



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 75f850a5f920af86ff83

Receipt Date : 21-Apr-2022 01:11:12 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Ranchi

Stamp Duty Paid By : SHREE RAM ENTERPRISES PRIVATE LIMITED

Purpose of stamp duty paid : AGREEMENT

First Party Name : SHREE KEDARNATH ENTERPRISES LLP

Second Party Name : SHREE RAM ENTERPRISES PRIVATE LIMITED

GRN Number : 2210941354

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 16th day of April, 2022, A.D.

BY AND BETWEEN

- (1) **SRI MEHUL KUMAR BASANT** (PAN: AHAPB 7722R), son of Late Jayanti Lal Basant,
- (2) **SMT. MAMTA BASANT** (PAN: AALPV 6384P), wife of Sri Milan Kumar Basant, by caste General (Don't come under CNT Act, 1908), by faith Hindu, by occupation Business, both residing at Tagore Path, P.O., P.S. & District Ramgarh,
- (3) **SRI RAJEEV KUMAR SINGH** (PAN: AIOPS 5298L), son of Sri Kumar Mahesh Singh,
- (4) **SMT. KHUSBOO SINGH** (PAN: BYVPS 2859F), wife of Sri Rakesh Kumar Singh, by caste General (Don't come under CNT Act, 1908), by faith Hindu, by occupation Business, both residing at Sarubera, P.S. Mandu, District Ramgarh, in the State of Jharkhand, all representing **Shri Kedarnath Enterprises LLP** hereinafter collectively called the "**LAND OWNERS**"/"**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include themselves, their respective heirs, co-parceners, successors, assigns, legal representatives, executors, administrators etc.) of the **ONE PART**;

AND

SHREE RAM ENTERPRISES PRIVATE LIMITED (PAN NO- AAQCS 9478R), represented through its Director **PARTH KEJRIWAL** (UID NO- 2457 9501 8728) (MOBILE 7781049033) (aged about 26 years), son of Sri Naresh Kumar Kejriwal and grandson of Late Mohan Lal Kejriwal, by faith Hindu, by caste- General (not govern under the C.N.T Act 1908), by occupation Business, resident of H.B. Road, Lalpur, Opposite Tata Saw Mills, Ranchi, District Ranchi, State Jharkhand, Indian National, hereinafter called the "**DEVELOPER/ PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof mean and include itself, its successors, administrators, executors assigns etc.) of the **OTHER PART**;

In this Agreement unless the context otherwise demands the reference to :-

- (i) words importing masculine gender shall include feminine gender or neuter gender. Likewise words importing feminine gender shall include masculine gender or neuter gender and the words importing

Shree Kedarnath Enterprises LLP

Khushboo
Partner

Shree Ram Enterprises Pvt. Ltd

Shree Kedarnath Enterprises LLP

Parth Kejriwal
Partner

Shree Kedarnath Enterprises LLP

Mehul Basant
Partner

Shree Kedarnath Enterprises LLP
Mamta Basant
Partner

Director
Director/Authorised Signatory

neuter gender shall include masculine gender of feminine gender, as the case may be.

- (ii) singular shall mean and include plural and vice-versa ; and
- (iii) living person shall and include body incorporate and/or any other artificial person.

WHEREAS the LAND OWNERS are the absolute and lawful owners of Land having an area 01 Acre 85.50 Decimal (Area 34 Decimal out of Plot No. 597, under Khata No. 30 and area 10 Decimal out of Plot No. 598, under Khata No. 30 and area 12 Decimal out of Plot No. 599, under Khata No. 30 and area 70 Decimal out of Plot No. 618, under Khata No. 30 and area 19.50 Decimal out of Plot No. 625, under Khata No.30 and area 40 Decimal out of Plot No.627, under Khata No.75) all of Village Sandi alias Tilaiya, Pargana Jagesar, P.S. Mandu, Thana No. 143, District Ramgarh which has been acquired by virtue of a registered deed of sale being Deed No. 835/818 dated 11.06.2018, entered in book no.1, volume no. 82, at pages 289 to 358, for the year 2018 of the office of DSR, Ramgarh from Ram Pravesh Agarwal and came in possession over the same;

