



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL31325820276314W
Certificate Issued Date : 23-Jan-2024 12:54 PM
Account Reference : NONACC (BK)/ dlunbol02/ PUNJABI BAGH/ DL-DLH
Unique Doc. Reference : SUBIN-DLDLUNBOI0224640678110715W
Purchased by : AMBITION HOMES PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : PLOT NO. PKT-02(b), POCKET-2, BLOCK-B, SECTOR-32, BOHINI, DELHI-110085
Consideration Price (Rs.) : 93,03,02,400
 (Ninety Three Crore Three Lakh Two Thousand Four Hundred only)
First Party : PRESIDENT OF INDIA
Second Party : AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid By : AMBITION HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 6,51,21,200
 (Six Crore Fifty One Lakh Twenty One Thousand Two Hundred only)



LOCKED

Please write or type below this line

Rakesh Agrawal

For Ambition Homes Pvt. Ltd.

[Signature]
 Director

[Signature]
 13/02/24
 Lease Administrative Officer
 (Group Housing) DDA,
 New Delhi

RD 0019727363

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamp.com or use 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



Delhi Development Authority
GROUP HOUSING BRANCH
Vikas Sadan, Behind INA Market, New Delhi 110023

FORM - BA
CONVEYANCE DEED

BH1888184326

AAHCA 7498N

7082 3112 2066 3864 1445 9226

File No, F (21)/2023/GH

13 FEB 2024



This deed of conveyance made on this day between the President of India, hereinafter called "THE VENDOR" through DDA, Vikas Sadan, New Delhi (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and AMBITION HOMES PRIVATE LIMITED THROUGH ITS DIRECTORS SHRI RAKESH KUMAR AGRAWAL S/O LATE RAMNARAYAN AGRAWAL & SHRI DILIP KUMAR MITTAL S/O LATE PRAYAG CHAND MITTAL REGD. OFFICE BEHIND NARAYAN PLAZA OFF EXHIBITION ROAD, PATNA-800001 hereinafter called "The Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS Plot No. Pkt 02(b) Sector- 32 Pocket-2/Block- B situated in MODIFIED REVISED LAYOUT PLAN OF SECTOR-32, ROHINI, ROHINI was allotted to the Purchaser by Delhi Development Authority vide allotment letter No F (21)/2023/GH dated 20-02-2023 against a consideration of Rs. 930302400 (Ninety Three Crores Three Lakh Two Thousand Four Hundred Rupees Only) which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on 07-11-2023 and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 232575600 paid at the time of allotment and Rs. 697726800.00 (Sixty Nine Crores Seventy Seven Lakhs Twenty Six Thousands Eight Hundred Rupees Only) was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Purchaser freehold ownership in the Scheme Plot No. Pkt 02(b) Pocket-2 Sector-32 Block-B ROHINI, MODIFIED REVISED LAYOUT PLAN OF SECTOR-32, ROHINI, ad-measuring 7530 sqm.

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Layout Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
3. The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.
4. The said plot is allotted on the basis of 'as is where is' and the Purchaser cannot make any alteration/ addition/ encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee / Purchaser.

For Ambition Homes Pvt. Ltd.

For Ambition Homes Pvt. Ltd.

Director

13/02/24
Lease Administrative Officer
(Group Housing) DDA,
New Delhi

5. If it is discovered at any stage that the allotment or this deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this deed shall become void at the option of the Vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the Purchaser. The decision of the vendor in this regard shall be final and binding upon the Purchaser and shall not be called in question in any proceedings.
6. That the Purchaser shall abide by the terms and conditions of allotment/auction/tender, which shall be treated as a part of these presents.
7. That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.
8. The stamp duty and registration charges upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness where of Shri/Smt./Ms. SATENDRA SINGH For and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand above written. For Ambition Homes Pvt. Ltd., the Purchaser, the hereunto set his/her hand day and year first

THE SCHEDULE ABOVE REFERRED TO

All that Residential plot No Pkt 02(b) Pocket-2 Sector-32 Block-B ROHINI in the layout plan of Modified revised layout plan of Sector-32, Rohini and consisting of 7530 Sqm. Or thereabouts bounded as follows.

