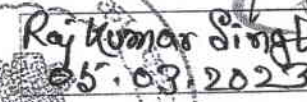
3/5/2023

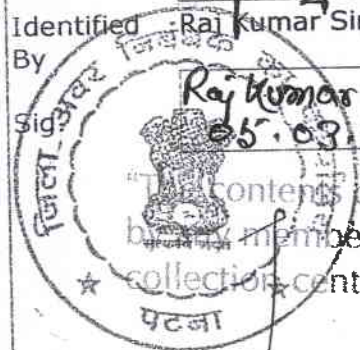
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using a Stamp Mobile App of Stock Holding.
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.
3. In case of any discrepancy please inform the Competent Authority.

District Registry Office, Patna

Token Number 3558 Reg. Year 2023 Serial Number 3530 Deed Number 3286

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gaurav Sah						
Sig.							
Claimant	Pankaj Sah						
Sig.							
Claimant	Vivek Sah						
Sig.							
Presented By	Satya Narayan Agarwal(Director)						
Sig.							
Executant	Satya Narayan Agarwal(Director)						
Sig.							
Identified By	Raj Kumar Singh						
Sig.							



The contents of this certificate can be verified and authenticated world-wide by members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost.

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



ABSOLUTE SALE DEED

1. Name of the Vendor/ Seller :

M/S AMBE PROPERTIES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its CIN- U45400WB200PTC117264, PAN- AAGCA4271L, having its Registered office at 5F, 'Everest', 46/C, Chowringhee Road, Kolkata-700071, and its branch office at 237A, Patliputra Colony, P.S. Patliputra, Town and District Patna, represented through its authorized director SRI SATYA NARAYAN AGARWAL, (Aadhaar Number 8911 0108 5918) Son of Late Brindwan Das, resident of 237A, Abha Sadan, Patliputra Colony, P.S. Patliputra, Town and District Patna, duly authorized to sign and execute this deed of absolute sale vide EGM & BOR dated 30.01.2023 passed by the Board of Directors of the company and hereinafter referred to as the "**VENDOR/ SELLER**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successor-in-office, administrators, legal representatives, executors, nominees and assignees) of the **FIRST PART**.

M-9334729016



For AMBE PROPERTIES PVT. LTD.
Satyamen Agarwal
DIRECTOR
05/02/2023



For AMBE PROPERTIES PVT. LTD.

Signature
DIRECTOR

05/03/2022

प्रमाणित किया जाता है कि 20 हजार रुपये का 25775 दिनांक 20/10 को अर्पण किया गया है।
इस सम्पत्ति के अंक की प्रतिलिपि की गई है।
05/03/2022

2. Name of the Purchaser/ Vendees

1. **SRI GAURAV SAH**, aged about 46 years, Son Sri Om Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having PAN : **ADHPS9117Q**, Aadhaar No. **6254 8436 6418**, Mob. No. **9934302246**, by faith Hindu, Occupation Business, Indian Citizen,

2. **SRI PANKAJ SAH**, aged about 46 years, Son Late Raman Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having PAN : **AKPPS1481E** Aadhaar No. **7848 8684 1460**, Mob. No. **9934314658**, by faith Hindu, Occupation Business, Indian Citizen,

3. **SRI VIVEK SAH**, aged about 45 years, Son of Sri Raman Prakash Sah, resident of Jai Ram Das Sah Road, Malsalami, P.S. Malsalami, Patna City, District Patna-800008, having PAN : **AFYPS5962G**, Aadhaar No. **4360 9577 6969**, Mob. No. **9934016060**, by faith Hindu, Occupation Business, Indian Citizen,

All the above named persons hereinafter jointly referred to as "**Purchasers**" / "**Vendees**" / "**Buyers**" (Which expression shall, unless repugnant to the subject or context, mean and include their Successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

3. Nature of Deed: -Absolute Sale Deed.

4. Consideration Amount (Sale Price) :-

₹2,70,00,000/- (Rupees Two Crore and Seventy lacs) only @ **Rs. 27,00,000/-** per katha. As per Government fixed value, the property in question is valued at **₹2,50,00,000/-**. As the Consideration amount is higher than the Government value, hence, the Vendees are paying stamp duty and registration charge over the consideration amount i.e. **₹2,70,00,000/-**

Note: - Govt. value is mentioned at Code No. 013 & Zone III of M.V.R. 2016-2017.



