

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, almi 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
Situated in Sector 37-C Revenue Estate of Village Basai, Tehsil Kadipur,
District Gurugram.**

Words	GRN No.	Certificate No.	Dated	Online
	116458938	Q0H2024E378	08-MAY-2024	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 "ILD M" 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.

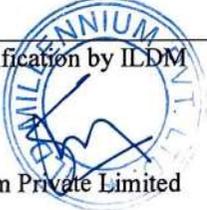
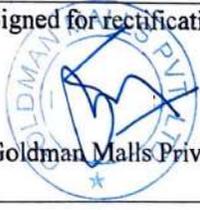
That this Schedule with rectified areas of flats should be read alongwith the Development Rights Agreement Vasika No. 12936 Dated 12-02-2024 Registered with S.R. Office Kadipur, District Gurugram.

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-

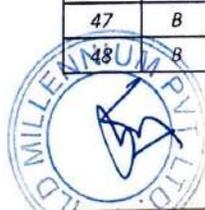


SCHEDULE IX

PART A

Details of units forming part of First Parties Share (Including Lenders Share)

S.No	Tower	Unit No.	Floor	Type	Carpet Area In Sq.Ft	Supar Area In Sq.Ft	
1	A	A-004	Ground	3 BHK	1006	1840	ACRE
2	A	A-005	Ground	2BHK	761	1310	
3	A	A-104	1st	3 BHK	1006	1840	
4	A	A-106	1st	2BHK	761	1310	ACRE
5	A	A-205	2nd	2BHK	761	1310	ACRE
6	A	A-301	3rd	3 BHK	1006	1840	
7	A	A-305	3rd	2BHK	761	1310	
8	A	A-306	3rd	2BHK	761	1310	
9	A	A-502	5th	3 BHK	1006	1840	
10	A	A-505	5th	2BHK	761	1310	
11	A	A-506	5th	2BHK	761	1310	
12	A	A-703	7th	3 BHK	1006	1840	ACRE
13	A	A-1104	11th	3 BHK	1006	1840	
14	A	A-1204	12th	3 BHK	1006	1840	
15	A	A-1205	12th	2BHK	761	1310	
16	A	A-1206	12th	2BHK	761	1310	
17	A	A-1401	13th	3 BHK	1006	1840	ACRE
18	A	A-1402	13th	3 BHK	1006	1840	
19	A	A-1404	13th	3 BHK	1006	1840	
20	A	A-1503	14th	3 BHK	1006	1840	
21	A	A-1504	14th	3 BHK	1006	1840	
22	A	A-1705	16th	2BHK	761	1310	
23	A	A-1706	16th	2BHK	761	1310	
24	A	A-1805	17th	Simplex PH	1468	2860	ACRE
25	A	A-1905	18th	Simplex PH	1468	2860	ACRE
26	B	B-004	Ground	3 BHK	1006	1840	
27	B	B-304	3rd	3 BHK	1006	1840	
28	B	B-401	4th	3 BHK	1006	1840	
29	B	B-402	4th	3 BHK	1006	1840	ACRE
30	B	B-404	4th	3 BHK	1006	1840	
31	B	B-501	5th	3 BHK	1006	1840	
32	B	B-502	5th	3 BHK	1006	1840	ACRE
33	B	B-504	5th	3 BHK	1006	1840	
34	B	B-605	6th	2BHK	761	1310	
35	B	B-606	6th	2BHK	761	1310	
36	B	B-701	7th	3 BHK	1006	1840	
37	B	B-702	7th	3 BHK	1006	1840	
38	B	B-705	7th	2BHK	761	1310	
39	B	B-706	7th	2BHK	761	1310	
40	B	B-805	8th	2BHK	761	1310	
41	B	B-901	9th	3 BHK	1006	1840	ACRE
42	B	B-904	9th	3 BHK	1006	1840	
43	B	B-1005	10th	2BHK	761	1310	
44	B	B-1006	10th	2BHK	761	1310	ACRE
45	B	B-1103	11th	3 BHK	1006	1840	
46	B	B-1104	11th	3 BHK	1006	1840	
47	B	B-1205	12th	2BHK	761	1310	
48	B	B-1206	12th	2BHK	761	1310	



