

Date: - 06.02.2026

From,

1. Mr. Parul Malik S/o Ravinder Malik
R/o E-21, GF, Near Eros Cinema, Jungpura Extension, Jungpura South Delhi,
Delhi 110014;
 2. Mr. Sunil Malik S/o Late Shri Ajit Malik
R/o H. No. 578, Model Town, Panipat, Haryana-132103; and
 3. Mrs. Navneet Malik W/o Mr. Sunil Malik
R/o H. No. 578, Model Town, Panipat, Haryana-132103;
- (hereinafter collectively called the "FIRST PARTIES/ JOINT OWNERS")

To,

M/s Emperium Infrastructure Pvt. Ltd.
Unit 10B, 10th Floor, Grand View Tower,
Golf Course Extension Road,
Sector-58, Gurgaon, Haryana – 122011

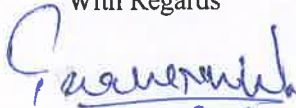
Subject: Confirmation Letter of Allocation of 11 Units forming part of the First Parties Share in the project Emperium Titan, Sector-88A, in Village Harsaru, Sector-88A, Gurugram Manesar Urban Complex, Gurugram, Haryana – 122505

Dear Sir,

As per the Clause No. 34 of the registered Collaboration Agreement dated 10.03.2025 vide Document No. 16419 (Agreement), that the Developer (Emperium Infrastructure Private Limited) shall allot the units/ apartments forming part of the First Parties (Jointly referred to Mr. Parul Malik, Mr. Sunil Malik and Mr. Navneet Malik in that Said Agreement) Area Share i.e. 20,000 Sq. Ft. (rounded off 21,285 Sq. Ft.) Super Area comprising 11 Units in the project Emperium Titan, Sector-88A, in Village Harsaru, Sector-88A, Gurugram Manesar Urban Complex, Gurugram, Haryana – 122505 (Project), to the First Parties/ Joint Owners after obtaining HRERA Registration in respect of the Said Project.

Now in mutual discussion we hereby confirmed that the Developers has been allocated the Area Share of First Parties i.e. 20,000 Sq. Ft. (rounded off 21,285 Sq. Ft.) Super Area comprising 11 Units/ Apartments to us, details attached herewith, according to the collaboration agreement. We have no objection to the same and further process of applying for the HRERA certificate and other applications in various government departments.

With Regards



Mr. Parul Malik



Mr. Sunil Malik



Mrs. Navneet Malik


Enclosure: Signed Inventory Sheet of 11 Units as defined in the Said Agreement.

Inventory Sheet of 11 Units

S.No.	Tower No.	Unit Nos.	BHK Type	Floor	Carpet Area in Sq. Ft.	Super Area in Sq. Ft. (As per Collaborati on Ag.)	Name	Final Allocated Area
1	A	202	2BHK +S Room	3rd	1077.91	1,906.00	Parul Malik	10,363.00
2	A	402	2BHK +S Room	5th	1077.91	1,906.00	Parul Malik	
3	A	1101	3BHK	12th	1077.05	1,906.00	Parul Malik	
4	A	1202	3BHK	13th	1077.91	1,906.00	Parul Malik	
5	A	1901	3BHK	19th	1077.05	2,180.00	Parul Malik	
6	A	1802	2BHK	18th	916.45	1,677.00	Parul Malik/ Sunil Malik/ Navneet Malik	
7	B	102	2BHK +S Room	2nd	1077.91	1,906.00	Sunil Malik	5,461.00
8	B	302	2BHK +S Room	4th	1077.91	1,906.00	Sunil Malik	
9	B	502	2BHK +S Room	6th	1077.91	1,906.00	Navneet Malik	
10	B	1202	3BHK	13th	1077.91	1,906.00	Navneet Malik	5,461.00
11	B	1901	3BHK	19th	1077.05	2,180.00	Sunil Malik/ Navneet Malik	
TOTAL						21,285.00		21,285.00