For AMBE PROPERTIES PVT. LTD.
Sahamkar
05/03/2023
DIRECTOR

5. Description of property hereby conveyed:

LOT-I

Details of property hereby purchased by Sri Gaurav Sah

All that piece and parcel of undivided land measuring 04 Katha equivalent to 12.50 decimals, out of 10 katha, Situated at branch road of South Digha/ Jamakhaij, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 757 (Seven hundred Fifty Seven), pertaining to part of Cadastral Survey Plot (Khesra) No. 1404, (One thousand Four hundred Four), Tauzi No. 5731/5131. Annual rent Rs. 10/- besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No. 19862 भाग वर्तमान- 18 पृष्ठ संख्या-7791, within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Part Plot No- 1404
South : Survey Plot No.1405,
East : Branch Road,
West : Survey Plot No.1403.

LOT-II

Details of property hereby purchased by Sri Pankaj Sah.

All that piece and parcel of undivided land measuring 03 Katha equivalent to 9.375 decimals, out of 10 katha, Situated at branch road of South Digha/ Jamakhaij, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 757 (Seven hundred Fifty Seven), pertaining to part of Cadastral Survey Plot (Khesra) No. 1404, (One thousand Four hundred Four), Tauzi No. 5731/5131. Annual rent Rs. 10/- besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No. 19862



खेसरा पत्तो में दर्ज नहीं है।

यही प्रकार के नक्का रा मुक्त पाया।

नाच लिपिक
5/3/23

For AMBE PROPERTIES PVT. LTD.

Signature of Director
DIRECTOR
05/03/2023

भाग वर्तमान- 18 पृष्ठ संख्या-7791, within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Part Plot No- 1404
South : Survey Plot No.1405,
East : Branch Road,
West : Survey Plot No.1403.

LOT-III

Details of property hereby purchased by Sri Vivek Sah

All that piece and parcel of undivided land measuring 03 Katha equivalent to 9.375 decimals, out of 10 katha , Situated at branch road of South Digha/ Jamakhaj, pargana and Survey Thana Phulwari Sharif, Sub. and Sadar Registration Office Patna Sadar, District Patna, under Thana No.- 01 (One), Khata No. 757 (Seven hundred Fifty Seven), pertaining to part of Cadastral Survey Plot (Khesra) No. 1404, (One thousand Four hundred Four), Tauzi No. 5731/5131. Annual rent Rs. 10/- besides cess payable to the state of Bihar through Circle Office Patna Sadar vide Jamabadi No. 19862 भाग वर्तमान- 18 पृष्ठ संख्या-7791, within the limit of Patna Municipal Corporation, which is bounded as follows :-

Boundary of the land:

North : Part Plot No- 1404
South : Survey Plot No.1405,
East : Branch Road,
West : Survey Plot No.1403.

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Patliputra.
4. Name of the Revenue Village- Digha.
5. Revenue Thana no. - 01.
6. Name of the Revenue Thana- Phulwari
7. Jamabadi 19862 भाग वर्तमान- 18 पृष्ठ संख्या-7791



Satyanarayan Singh
DIRECTOR
05/03/2023

A sketch map is attached with this deed of absolute sale and the vended property is shown in Green, color and the sketch map will be treated as integral part of this deed.

THIS DEED OF ABSOLUTE SALE made on this 5th day of March, in the Christian Era of 2023.

BETWEEN

The aforesaid **M/S AMBE PROPERTIES PRIVATE LIMITED**, through its authorized director **Sri Satya Narayan Agarwal** hereinafter referred to as the **VENDOR** of the **FIRST PART**.

AND

The aforesaid **SRI GAURAV SAH, PANKAJ SAH & SRI VIVEK SAH**, hereinafter jointly referred to as the **VENDEES** of the **OTHER PART**.

Recital

AND WHEREAS, the above named Vendor is a Registered Company incorporated under the provisions of Companies Act, 1956. The above named vendor is the absolute owner of 10 katha equivalent to 31.25 decimals of land, pertaining to part of Survey Plot No. 1404, Khata No. 757, situated in mauza Digha, Pargana and Survey Thana Phulwari Sharif, present P.S. Digha, District Patna. Sub. and Sadar Registration office Patna.