NORTH : 30 M R/W Road

EAST : Pocket 08

SOUTH : Plot No. Pkt. 02(c)

WEST : Plot No. Pkt. 02(a)

Signed by SATENDRA SINGH for and on behalf of and by the orders and direction of the President of India. (Vendor)

13/02/24
Lease Administrative Officer
(Group Housing) DDA,
New Delhi
VENDOR

In the Presence of :

1) Shri/Smt Surender S. Lohia

Signed by Shri/Smt Rakesh Kumar Aggarwal
Dilip Kumar Mittal

Director

Rakesh Kumar Aggarwal
For Ambition Homes Pvt. Ltd.
Purchaser
Director

In the Presence of :

1) Shri. VIJAY SEHGAL S/O SHRI. CHANDER MOHAN SEHGAL
R/O H-114, SECOND FLOOR, KARAMPURA, NEW DELHI 110015.

2) Shri. SOHAN LAL AGGARWAL S/O SHRI. MUKUND LAL AGGARWAL
R/O A-803, BALAJI APPARTMENT, SECTOR 14, ROHINI, DELHI 110085.

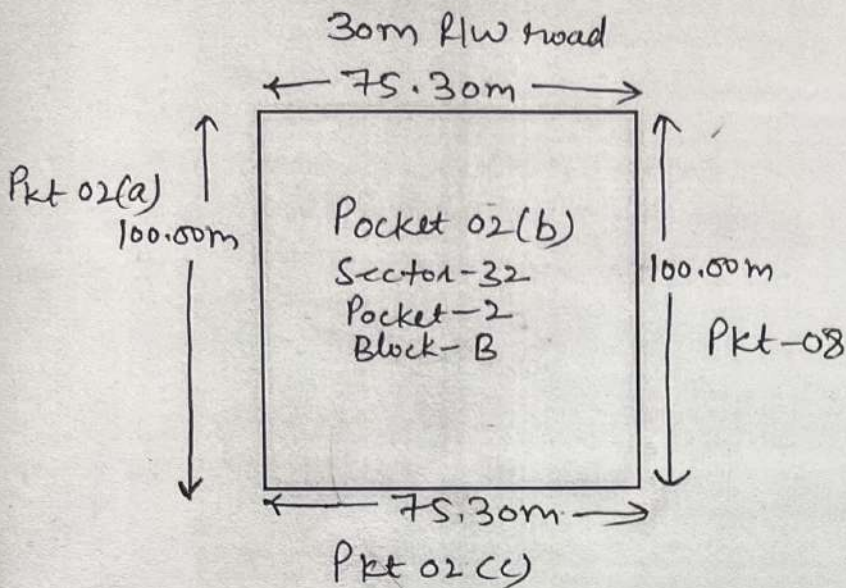
2346 2076 1056

Vijay
Sohan Lal

Delhi Development Authority
Rohini Maintenance Division No. 3, Delhi

SITE PLAN

Site plan of Group Housing Group Housing Pkt 02(b) Sector-32 Pocket-2 Block-B ad-measuring 7530.00 Sqm situated in Rohini



NORTH 30m Flw Road
SOUTH Pkt 02(c)
EAST Pkt 08
WEST Pkt 02(a)

For Ambition Homes Pvt. Ltd.

~~Signature~~ 07-11-2023
Authorised Signatory

SIGNATURE OF LESEE

[Signature]

For Ambition Homes Pvt. Ltd.

[Signature]
Director

[Signature] 07/11/2023

सहायक अभियन्ता-1
Assistant Engineer-1
रोहिणी रख-रखाव खण्ड-3/दि.वि.प्रा.
Rohini Maintenance Division-3/D.D.A.
ASSISTANT ENGINEER
RMD-3/DDA

[Signature] 13/02/24
Lease Administrative Officer
(Group Housing) DDA,
New Delhi



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1440370238017
Issue Date 23-JAN-2024 14:05
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL31325820276314W
Purchased By AMBITION HOMES PRIVATE LIMITED
Registration Fees Paid By AMBITION HOMES PRIVATE LIMITED
Property Description PLOT NO. PKT-02(B), POCKET-2, BLOCK-B, SECTOR-32,
ROHINI, DELHI-110085
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 93,03,024.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 93,04,160.00

(Rupees Ninety-Three Lakh Four Thousand One Hundred Sixty Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



LOCKED

*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For Ambition Homes Pvt. Ltd.