Parul Malik Sunil Malik Navneet Malik



Affidavit		Indian-Non Judicial Stamp Haryana Government		Date
Certificate No.	Q0F2026C380		Stamp Duty Paid : ₹ 101	
GRN No.	148234998		Penalty : ₹ 0	
Deponent				
Name :	Emperium infrastructure Private limited			
H.No/Floor :	0	Sector/Ward :	0	Landmark : 0
City/Village :	Gurgaon	District :	Gurgaon	State : Haryana
Phone :	80*****00	Others :	Parul malik, navneet malik, sunil malik	
Purpose : Understanding to be submitted at 0				

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Understanding

This Understanding is made and executed at Gurugram on this 5th day of March 2026

BY AND BETWEEN

(1) **Mr. Parul Malik** S/o Ravinder Malik (Aadhaar No. 3873 5013 5186) R/o E-21, GF, Near Eros Cinema, Jungpura Extension, Jungpura South Delhi, Delhi 110014;
 (2) **Mr. Sunil Malik** S/o Late Shri Ajit Malik (Aadhaar No. 9399 3237 8148) R/o H. No. 578, Model Town, Panipat, Haryana-132103; and
 (3) **Mrs. Navneet Malik** W/o Mr. Sunil Malik (Aadhaar No. 3729 3367 3891) R/o H. No. 578, Model Town, Panipat, Haryana-132103; hereinafter collectively called the "**JOINT OWNERS**" (which expression shall unless repugnant or opposed to the context of this contract includes their heirs, successors, representatives, nominees and permitted assigns etc.) party of the **FIRST PART**.

AND

M/s Emperium Infrastructure Private Limited (CIN No. U70109HR2021 PTC133743) (PAN - AAGCE5084K), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Unit 10B, 10th Floor, Grand View Tower, Golf Course Extension Road, Sector-58, Gurgaon, Haryana-122011, represented by its authorized signatory **Mr. Sumit Agarwal** authorized vide board resolution dated 12-Nov-2025 hereinafter called the "**DEVELOPER/ COLLABORATOR**" (which expression shall unless repugnant or opposed to the context of this contract includes its successors, representatives, nominees and permitted assigns etc.) party of the **SECOND PART**.

Parul Malik
S.K. Malik
Navneet Malik



The JOINT OWNERS and the DEVELOPER /COLABORATOR are collectively referred to as the "Parties" and individually referred to as the "Party".

WHEREAS the JOINT OWNERS are full-fledged and lawful owners in possession of land falling in the Khewat/ Khaata No. 878/933, Killa Nos. 8/1/1 (2-7), 7/1 (5-18) total measuring 8 Kanal 5 Marla to the extent of share 535/1486 (2 kanal 19 marla 4 sarsai) (1797 Sq. Yd.) situated in revenue estate of Village Harsaru, Tehsil Harsaru, Sector-88A, District Gurugram, Haryana (hereinafter referred to as 'Said Land').

WHEREAS the JOINT OWNERS and the DEVELOPER/COLLABORATOR has entered into a Collaboration Agreement dated 10.03.2025 registered vide Document No. 16419 for conceptualization, promotion, construction and development of a Retirement Housing Real Estate Project (hereinafter referred to as 'Project') on the Said Land.

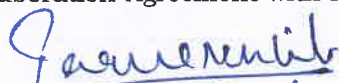
WHEREAS as per the Clause No. 34 of the Collaboration Agreement the JOINT OWNERS shall be entitled to allocation of 20,000 Sq. Ft. (Twenty Thousand Square Feet) area after HRERA approval as per detailed below:

- (i) 10,000 Sq. Ft. area will be accolated to Mr. Parul Malik in the Project.
- (ii) 5,000 Sq. Ft. area will be accolated to Mr. Sunil Malik in the Project.
- (iii) 5,000 Sq. Ft. area will be accolated to Mrs. Navneet Malik in the Project.