AND WHEREAS, the vendor acquired the aforesaid property under a registered deed of absolute sale dated 20/10/2010, being deed No. 25775, Book No.1, Volume No. 416, pages from 556 to 565, C.D. No. 65/2010 from M/S Ashiana Alloys And Steel Ltd. through its duly authorized director Sri Nirmal Kant Gupta, son of Late Ram Kumar Gupta and the sale deed was registered at Sadar Registration office, Patna.

AND WHEREAS, M/S Ashiana Alloys and Steel Ltd, the vendor of the present seller, purchased the aforesaid property besides

Satya Narayan Agarwal
DIRECTOR
05/03/2023



some other properties under two separate registered deeds of absolute sale, the details of which are as follows :-

Serial No	Deed No-	Volume No-	Pages
4423	4120	403	415 to 444
4481	4171	408	523 to 552

Both the aforesaid sale deed were registered in the office of the District Sub Registrar Patna on 24.6.1993,

AND WHEREAS, after execution and registration of the aforesaid sale deeds, the said M/S Ashiana Alloys and Steel Ltd, took possession of the aforesaid land and the same was in their occupation.

AND WHEREAS, the above named Vendor for its personal requirements and needs decided to sell the aforesaid property, more fully described in Column No.5 of this deed of absolute sale.

AND WHEREAS, to sell the aforesaid property, the vendor announced its desire in public through its authorized director **SRI SATYA NARAYAN AGARWAL** and in response to it, several intending buyers had approached the vendor including the present Vendees, who offered to pay a sum of ₹27,00,000/- (Rupees Thirty Lacs) only per katha, which is quite reasonable according to the government fixed value and the present market value of the vicinity. The vendee No.1 showed his willingness to purchase 04 katha undivided land, the vendee No.2 showed his willingness to purchase 03 katha undivided land and the vendee No.3 showed his willingness to purchase the remaining 03 katha undivided land, out of aforesaid 10 katha land of Plot No. 1404. The vendor accepted the offer of the Vendees in their sound state of body and mind and after considering all its pros and cons without any pressure, threat and coercion.

AND WHEREAS, the Vendor has agreed to sell, transfer and convey the aforesaid property, fully mentioned in Column No.5 of this deed of absolute sale along with all its rights, interest, liens and titles in the Said Property together with undivided, indivisible and impartible ownership right in the property and the rights accrued subsequent to execution of the present deed, (more fully described



Sulazman Agarwal
DIRECTOR
25/03/2023

hereinbefore) together with all easements, privileges, profits and appurtenances whatsoever attached to, free from all claims and encumbrances absolutely and forever at or for a total consideration of ₹2,70,00,000/- (Rupees Two Crore and Seventy lacs) only hereinafter referred to as "Sale Consideration". Out of the total consideration amount, Vendee No.1 paid a total sum of Rs. 1,08,00,000/- and the vendee No.2 & 3 each paid a sum of Rs. 81,00,000/- to the vendor and the vendor acknowledges the receipt of the said payment and there is nothing due against the vendees.

AND WHEREAS, there is no impediment left in execution of indenture of sale in respect of the property, fully described in Column No.5 of this deed of absolute sale as the Vendees have agreed to pay stamp duty and other expenses to be incurred and have requested the Vendor to execute and register a Deed of Absolute Sale in favour of the above named Vendees with respect to the aforesaid property.

AND WHEREAS, the Vendees have requested the above named vendor to execute these presents for passage of clear title which the vendor have agreed to do so.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. That in consideration of cost of land, the Vendees already paid a total sum ₹2,70,00,000/- (Rupees Two Crore and Seventy lacs) only to the Vendor towards Sale Consideration of the aforesaid land, fully described in column No.5 of this deed of absolute sale, and the vendor hereby admits and acknowledges the receipt of the said payment. The details of payment made by the Vendees to the vendor is clearly mentioned in Schedule-I of this deed of absolute sale.
2. That upon receipt of the entire consideration amount paid by the Vendees to the Vendor for the property, fully described in Column No.5 of this deed, the Vendor doth hereby grants, conveys, transfers, assigns and assures by way of sale on ownership basis unto the Vendees with all their estate, rights, title and interest,