49	B	B-1405	13th	2BHK	761	1310	
50	B	B-1406	13th	2BHK	761	1310	
51	B	B-1505	14th	2BHK	761	1310	
52	B	B-1506	14th	2BHK	761	1310	
53	B	B-1603	15th	3 BHK	1006	1840	
54	B	B-1604	15th	3 BHK	1006	1840	
55	B	B-1701	16th	3 BHK	1006	1840	
56	B	B-1702	16th	3 BHK	1006	1840	
57	B	B-1704	16th	3 BHK	1006	1840	
58	B	B-1705	16th	2BHK	761	1310	
59	B	B-1801	17th	Duplex PH	2070	3610	
60	B	B-1802	17th	Duplex PH	2070	3610	

Total 102730



SCHEDULE IX

PART B

Details of units forming part of Lenders Share

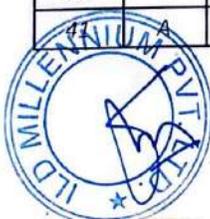
S.No	Tower	Unit No.	Floor	Type	Carpet Area In Sq.Ft	Supar Area In Sq.Ft
1	A	A-004	Ground	3 BHK	1006	1840
2	A	A-106	1st	2BHK	761	1310
3	A	A-205	2nd	2BHK	761	1310
4	A	A-703	7th	3 BHK	1006	1840
5	A	A-1401	13th	3 BHK	1006	1840
6	A	A-1805	17th	Simplex PH	1468	2860
7	A	A-1905	18th	Simplex PH	1468	2860
8	B	B-402	4th	3 BHK	1006	1840
9	B	B-502	5th	3 BHK	1006	1840
10	B	B-901	9th	3 BHK	1006	1840
11	B	B-1006	10th	2BHK	761	1310

Total 20690



SCHEDULE IX**PART C****Details of units forming part of Developers Share (Emperium Share)**

S.No	Tower	Unit No.	Floor	Type	Carpet Area	Proposed Area
1	A	A-001	Ground	3 BHK	1006.0	1840
2	A	A-002	Ground	3 BHK	1006.0	1840
3	A	A-003	Ground	3 BHK	1006.0	1840
4	A	A-006	Ground	2BHK	761.3	1310
5	A	A-101	1st	3 BHK	1006.0	1840
6	A	A-102	1st	3 BHK	1006.0	1840
7	A	A-103	1st	3 BHK	1006.0	1840
8	A	A-105	1st	2BHK	761.3	1310
9	A	A-201	2nd	3 BHK	1006.0	1840
10	A	A-202	2nd	3 BHK	1006.0	1840
11	A	A-203	2nd	3 BHK	1006.0	1840
12	A	A-204	2nd	3 BHK	1006.0	1840
13	A	A-206	2nd	2BHK	761.3	1310
14	A	A-302	3rd	3 BHK	1006.0	1840
15	A	A-303	3rd	3 BHK	1006.0	1840
16	A	A-304	3rd	3 BHK	1006.0	1840
17	A	A-401	4th	3 BHK	1006.0	1840
18	A	A-402	4th	3 BHK	1006.0	1840
19	A	A-403	4th	3 BHK	1006.0	1840
20	A	A-404	4th	3 BHK	1006.0	1840
21	A	A-405	4th	2BHK	761.3	1310
22	A	A-406	4th	2BHK	761.3	1310
23	A	A-501	5th	3 BHK	1006.0	1840
24	A	A-503	5th	3 BHK	1006.0	1840
25	A	A-504	5th	3 BHK	1006.0	1840
26	A	A-601	6th	3 BHK	1006.0	1840
27	A	A-602	6th	3 BHK	1006.0	1840
28	A	A-603	6th	3 BHK	1006.0	1840
29	A	A-604	6th	3 BHK	1006.0	1840
30	A	A-605	6th	2BHK	761.3	1310
31	A	A-606	6th	2BHK	761.3	1310
32	A	A-701	7th	3 BHK	1006.0	1840
33	A	A-702	7th	3 BHK	1006.0	1840
34	A	A-704	7th	3 BHK	1006.0	1840
35	A	A-705	7th	2BHK	761.3	1310
36	A	A-706	7th	2BHK	761.3	1310
37	A	A-801	8th	3 BHK	1006.0	1840
38	A	A-802	8th	3 BHK	1006.0	1840
39	A	A-803	8th	3 BHK	1006.0	1840
40	A	A-804	8th	3 BHK	1006.0	1840
41	A	A-805	8th	2BHK	761.3	1310