AND WHEREAS Building Plan vide Memo No. ZP-2228/SD(RD)/2026/4214 dated 04.02.2026 has been approved by the Competent Authority for development and construction of the Project.

Accordingly, the present Understanding has been executed between the Parties on the terms and conditions mentioned hereinafter:

1. That the Parties agree that for fulfilling the Clause No. 34 of the Collaboration Agreement, which provides for the allocation of 20,000 sq. ft. area. However, the exact area bifurcation cannot be done, and hence, the Parties are mutually agreeing for the allocation of the below areas to the JOINT OWNERS:
 - (i) 10,363 Sq. Ft. area will be accolated to Mr. Parul Malik in the Project.
 - (ii) 5,461 Sq. Ft. area will be accolated to Mr. Sunil Malik in the Project.
 - (iii) 5,461 Sq. Ft. area will be accolated to Mrs. Navneet Malik in the Project.Total Area Allocation to the JOINT OWNERS is 21,285 Sq. Ft.
2. That in accordance to the Clause No. 56 of the Collaboration Agreement the Parties have no objection for Allocation of 1,285 Sq. Ft. excess area to the JOINT OWNERS.
3. That the parties hereto have agreed and undertaken to perform their part of the Collaboration Agreement with mutual cooperation keeping in view the interest


S. K. Malik
Navneet Malik



of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of the Collaboration Agreement.

4. That the Parties hereto have agreed and undertaken to comply with the Real Estate (Regulation and Development) Act, Rules, and Regulations thereunder.

OWNERS

- (1.) Mr. Parul Malik
- (2.) Mr. Sunil Malik
- (3.) Mrs. Navneet Malik

Parul Malik
S. K. Malik
Navneet Malik




DEVELOPER

M/s Emperium Infrastructure Private Limited
through its authorized signatory



Witnesses

- 1.
- 2.

Affidavit		Indian-Non Judicial Stamp Haryana Government		Date:	06/03/2026
Certificate No.	Q0F2026C374			Stamp Duty Paid:	₹ 101
GRN No.	148234527			(Rs. Only)	
				Penalty:	₹ 0
				(Rs. Zero Only)	
Deponent					
Name :	Emperium Infrastructure Private limited				
H.No/Floor :	0	Sector/Ward :	0	Landmark :	0
City/Village :	Gurgaon	District :	Gurgaon	State :	Haryana
Phone :	98*****77	Others :	Navneet malik, parul malik, sunil malik		
Purpose		affidavit to be submitted at 0			
					

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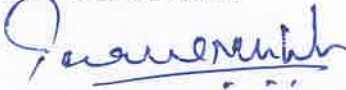
AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 1956 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011,

We, Parul Malik S/o Ravinder Malik R/o E-21, GF, Near Eros Cinema, Jungpura Extension, Jungpura South Delhi, Delhi 110014; and Sunil Malik S/o Late Shri Ajit Malik R/o H. No. 578, Model Town, Panipat, Haryana-132103; and Navneet Malik W/o Mr. Sunil Malik (Aadhaar No. 3729 3367 3891) R/o H. No. 578, Model Town, Panipat, Haryana-132103, (hereinafter Land Owners), do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acres.
2. That the units/ area of Land Owners will be sold before Occupation Certificate. The money from the prospective allottees shall be deposited in the RERA 100% Account.




 S.K. Malik
 Navneet Malik

3. Emperium Infrastructure Pvt Ltd will pay the Land Owners from 30% RERA account as per the mutual terms and in such manner, as agreed with the Land Owners.
4. The parties agree to comply with Real Estate (Regulation and Development) Act, Rules, and Regulations thereunder.
5. That we Land Owners have no object for the payment in installments as per our mutual terms



Sarvesh

S.K. Malik

Navneet Malik

Deponent/s

Verification

Verified at Gurugram on this _____, March, 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.



Sarvesh

S.K. Malik

Navneet Malik

Deponent/s