Sudhakar Chandra Prasad
DIRECTOR
25/03/2023

claim and demand whatsoever in the Said Property having an area measuring ~~10 Katha equivalent to 31.25 decimals~~ or may say 13,610 sq.ft. little more or less, bearing Tauzi No. ~~5731/5131~~ (Five thousand Seven hundred and Thirty One/ Five thousand one hundred and Thirty One), Khata No. 757 (Seven hundred Fifty Seven), part of Survey Plot (Khesra) No. 1404 (One thousand Four hundred Four), situated in Mauza- Digha, Sub. and Sadar Registration Office Patna, Circle Patna Sadar, together with all easements, clear pathway for access, passages, appurtenances belonging thereto more particularly described in the Schedule hereunder written and shown in green, color in the plan annexed hereto, and delivers peaceful and vacant possession thereof to the Vendees to hold the same absolutely forever free from all encumbrances, mortgages, charges or liens whatsoever together with all the privileges, easements, profits, advantages and rights and appurtenances whatsoever relating to the Said Property and all the estate, right, title and interest use, possession, benefits, claims and demand whatsoever at law or otherwise of the Vendor to the Said Property and TO HAVE AND HOLD the Said Property hereby granted, conveyed, transferred, assigned and assured or intended so to be with their and every of their rights, members and appurtenance unto and to the use of the Vendees absolutely and forever subject to payment of all the rents, taxes, assessments dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereinafter in respect of the Said Property to the Government or any local authority or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned and the Vendees shall hereafter peaceably and quietly hold possess and enjoy the Said Property without any claim, demand or hindrance, whatsoever from the Vendor or any person claiming through or under the Vendor and that the Vendor shall save harmless and keep indemnified the Vendees or any person claiming under him from or against all encumbrances, charges, liens, attachments and mortgages, equitable or otherwise whatsoever AND FURTHER THAT the Vendor shall at the request and cost of the Vendees do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of the deed.



Subj. Manager
DIRECTOR
05/03/2023

3. The Vendor hereby also ~~confirms and acknowledges~~ that the disbursement of the Sale Consideration as enunciated above shall be full and effective discharge of the total Sale Consideration and subsequent to the ~~disbursement as above~~, the Vendees shall be free from all claims ~~whatsoever~~ with regard to the Sale Consideration and shall be lawfully entitled to the ownership of the Said Property and the Vendor ~~shall not make~~ any further demand ~~whatsoever~~ towards the Sale Consideration or any part thereof.
4. The Vendor hereby ~~for itself, their executor, and administrators~~ covenant with the Vendees that they have good right, a clear, effectual, subsisting and marketable title and full power and absolute authority to grant, convey, ~~transfer, assign, release and assure by way of sale on ownership basis~~ the Said Property hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;
5. The Vendor hereby assure the Vendees that, the Said Property is free from all sorts of encumbrances i.e. Mortgages, court injunctions, attachments, previous sale, disputes, gifts, wills, etc. The Vendor assures ~~the Vendees that sale of the Said Property is free from all types of encumbrances such as decree, litigation, prior sale, injunction, notification of acquisition, gift, legal or religious disputes and further declares that no transfer / charge by way of agreement, Mortgage, Lien, Pledge or Security have been created against the Said Property by the Vendor and if it is proved otherwise at any time in future, the Vendor unconditionally agrees to indemnify the Vendees from or against any action by any individual, or other entities claiming title in part or in full for the Said Property or claiming any interest in or charges, lien or encumbrances on the Said Property whereby the title of the Vendees shall get affected adversely or whereby they would be required to vacate the Said Property.~~
6. The Vendees may ~~from time to time and at all times~~ hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the Said Property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and ~~benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the~~



Soliman Khan
DIRECTOR
08/03/2023

Vendor or its successor-in-interest or any of them or by any person or persons claiming or to claim from, under or in trust for him or any of them;