AND WHEREAS the above lands of the Landowner Nos. 1, 2, 3 and 4 are intended to develop the aforementioned land in one chunk/block, morefully described in the "SCHEDULE-A" hereunder written and to get multi-storeyed building complex constructed over the same ;

AND WHEREAS the said "SCHEDULE-A" land (hereinafter for the sake of brevity be called as the "SAID PROPERTY") in one block is capable of being developed by constructing of new multi-storied building complex thereon by utilizing maximum F.A.R. and Floor Index of land ;

AND WHEREAS the LANDOWNERS co-jointly are desirous of developing the SAID PROPERTY in one block/chunk on conversion-cum-ownership basis through any reputed Builder or Developer.

AND WHEREAS the DEVELOPER/PROMOTER has expertise in developing properties. The DEVELOPER/ PROMOTER has sufficient means and resources for such development. Upon the proposal made by the Landowners for development of the SAID PROPERTY to the DEVELOPER/PROMOTER, the matter was discussed at length in various meetings between the LANDOWNERS and the DEVELOPER/ PROMOTER. After due deliberation and discussions, the proposal of the Landowners was accepted by the DEVELOPER/ PROMOTER. And the

Shree Kedamath Enterprises LLP

Khusboo
Partner

Shree Ram Enterprises Pvt. Ltd

Director/Authorised Signatory

Shree Kedamath Enterprises LLP

Rishabh

Shree Kedamath Enterprises LLP

Mehul
Partner

Shree Kedamath Enterprises LLP
Mamta
Partner

LANDOWNRS co-jointly have agreed to permit the DEVELOPER/PROMOTER to develop the SCHEDULE-A LAND (the SAID PROPERTY) on conversion-cum-ownership basis and the DEVELOPER/PROMOTER has agreed to undertake development of the SAID PROPERTY by constructing multi-storeyed building complex thereon on conversion-cum-ownership basis on the terms and conditions mutually agreed upon; AND

2. The LAND OWNERS hereby declare and confirm inter-alia as under:-

- (a) The LAND OWNERS are the lawful owners having rightful and legal title and are in possession of their respective landed property comprised in the SAID PROPERTY which is the subject matter of these presents.
- (b) The Said Property is free from all encumbrances, charges, liens, lis, lispens and trusts of whatsoever nature.
- (c) No other person except the LAND OWNERS have any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
- (d) The LANDOWNERS have or any of them has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNERS hereby declare that they or either of them shall hereafter not create any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.
- (e) The LAND OWNERS have not entered into any agreement or arrangement, oral or written with regard to transfer and/or sale of the SAID PROPERTY.
- (f) No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Land

Shree Kedarnath Enterprises LLP

Rhusba
Partner

Shree Kedarnath Enterprises LLP

Prish
Partner

Shree Kedarnath Enterprises LLP

Mehul Koley
Partner

Shree Kedarnath Enterprises LLP
Mamta Vashisth
Partner

Shree Ram Enterprises Pvt. Ltd

[Signature]
Director/Authorised Signatory

Requisition Act, the Ramgarh Nagar Nigam or any other statute has been received or served upon them (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor any publication has been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storeyed buildings thereon.

- (g) There are no proceedings instituted by or against the LAND OWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lispendens.
 - (h) The LAND OWNERS have furnished Photostat copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, to the DEVELOPER/ PROMOTER. The LAND OWNERS shall hand over all the original documents relating to their respective title on and over the SAID PROPERTY including Correction Slip, Rent Receipt, Municipal Tax Receipts to the DEVELOPER/ PROMOTER as and when require for legal compliances.
 - (i) In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNERS shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses remove the same.
 - (j). The LAND OWNERS will bear 25% of the total project cost.
3. Upon offering by the Land Owners the aforesaid land to the Developer to construct multi storied building at their cost and in lieu of land, to allot agreed salable area of the proposed building to the landowners and taking into declaration and representation made by the landowners as true and correct, the DEVELOPER became interested and agreed to undertake construction of the proposed multi-storeyed buildings complexes on the SAID PROPERTY on