42	A	A-806	8th	2BHK	761.3	1310
43	A	A-901	9th	3 BHK	1006.0	1840
44	A	A-902	9th	3 BHK	1006.0	1840
45	A	A-903	9th	3 BHK	1006.0	1840
46	A	A-904	9th	3 BHK	1006.0	1840
47	A	A-905	9th	2BHK	761.3	1310
48	A	A-906	9th	2BHK	761.3	1310
49	A	A-1001	10th	3 BHK	1006.0	1840
50	A	A-1002	10th	3 BHK	1006.0	1840
51	A	A-1003	10th	3 BHK	1006.0	1840
52	A	A-1004	10th	3 BHK	1006.0	1840
53	A	A-1005	10th	2BHK	761.3	1310
54	A	A-1006	10th	2BHK	761.3	1310
55	A	A-1101	11th	3 BHK	1006.0	1840
56	A	A-1102	11th	3 BHK	1006.0	1840
57	A	A-1103	11th	3 BHK	1006.0	1840
58	A	A-1105	11th	2BHK	761.3	1310
59	A	A-1106	11th	2BHK	761.3	1310
60	A	A-1201	12th	3 BHK	1006.0	1840
61	A	A-1202	12th	3 BHK	1006.0	1840
62	A	A-1203	12th	3 BHK	1006.0	1840
63	A	A-1403	13th	3 BHK	1006.0	1840
64	A	A-1405	13th	2BHK	761.3	1310
65	A	A-1406	13th	2BHK	761.3	1310
66	A	A-1501	14th	3 BHK	1006.0	1840
67	A	A-1502	14th	3 BHK	1006.0	1840
68	A	A-1505	14th	2BHK	761.3	1310
69	A	A-1506	14th	2BHK	761.3	1310
70	A	A-1601	15th	3 BHK	1006.0	1840
71	A	A-1602	15th	3 BHK	1006.0	1840
72	A	A-1603	15th	3 BHK	1006.0	1840
73	A	A-1604	15th	3 BHK	1006.0	1840
74	A	A-1605	15th	2BHK	761.3	1310
75	A	A-1606	15th	2BHK	761.3	1310
76	A	A-1701	16th	3 BHK	1006.0	1840
77	A	A-1702	16th	3 BHK	1006.0	1840
78	A	A-1703	16th	3 BHK	1006.0	1840
79	A	A-1704	16th	3 BHK	1006.0	1840
80	A	A-1801	17th	Duplex PH	2070.2	3610
81	A	A-1802	17th	Duplex PH	2070.2	3610
82	A	A-1803	17th	Duplex PH	2070.2	3610
83	A	A-1804	17th	Duplex PH	2070.2	3610
84	B	B-001	Ground	3 BHK	1006.0	1840
85	B	B-002	Ground	3 BHK	1006.0	1840
86	B	B-003	Ground	3 BHK	1006.0	1840
87	B	B-004	Ground	2BHK	761.3	1310