7. That the Vendor hereby declare with the Vendees that all the taxes, duties, rates and other outgoings due to Local bodies, revenue, urban and other authorities including stamp authorities in respect of the Said Property have been paid up to the financial year 2021-22 and the Vendees shall bear and pay the same hereafter including the cost of stamp duty and registration fee for this Sale Deed together with deficit stamp duty, if any.
8. That at the time of execution of this deed of absolute sale, the Vendor hereby handed over the vacant possession of the Said Property to the Vendees and delivered all the connected original title documents/ deed and other relevant documents and articles in respect of the Said Property hereby conveyed on the date of execution of these presents.
9. That the Vendor doth hereby covenants and assures that the Vendees are entitled to have mutation/ property transferred in their names in all Panchayat / Municipal Corporation records, Government records at their own cost and undertakes to execute any legally required document in this respect so that the Vendees enjoy the same with absolute rights forever.
10. That the Vendees shall secure mutation of their names over the Property fully described in Column No.5 of this Deed from the office of the state of Bihar or in any such office or department, wherever it is so required, at their own cost and shall henceforth pay all taxes, charges, cess etc. as levied by the competent authority in respect of the said property. The Vendees shall also secure mutation of their names in the Electricity Meter/Bill for the said property from the concerned authorities, at their own cost and shall pay the required electricity charges to the concerned authority. The Vendees shall henceforth also be wholly and solely be responsible for any other charges, levies, taxes, fees or any other dues payable to any authority whatsoever, in connection with the said property fully described in column No.5 of this deed of absolute sale.



11. That the Vendor doth hereby covenants, assures and undertakes that the Vendor shall at the request and cost of the Vendees execute all necessary forms, applications and documents and shall extend all necessary cooperation to the Vendees as may be required for change of use of the Said Property as per prevailing laws, at the cost of the Vendees.

The vendor hereby Certify that land in question is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaisari Hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

SCHEDULE-I

The details of payment made by the Vendees to the vendor, are as follows:-

- (i) The Vendee No.1 already paid the entire consideration amount of **Rs. 1,06,92,000/-** through RTGS, UTR No-HDFCR52023030487780632 on dated-04.03.2023 to the vendor after deduction of the tax at source as per Section 194 IA of the Income Tax Act for a sum of **Rs. 2,70,000/-** on total combined consideration amount, which has been deposited in the PAN No. **ADHPS9117Q** of the vendor vide Challan No. 14090 dated **04.03.2023** and for which Form 26QB has been provided and form 16B shall be provided to the vendor.
- (ii) The Vendee No.2 already paid the entire consideration amount of **Rs. 80,19,000/-** through RTGS, UTR No-HDFCR52023030487786110 on dated-04.03.2023 to the vendor.
- (iii) The Vendee No.3 already paid the entire consideration amount of **Rs. 80,19,000/-** through RTGS, UTR No-HDFCR52023030487772995 on dated-04.03.2023 to the vendor.



Signature of Director
DIRECTOR

In witnesses whereof, both the Vendor and the Vendees aforesaid have put their respective signatures on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above mentioned, in presence of under signed witnesses.

For AMBE PROPERTIES PVT. LTD.

Satish Kumar Agarwal
Signature of the Vendor.

Chander Shekhar
Signature of the Vendee No.1
05/03/23

1.

05/03/2023

Ranjit Singh
Signature of the Vendee No.2
05.03.23

Raj Kumar Singh
Late Ramesh Chandra Singh
Lal Chand Kumar Hegale
Dumraon, Buxar

Signature of the Vendee No.2

2.

Shiv Kumar
Signature of the Vendee No.3
03/23

Signature of the Vendee No.3

05/03/23
Anand Kumar
5/6 Late Dilamber Singh
Indira Nagar
Post Office, Patna - 1
03/2023