Rohit Agarwal
Director 13/12/24



Deed Related Details

Deed Name :- Conveyance - 23(CONVEYANCE DEED (DDA)),

Property Description

PLOT NO.- PKT-02(b), POCKET-2, BLOCK-B, SECTOR-32, ROHINI, DELHI-110085 AD-MEASURING 7530 SQ. MTRS.,

Money Related Details

Consideration Value :- Rs.930302400/- ,Copying Fee :- Rs.100/- ,E-change of Name fee :- Rs.1000/- ,Registration Fee :- Rs.9303024/- ,Stamp Duty :- Rs.27909072/- ,Transfer Duty :- Rs.37212128/-

This Document Of :- Conveyance - 23

CONVEYANCE DEED (DDA)

Presented by: SH/Smt

S/o,W/o

R/o

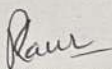
RAKESH KUMAR AGRAWAL

BEHIND
NARAYAN
PLAZA OFF
EXHIBITION
ROAD,
PATNA,
BIHAR

DILIP KUMAR MITTAL

BEHIND
NARAYAN
PLAZA OFF
EXHIBITION
ROAD,
PATNA,
BIHAR

The Office Of Sub-Registrar,Delhi this 13-02-2024 02:51:21 day Tuesday between the hours of


Registrar/Sub Registrar
New Delhi INA

Execution admitted by the said Shri/Ms

and Shri/Ms

RAKESH KUMAR AGRAWAL ,DILIP KUMAR MITTAL

Who is/are identified by Shri/Smt/Km SOHAN LAL AGGARWAL S/o W/o D/o MUKAND LAL AGGARWAL R/o A-803, BALAJI, APARTMENT, ROHINI, SECTOR-14, NORT-WEST DELHI, DELHI-110085 and VIJAY SEHGAL S/o W/o D/o CHANDER MOHAN SEHGAL R/o H-114, SECOND FLOOR, KARAMPURA, DELHI-110015

Content of the documents explained to the parties who understand the conditions and admit them as correct



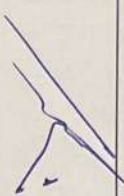


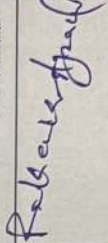
Certified that the left(or Right,as the case may be) hand thumb impression of the executant has been affixed in my presence

Document Registration Summary 2

Print Date :- 13-Feb-2024

Registration No:2024/11/1487

Type Of Deed Conveyance - 23

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	POI Rashtrapati Bhavan New, Delhi - 110004 ,,, Delhi, - ,Pan No: ,Age	ONE PART			
2	DILIP KUMAR MITTAL AMBITION HOMES PRIVATE LIMITED BEHIND NARAYAN PLAZA OFF EXHIBITION ROAD, PATNA, BIHAR ,,, Delhi, - ,Pan No: ,Age	OTHER PART			
3	RAKESH KUMAR AGRAWAL AMBITION HOMES PRIVATE LIMITED BEHIND NARAYAN PLAZA OFF EXHIBITION ROAD, PATNA, BIHAR ,,, Delhi, - ,Pan No: ,Age	OTHER PART			

The Executants Have Admitted The Execution

Stamp No. 3 at On Dated 13-Feb-2024 02:53:22 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	SOHAN LAL AGGARWAL S/O :-MUKAND LAL AGGARWAL Address :-A-803, BALAJI, APARTMENT, ROHINI, SECTOR-14, NORT-WEST DELHI, DELHI-110085			
2	VIJAY SEHGAL S/O :-CHANDER MOHAN SEHGAL Address :-H-114, SECOND FLOOR, KARAMPURA, DELHI-110015			

Stamp No. 4 at 13-Feb-2024 02:54:05 pm

New Delhi INA

Proofing Number: 2024/11/1487

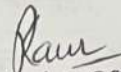
Presenter Name: AMBITION HOMES PRIVATE LIMITED

Certificate (Section 60)

Office of the New Delhi INA

Registration No: 2024/11/I/1347 in Book No : I, Volume No : 9320,
Page No. on page 157 to 170 on this date 15-Feb-2024 day
Thursday.

Date:- 15-Feb-2024


Registering Officer
New Delhi INA

