

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 09/04/2025

Certificate No. E0I2025D55



Stamp Duty Paid : ₹ 500

GRN No. 130730032



Penalty : ₹ 0

(Rs. Zero Only)

Sollor / First Party Detail

Name: Parmod kumar gupta

H.No/Floor : 632

Sector/Ward : 21a

LandMark : Near asian hospital

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 99*****47



Buyer / Second Party Detail

Name : Kadamshree developers india ll

H.No/Floor : 2276

Sector/Ward : 28

LandMark : Sector 28

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 99*****47

Others : Through its designated partner manmohan etc

Purpose : E Stamp for CAPITAL CUM LAND CONTRIBUTION AGREEMENT

The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the website <https://egrashry.nic.in>

CAPITAL CUM LAND CONTRIBUTION AGREEMENT

THIS AGREEMENT (hereinafter “**Agreement**”) is made and executed at Faridabad on this 9th day of April, 2025;

AMONG

Parmod Kumar Gupta (Aadhar no. 8401 1683 1489 Pan ABOPK7087L), Son of Late Shri Mool Chand, Resident of H.No. 632, Sector-21A, Faridabad, Haryana (hereinafter referred to as “**Partners/First Party**”, which expression shall, unless repugnant to the context and meaning thereof, means and include his successors-in-interest and assigns and nominees) of the **First Part**;

AND

Man Mohan (Aadhar no. 3380 5621 7854 Pan AFKPM0525P), Son of Shri Ram Avtar, Resident of H.No. 2276, Sector-28, Faridabad, Haryana and **Radha Madhav Jindal (Aadhar no. 2193 9479 6342 Pan AGSPJ7066P)**, Son of Shri Rajendra Prasad Jindal, Resident of 107, Ashoka Heights Ganeshra Road, opp Radha Puram Estate, Mathura Bangar, Mathura, U.P.-281004 (hereinafter referred to as “**Confirming Partners**”, which expression shall, unless repugnant to the context and meaning thereof, means and include his successors-in-interest and assigns and nominees)

For KADAMSHREE DEVELOPERS INDIA LLP

AND For KADAMSHREE DEVELOPERS INDIA LLP

For KADAMSHREE DEVELOPERS INDIA LLP

DESIGNATED PARTNER

DESIGNATED PARTNER

DESIGNATED PARTNER

M/s Kadamshree Developers India LLP, a LLP under the provisions of the Limited Liability Partnership Act, 2008 bearing LLPIN AAP-5649, Permanent Account Number AAUFK9343C and having its registered office situated at 2276, Sector-28, Faridabad, Haryana (hereinafter referred to as the "LLP", which expression, unless repugnant to the context of this agreement, shall mean and include its successors-in interest and assigns etc) being represented through its Designated Partner/Authorized Signatory Mr. Man Mohan and Mr. Radha Madhav Jindal.

The Partner/First Party, Confirming Party and the LLP are hereinafter individually referred to as the "Party" and jointly as the "Parties".

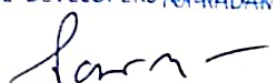
WHEREAS:

- A. The First Party is the Designated Partner in the LLP firm namely Kadamshree Developers India LLP.
- B. The LLP has been incorporated for conducting real estate activity and development under relevant policy, scheme or notification, norms by the Competent Authorities.
- C. The Partner/First Party desires to contribute purchased land as capital in the LLP and the LLP is willing to accept the land as part of their capital in accordance with the provisions of the Limited Liability Partnership Act, 2008 and the Income Tax Act, 1961.
- D. The Confirming Partners have agreed to and confirm the said contribution of land as capital in the LLP by the First Partner.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Partner/First Party have represented and warranted that the First Party is lawful owner and in vacant peaceful possession of land admeasuring 10.7654 acres vide khasra nos. 327 & 329 both khasra's land area 10.7654 acres vide sale deed no. 5014 dated 21.02.2024 area 6.2825 acres, sale deed no. 32930 dated 11.10.2024 area 2.2414 acres & sale deed no. 32931 dated 11.10.2024 area 2.2414 acres situated in the revenue estate of Village AJNOKH, Tehsil Chhata, District Mathura, (hereinafter referred to as "said Land"). The First Party has further represented that the First Party possess absolute right, title and interest on the said Land. The said Land is free from all claim(s), charge(s), lien(s), adjustment(s), dispute(s), liability (ies), litigation(s), loan(s), mortgage(s), lease(s)/arrangement(s)/MOU(s) with any third party, or any other encumbrance of whatsoever nature. The Partner/First Party has categorically represented that to the best of its knowledge, the said Land has not been notified

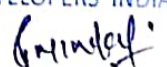
For KADAMSHREE DEVELOPERS INDIA LLP


DESIGNATED PARTNER

For KADAMSHREE DEVELOPERS INDIA LLP


DESIGNATED PARTNER

For KADAMSHREE DEVELOPERS INDIA LLP



DESIGNATED PARTNER

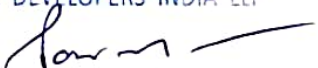


under the Land Acquisition Act, 1894, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, or any other enactment or similar encumbrance of whatsoever nature. Further, the said Land is free from all encroachment and is capable in all respect for development of plotted colony in the said Land.

2. The actual utilization of the said land is in the development of real estate project through LLP, therefore the partner is willing to contribute as capital in the LLP for an amount of Rs. 7,75,00,000/- (Seven crores seventy five lakhs only). The valuation of the land has been done as per applicable laws and accepted by confirming partners and shall be considered final and binding on all Parties. Any future changes in valuation shall be agreed upon by mutual consent.
3. The Confirming Partners hereby acknowledge, agree, and confirm the contribution of the said land by the Contributing Partner as capital in the LLP. They further confirm that they have no objection to such contribution and the development of the land by the LLP for the purpose of obtaining a license and execution of a real estate project.
4. The Parties acknowledge and understand the tax implications of this land contribution, including any capital gains tax, and agree to comply with all applicable tax laws.
5. The Parties shall ensure that this Agreement complies with the provisions of the Limited Liability Partnership Act, 2008, and the Income Tax Act, 1961.

IN WITNESS WHEREOF, the Parties hereto have executed this Land Contribution Agreement as of the Effective Date.


SIGNED, EXECUTED AND DELIVERED BY PARTNER
Parmod Kumar Gupta


SIGNED, EXECUTED AND DELIVERED BY DEVELOPER
FOR KADAMSHREE DEVELOPERS INDIA LLP

For KADAMSHREE DEVELOPERS INDIA LLP	For KADAMSHREE DEVELOPERS INDIA LLP	For KADAMSHREE DEVELOPERS INDIA LLP
		
Parmod Kumar Gupta DESIGNATED PARTNER DIN 01484427 H.No. 632, Sec-21A, Faridabad	Man Mohan DESIGNATED PARTNER DIN 01433222 H.No. 2276, Sec-28, Faridabad	Radha Madhav Jindal DESIGNATED PARTNER DIN 08079080 107, Ashoka Heights U.P

AUTHORIZED SIGNATORY / DEVELOPER

WITNESSES:

1. 
Gopal Dev S/o Sh. Adhish Dev
R/o H.No. MCF-113, Block-C
Bhepat Singh Colony, B1b

2. 
Khemchand S/o Kanchan Lal
H.No-523 Galina-6 Mill Haral
Colony Bala more Faridabad