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Khusboo
Partner

Shree Kedamath Enterprises LLP

Rishabh
Partner

Shree Kedamath Enterprises LLP

Mehul Dabot
Partner

Shree Kedamath Enterprises LLP

Mona Dabot
Partner

Shree Ram Enterprises Pvt. Ltd

[Signature]
Director/Authorised Signatory

conversion-cum-ownership basis. The PROMOTER has further agreed to develop the SAID PROPERTY by constructing multi-storeyed building thereon as per the plan(s) to be sanctioned by the Competent Authority/ Ranchi Municipal Corporation, Ranchi.

4. That the Landowners entered into this Development Agreement, and the Land owners and Developer will get their share as per schedule described in Schedule-B and Schedule-C below.

SCHEDULE-A PROPERTY

ALL THAT PIECE AND PARCEL OF Land having an area 01 Acre 85.50 Decimal (Area 34 Decimal out of Plot No. 597, under Khata No. 30 and area 10 Decimal out of Plot No. 598, under Khata No. 30 and area 12 Decimal out of Plot No. 599, under Khata No. 30 and area 70 Decimal out of Plot No. 618, under Khata No. 30 and area 19.50 Decimal out of Plot No. 625, under Khata No.30 and area 40 Decimal out of Plot No.627, under Khata No.75) all of Village Sandi alias Tilaiya, Pargana Jagesar, P.S.

Mandu, Thana No. 143, District Ramgarh

North : Part of the Plot No. 841 P

South : Part of the Plot No. 839 P& 841 P

East : 30 Feet Wide Road

West : Part of the Plot No. 835 P

SCHEDULE- "B"

(LAND OWNERS' ALLOCATION)

ALL THAT PIECE AND PARCEL OF 49.75% (in aggregate) of the Super built up area of RESIDENTIAL PART and 55% (in aggregate) of the carpet area of COMMERCIAL PART as mentioned in "Schedule-A" Land.

SCHEDULE - "C"

DEVELOPER'S /PROMOTER'S ALLOCATION/SHARE

ALL THAT PIECE AND PARCEL OF 50.25% (in aggregate) of the Super built up area of RESIDENTIAL PART and 45% (in aggregate) of the carpet area of COMMERCIAL PART as mentioned in "Schedule-A" Land.

IN WITNESS WHEREOF the Parties hereto have executed this agreement and have set and subscribed their respective hands to these presents on the day, month and year first above written.

Shree Kedarnath Enterprises LLP

Khusboo
Partner

Shree Kedarnath Enterprises LLP

[Signature]
Partner

Shree Kedarnath Enterprises LLP

Nehal Varant
Partner

Shree Kedarnath Enterprises LLP

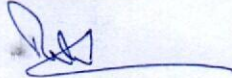
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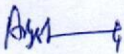
Partner

Shree Ram Enterprises Pvt. Ltd

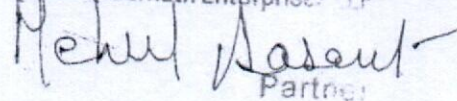
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Director/Authorised Signatory

WITNESSES :-

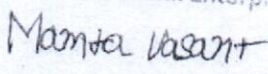
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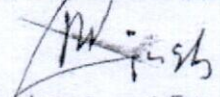
Shree Kedarnath Enterprises LLP

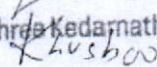
1. 
Partner

Shree Kedarnath Enterprises LLP

2. 
Partner

Shree Kedarnath Enterprises LLP

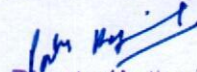
3. 
Partner

4. 
Shree Kedarnath Enterprises LLP
Kushoo

LANDOWNERS Partner

DEVELOPER/PROMOTER

Shree Ram Enterprises Pvt. Ltd



Director/Authorised Signatory