

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/05/2024

Certificate No. Q0H2024E378

Q0H2024E378

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 116458938

116458938

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ild millennium pvt ltd

H.No/Floor : B418

Sector/Ward : 0

LandMark : 0

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 70*****92

Others : Gold malls pvt ltd, jubiliant mallspvt ltd, al m infotech city pvt ltd



Buyer / Second Party Detail

Name : Emperium infrastructure Private limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 70*****92

Purpose : STAMP

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

**Rectification Deed Regarding Development Right Agreement of Land
Situating in Sector 37-C Revenue Estate of Village Basai, Tehsil Kadipur,
District Gurugram.**

Words

GRN No.
116458938

Certificate No.
Q0H2024E378

Dated
08-MAY-2024

Online
2024

We, ILD Millennium Private Limited, a company incorporated under the Companies Act 1956 having its Registered Office at B-418 New Friends Colony, New Delhi -110025, through its authorized signatory Sh. Salman Akbar duly authorized vide board resolution dated 05th February 2024 (hereinafter referred to as the "ILDm" which expression shall unless repugnant to the context, mean and include its legal representatives, executors, administrators and permitted assigns);

AND

ALM Infotech City Private Limited, a company incorporated under the Companies Act 1956 having its Registered Office at B-418 New Friends Colony, New Delhi -110025, through its authorized signatory Sh. Salman Akbar duly authorized vide board resolution dated 05th February 2024 (hereinafter referred



to as the "ALM" which expression shall unless repugnant to the context mean and include its legal representatives, executors, administrators and permitted assigns);

AND

Jubilant Malls Private Limited, a company incorporated under the Companies Act 1956 having its Registered Office at B-418 New Friends Colony, New Delhi -110025, through its authorized signatory Sh. Ram Chander duly authorized vide board resolution dated 05th February 2024 (hereinafter referred to as the "JMP" which expression shall unless repugnant to the context mean and include its legal representatives, executors, administrators and permitted assigns);

AND

Goldman Malls Private Limited, a company incorporated under the companies Act 1956 having its Registered Office at B-418 New Friends Colony, New Delhi -110025, through its authorized signatory Sh. Salman Akbar duly authorized vide board resolution dated 05th February 2024 (hereinafter referred to as the "GMPL" which expression shall unless repugnant to the context mean and include its legal representatives, executors, administrators and permitted assigns);

AND

Emperium Infrastructure Private Limited, a company incorporated under the Companies Act, 2013 having its Registered Office at 4, Tolstoy Marg, New Delhi -110001 through its authorized signatory Sh. Hardeep Singh duly authorized vide board resolution dated 01 February 2024 (hereinafter referred to as the "Emperium/ Developer" which expression shall unless repugnant to the context mean and include its legal representatives, executors, administrators and permitted assigns);

ILDM and ALM shall hereinafter collectively referred to as the "Companies".

JMPL and GMPL shall hereinafter collectively referred to as the "Land Owners".

The Companies and the Land Owners shall hereinafter collectively referred to as the "First Parties".

The Companies, Land Owners and Developer shall hereinafter be individually referred to as the "Party" and collectively as the "Parties".

Whereas between the First Parties and the Developer, a Development Rights Agreement has been executed and registered regarding the Land admeasuring 3.788 (three point seven eight eight) Acres situated at Sector 37-C in the Revenue Estate of Village Basai, Tehsil Kadipur, District Gurugram, Haryana Vide Development Rights Agreement Vasika No. 12936 Dated 12-02-2024 Registered with S.R. Office Kadipur, District Gurugram.

Whereas the Parties agreed to update the layout of Balcony/ies of the flats that resulted enlargement in the Built-up areas of the Balcony/ies of the flats and the Parties have agreed to get rectified the "Development Rights Agreement" in which the Schedule mentioning Super areas of flats were written lower and now both the parties are willing to get rectified the Schedule with the updated increased areas



and incorporated in the "Development Rights Agreement" with their sweet will and without any coercion and unbiased.

And whereas the Parties are agreed and competent to enter with this Rectification Deed of "Development Rights Agreement" as per the above-mentioned resolution/s of the company's board of directors of the respective Party.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOW:

That in the "Development Rights Agreement" Schedule IX Part A, Part B and Part C were attached in which detail of Super areas of flats were given and in these Parts of Schedule the details of areas mentioned were lower instead of these rectified areas i.e. the updated increased Super areas of flats must be incorporated in this Schedule.

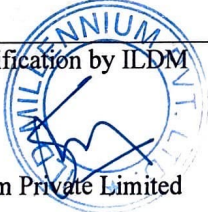

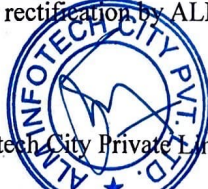


That this Schedule with rectified areas of flats should be read alongwith the Development Rights Agreement Vasika No. 12936 Dated 12-02-2024 Registered with S.R. Office Kadipur, District Gurugram.

And that the Schedule IX Part A, Part B and Part C with rectified increased areas are attached herewith this rectification deed and it is correct rectified area.

That the Parties have no objection with the rectified increased areas and the "Development Rights Agreement" will remain in full force and effect.

All the expenses for preparation, execution and registration, corporation charges and stamp duty of execution of this rectification deed of Development Rights Agreement shall be borne by the Developer.

In witnesses whereof the First Parties and the Developer have executed this Rectification Deed to the Development Rights Agreement at Kadipur, District Gurugram on this day _____ of _____ 2024:

Signed for rectification by ILDM  ILD Millennium Private Limited	Signed for rectification by the Developer  Emperium Developers Private Limited	
Signed for rectification by ALM  ALM Infotech City Private Limited	Signed for rectification by JMPL  Jubilant Malls Private Limited	Signed for rectification by GMPL  Goldman Malls Private Limited

Witnesses:

1-

