



Union Buildmart Pvt Ltd

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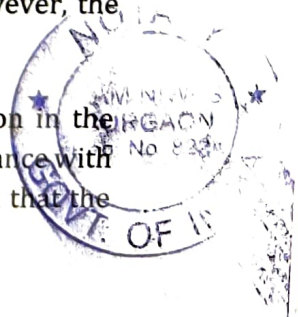
Sl. No.		Amt.	
Purpose			
21 MAY 2026			
Babu Lal Stamp Vendor, Gurugram			
LIC No - 13/SV/1/2012			

**Affidavit
(w.r.t. Revenue Sharing Model)**

Affidavit cum Declaration of Mr. Amit Raj Director of **M/s Union Buildmart Private Limited** (herein referred to as "Promoter/ Developer") (CIN#U70100HR2012PTC089615) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon, Haryana, Mr. Dilip Kumar Singh Director of **M/s Vibrant Infratech Private Limited** (herein referred to as "Owner-1") (CIN#U70100HR2011PTC043574) having its registered office at Cabin-2, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram, Haryana and Mr. Anurag Kulshreshtha Director of **M/s Targe Buildcon Private Limited** (herein referred to as "Owner-2") (CIN#U70200HR2014PTC051585) having its registered office at Cabin-2, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram, Haryana. The Developer has applied for the RERA registration for their Commercial Component being part of Group Housing Colony (Mix Land Use) under TOD Policy namely "**M3M Capital Financial Centre**" over an area admeasuring 1.42585 acres out of the total licensed area 15.0625 Acres as per the terms and conditions of licence no 106 of 2021 dated 16.12.2021 and 214 of 2023 dated 20.10.2023 situated at Village Chauma, Sector-113, Gurugram, Haryana.

That the Revenue Sharing payable by the developer in lieu of the development rights are as detailed below:-

1. The Developer and the Land Owners had executed the Development Rights Agreement duly registered as Document No. 7322 dated 07.10.2019 and addendum to Development Rights Agreement registered as document no. 6299 dated 08.11.2021 before the office of sub registrar - Chauma, Gurugram, wherein the Land Owners had granted exclusive Development Rights in favour of the Developer.
2. Referring to the Clause 3, Sub-Clause 3.1 of the DRA, In lieu of the development rights, the developer shall be issuing a refundable security deposit amounting to Rs 280cr (270+10) to Owner 1 and Owner 2 which shall be proportionated as per the Licensed area. Furthermore, the consideration shall be paid to the owner in the form of revenue percentage of final revenue from the project. However, the refundable security deposit has been paid to the land owners.
3. The Developer and Owners agree that the extent of Owner's Allocation in the project to be undertaken by the Developer shall be determined in accordance with the criteria as agreed to be provided in Schedule-III. It is further agreed that the



3. The Developer and Owners agree that the extent of Owner's Allocation in the project to be undertaken by the Developer shall be determined in accordance with the criteria as agreed to be provided in Schedule-III. It is further agreed that the exact owners allocation shall be subject to revenue/ realization from the project after final reconciliation to be undertaken by the parties at the time of making application to the competent authority or the completion of the project.

Schedule-III

The total revenue percentage shall not exceed 13% of the project (Owner-1: 12.6% & Owner 2: 0.4% in proportion to their respective shareholding). The Owners allocation percentage (%) in which the Owners shall be finally entitled to shall be determined and based on the achievement of the ascribed milestones by the Developer.

Factors	Indicative determinates for scoring	Allocation score
Launch	2019	10
	2020	15
	2021	20
Moving average Rate p.s.f	<8000	20
	8000-12000	15
	>12,000	10
Possession	Completion by December 2023	10
	Completion by December 2024	15
	Completion by December 2025	20

4. Referring Schedule III of the DRA, Land Owner 1 & 2 shall be entitled to not more than 12.6% and 0.4% of the total revenue generated in the project. The Developer and Land Owners shall mutually agree that the exact builtup area of the project as the case may be, will be subjected to final measurement which would be done at the time of possession/ obtaining Occupancy Certificate.

M/s Union Buildmart Private Limited

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Director

Director

M/s Union Buildmart Private Limited

M/s Vibrant Infratech Private Limited

[Signature]
Director
M/s Vibrant Infratech
Private Limited

M/s Targe Buildcon Private Limited

[Signature]
Director
M/s Targe Buildcon
Private Limited

18 JUN 2026



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY: GURGAON (HR.) INDIA