88	B	B-006	Ground	2BHK	761.3	1310
89	B	B-101	1st	3 BHK	1006.0	1840
90	B	B-102	1st	3 BHK	1006.0	1840
91	B	B-103	1st	3 BHK	1006.0	1840
92	B	B-104	1st	3 BHK	1006.0	1840
93	B	B-105	1st	2BHK	761.3	1310
94	B	B-106	1st	2BHK	761.3	1310
95	B	B-201	2nd	3 BHK	1006.0	1840
96	B	B-202	2nd	3 BHK	1006.0	1840
97	B	B-203	2nd	3 BHK	1006.0	1840
98	B	B-204	2nd	3 BHK	1006.0	1840
99	B	B-205	2nd	2BHK	761.3	1310
100	B	B-206	2nd	2BHK	761.3	1310
101	B	B-301	3rd	3 BHK	1006.0	1840
102	B	B-302	3rd	3 BHK	1006.0	1840
103	B	B-303	3rd	3 BHK	1006.0	1840
104	B	B-305	3rd	2BHK	761.3	1310
105	B	B-306	3rd	2BHK	761.3	1310
106	B	B-403	4th	3 BHK	1006.0	1840
107	B	B-405	4th	2BHK	761.3	1310
108	B	B-406	4th	2BHK	761.3	1310
109	B	B-503	5th	3 BHK	1006.0	1840
110	B	B-505	5th	2BHK	761.3	1310
111	B	B-506	5th	2BHK	761.3	1310
112	B	B-601	6th	3 BHK	1006.0	1840
113	B	B-602	6th	3 BHK	1006.0	1840
114	B	B-603	6th	3 BHK	1006.0	1840
115	B	B-604	6th	3 BHK	1006.0	1840
116	B	B-703	7th	3 BHK	1006.0	1840
117	B	B-704	7th	3 BHK	1006.0	1840
118	B	B-801	8th	3 BHK	1006.0	1840
119	B	B-802	8th	3 BHK	1006.0	1840
120	B	B-803	8th	3 BHK	1006.0	1840
121	B	B-804	8th	3 BHK	1006.0	1840
122	B	B-806	8th	2BHK	761.3	1310
123	B	B-902	9th	3 BHK	1006.0	1840
124	B	B-903	9th	3 BHK	1006.0	1840
125	B	B-905	9th	2BHK	761.3	1310
126	B	B-906	9th	2BHK	761.3	1310
127	B	B-1001	10th	3 BHK	1006.0	1840
128	B	B-1002	10th	3 BHK	1006.0	1840
129	B	B-1003	10th	3 BHK	1006.0	1840
130	B	B-1004	10th	3 BHK	1006.0	1840
131	B	B-1101	11th	3 BHK	1006.0	1840
132	B	B-1102	11th	3 BHK	1006.0	1840
133	B	B-1103		2BHK	761.3	1310



134	B	B-1201	12th	3 BHK	1006.0	1840
135	B	B-1202	12th	3 BHK	1006.0	1840
136	B	B-1203	12th	3 BHK	1006.0	1840
137	B	B-1204	12th	3 BHK	1006.0	1840
138	B	B-1206	12th	2BHK	761.3	1310
139	B	B-1401	13th	3 BHK	1006.0	1840
140	B	B-1402	13th	3 BHK	1006.0	1840
141	B	B-1403	13th	3 BHK	1006.0	1840
142	B	B-1404	13th	3 BHK	1006.0	1840
143	B	B-1501	14th	3 BHK	1006.0	1840
144	B	B-1502	14th	3 BHK	1006.0	1840
145	B	B-1503	14th	3 BHK	1006.0	1840
146	B	B-1504	14th	3 BHK	1006.0	1840
147	B	B-1601	15th	3 BHK	1006.0	1840
148	B	B-1602	15th	3 BHK	1006.0	1840
149	B	B-1605	15th	2BHK	761.3	1310
150	B	B-1606	15th	2BHK	761.3	1310
151	B	B-1703	16th	3 BHK	1006.0	1840
152	B	B-1706	16th	2BHK	761.3	1310
153	B	B-1803	17th	Duplex PH	2070.2	3610
154	B	B-1804	17th	Duplex PH	2070.2	3610
155	B	B-1805	17th	Simplex PH	1468.1	2860
156	B	B-1905	18th	Simplex PH	1468.1	2860

Total

276910



1417