VALUATION OF THE LAND

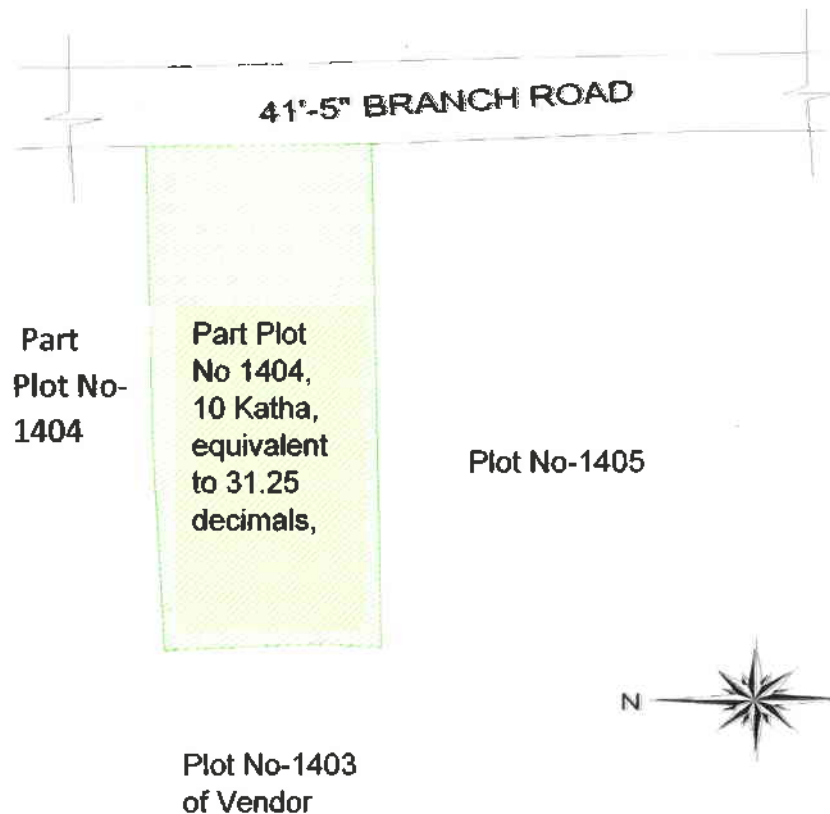
Total land 10 katha equivalent to 31.25 decimals
@ Rs. 8,00,000/- per decimal vide Thana Code
No.013, Zone-III Rs. 2,50,00,000/-



Seller: M/S AMBE PROPERTIES PRIVATE LIMITED

Purchaser: Mr Gaurav Sah, Pankaj Sah & Vivek Sah

Land Detail: Cadastral Survey Plot (Khasra) No- 1404, Khata No- 757, Tauzi No-5731/5131, Situated on branch road at Mauza-Digha, Thana No-01(one), Circle- Patna Sadar, Distt- Patna, measuring 10 Katha, equivalent to 31.25 decimals.



For AMBE PROPERTIES PVT. LTD.

[Handwritten Signature]
DIRECTOR
Signature of Vendor
05/04/2023



[Handwritten Signature]
5/3/23

[Handwritten Signature]
5.03.23
Signature of Vendee

[Handwritten Signature]
05/03/2023

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1621000/-
Addl. Stamp duty paid under Municipal Act Rs. 540000/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	2703050/-

Registration Fee

FEE PAID	A1	541000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									541000

LLR + Proc Fee Service Charge

LLR	500	
Proc. Fee	50	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 542050

Date: 05/03/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Sunday, 05th March 2023 by Satya Narayan Agarwal (Director) S/O Late Brindwan Das by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 05/03/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raj Kumar Singh' age '66' Sex 'M', 'Late Ram Gati Singh', resident of 'Dumraon Lalchand Kumri Ke Gali Buxar-802119'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 05/03/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 76 on pages on 172 -187, for the year 2023 and stored in CD volume No. CD-12 year 2023 .The document no. is printed on the Front Page of the document.



Date : 05/03/2023

Registering Officer
Patna

3/5/2023



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 0000/00336/67358

To
सत्य नारायण अग्रवाल
Satya Narayan Agrawal
S/O Brindwan Das
237-A, Abha Sadan
Patliputra Colony
Patna
Patna Bihar - 800013
9334729016

Download Date: 15/09/2017
Generation Date: 26/12/2016

Signature Not Verified
Do not use this for
official identification
purpose of Aadhaar
Card. 26/12/2016



आपका आधार क्रमांक / Your Aadhaar No. :

8911 0108 5918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

सत्य नारायण अग्रवाल
Satya Narayan Agrawal
जन्म तिथि/ DOB: 20/10/1954
पुरुष / MALE



8911 0108 5918

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

■ आधार देश भर में मान्य है।

■ आधार प्रमाण में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O बृन्दावन दास, 237-अ, आभा
सदन, पाटलिपुत्रा कॉलोनी, पटना,
पटना,
बिहार - 800013

Address:
S/O Brindwan Das, 237-A, Abha
Sadan, Patliputra Colony, Patna,
Patna,
Bihar - 800013

8911 0108 5918



http://uidai.gov.in

www.uidai.gov.in

For AMBE PROPERTIES PVT. LTD.

Saty Narayan Agrawal
DIRECTOR
25/08/2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBE PROPERTIES PRIVATE LIMITED



17/07/2007

Permanent Account Number

AAGCA4271L

31072007

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

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लाअर परेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

For AMBE PROPERTIES PVT. LTD.
DIRECTOR

Saljama...
25/07/2023



Gaurav Sah
5/3/23



Pankaj Sah
5-03-23

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFYPS5962G

नाम / Name
VIVEK SAH

पिता का नाम / Father's Name
RAMAN PRAKASH SAH

जन्म की तारीख / Date of Birth
29/08/1978

22042016

* PAN Application Debitly Signed, Card Not Valid unless Physically Signed



Vivek. Sah
r/s/h



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

संयोजन ID-संख्या Enrolment No.: 1046/30062/02509

To,

Gaurav Sah

शौरव साह

S/O. Om Prakash Sah

Jai Ram Das Sah Road, Malsalami

Patna City

Patna

Bihar 800008

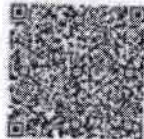
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28/10/2011



UC 07233078 3 IN

Ref No.: 02B3B9X-7233078



आपका आधार क्रमांक / Your Aadhaar No. :

6254 8436 6418

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



शौरव साह

Gaurav Sah

:

:

जन्म वर्ष / Year of Birth : 1977

पुरुष / Male

6254 8436 6418



आधार — आम आदमी का अधिकार

Gaurav Sah
5/12/23



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

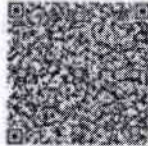
नामांकन क्रम / Enrollment No: 1046/30061/01299

To,
पंकज साह
Pankaj Sah
S/O Raman Prakash Sah
Jai Ram Dass Sah Road
Malsalami
Patna City
Patna
Bihar 800008
9934314658

Ref: 191 / 10C / 143474 / 144317 / P



UE181720005IN



आपका आधार क्रमांक / Your Aadhaar No. :

7848 8684 1460

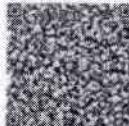
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



पंकज साह
Pankaj Sah
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



7848 8684 1460

आधार — आम आदमी का अधिकार

10/05/23
5.0323



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नमोबन क्रम / Enrollment No 1046/30061/01297

To,

विवेक साह

Vivek Sah

S/O Raman Prakash Sah

Jai Ram Dass Sah Road

Malsalami

Patna City

Patna

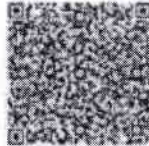
Bihar 800008

9934018060

Ref: 311 / 13C / 302848 / 303309 / P



UID173911796IN



आपका आधार क्रमांक / Your Aadhaar No. :

4360 9577 6969

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

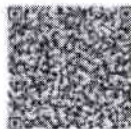


विवेक साह

Vivek Sah

जन्म वर्ष / Year of Birth : 1979

पुरुष / Male



4360 9577 6969

आधार — आम आदमी का अधिकार

Vivek Sah
13/12

भारत सरकार
आधार आधिकारण

राज कुमार सिंह
Raj Kumar Singh
जन्म तिथि/DOB: 12/07/1957
पुरुष / MALE

7471 8808 1850

मेरा आधार, मेरी पहचान

आधार

पता:
आत्मज: स्व राम गती सिंह, दुमराव
लालचंद कुर्मी के गली, दुमरा, बुखार,
बिहार - 802119

Address:
S/O: Late Ram Gati Singh,
dumraon, laichand kurmi ke gali,
Dumraon, Buxar,
Bihar - 802119

7471 8808 1850

1947

help@uidai.gov.in

www.ww
www.uidai.gov.in

पहचान

Raj Kumar Singh
05/03/2023