



Government of Uttar Pradesh

SAURABH VERMA

Advocate

IN-UP29643452833427X

L-18, Tehsil Compound,
Ghaziabad

e-Stamp

DOCUMENT SCAN

5410

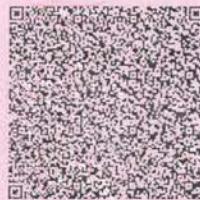
Lock

ANIL KUMAR KANSAL

LICENSE NO. JS2

TEHSIL COMPOUND, GZB

Certificate No. : IN-UP29643452833427X
 Certificate Issued Date : 08-May-2025 12:33 PM
 Account Reference : NEWIMPACC (SV)/ up14000404/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1400040456704831142201X
 Purchased by : RHOMES MIRABILIS LLP
 Description of Document : Article 34A Instrument Correcting a purely Clerical Error
 Property Description : LAND IN KH.NO-
 221M(PART),222M,223M(PART),224M(PART),302M,303M,304(PART),307(PART) VILL-MAKANPUR GZB
 Consideration Price (Rs.) :
 First Party : RAMPRASTHA BUILDERS PRIVATE LIMITED
 Second Party : RHOMES MIRABILIS LLP
 Stamp Duty Paid By : RHOMES MIRABILIS LLP
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)



LOCKED BY

S.R.O. HInd
Ghaziabad

Please write or type below this line

IN-UP29643452833427X

For Ramprasta Builders Pvt. Ltd.

Authorised Signatory

For RHOMES MIRABILIS LLP

PARTNER

PF 0009806928

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority

1. राजस्थान
2. राजस्थान
3. राजस्थान
4. राजस्थान

राजस्थान
राजस्थान
राजस्थान



THIS AMENDMENT AGREEMENT ("Agreement") is executed at Ghaziabad on this 8 day of MAY, 2025 ("Execution Date") by and amongst:

M/S RAMPRASTHA BUILDERS PRIVATE LIMITED incorporated under provisions of the Companies Act, 1956 having CIN U74899DL1980PTC010399 and PAN AAACR0118F, and having its registered office at C-168, Ramprastha Colony, Ghaziabad, Uttar Pradesh, acting through its authorised signatory, Mr. Abhishek Verma S/o Late Sh. Durga Parsad duly authorized *vide* its board resolution dated 18th October 2024 hereinafter referred to as "**LANDOWNER**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include his respective successors, representatives and permitted assigns) of the **FIRST PART**;

AND

M/S RHOMES MIRABILIS LLP incorporated as per Limited Liability Partnership Act, 2008, having LLPIN ACJ-9259 and PAN ABKFR0766M, and having its registered office at 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057, acting through its Designated Partner, Mr Nohar Yadav S/o Sh Sandeep Yadav, duly authorized *vide* resolution passed in meeting of Designated Partners of LLP dated 18th October 2024 (hereinafter referred to as "**DEVELOPER**" (which expression shall be deemed to mean and include its legal heirs, nominees, successors, representatives and permitted assigns) of the **SECOND PART**.

The Landowner and the Developer are hereinafter collectively referred to as the "Parties" and individually as a "Party".

For Ramprastha Builders Pvt. Ltd.


Authorised Signatory



For RHOMES MIRABILIS LLP


PARTNER





आवेदन सं: 202500739039919

शुद्धिपत्र

बही सं: 1

रजिस्ट्रेशन सं: 5410

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री मैसर्स रामप्रस्थ विल्डर्स प्रा लि द्वारा
अभिषेक वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दुर्गा प्रसाद
व्यवसाय : अन्य
निवासी: सी-168 रामप्रस्थ कालोनी गाठवाड

श्री, मैसर्स रामप्रस्थ विल्डर्स प्रा लि द्वारा

अभिषेक वर्मा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/05/2025 एवं 02:22:30

PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय सिंह प्रभारी
उप निबंधक : सदर द्वितीय
गाजियाबाद
08/05/2025

रश्मि श्रीवास्तव
निबंधक लिपिक
08/05/2025



08/05/2025
रजिस्ट्रीकरण
कार्यालय
गाजियाबाद
प्रभारी

A The Landowner and the Developer have entered into a Joint Development Agreement bearing Registered vide Book No-1, Volume No-22469, on Pages 363 to 486, Serial No-3381 on dated-25/03/2025 ("Development Agreement") whereby the Landowner has granted, in lieu of the consideration as mutually agreed between the Landowner and the Developer under the Development Agreement, irrevocable and exclusive Development Rights (as defined in the Development Agreement) on and over the freehold land admeasuring **24,081 Sqr. Mtrs.** geographically located at Khasra No - 221 M (Part), 222 M, 223M (Part), 224 M (Part), 302 M, 303 M, 304 (Part), 307 (Part) at Village Makanpur, Ghaziabad, Uttar Pradesh, referred as the project Land for development of a 'Group Housing Real Estate Project' named and known as "**MIRAABILIS**" ("**GHRE Project**")

B The Parties have now mutually agreed to amend certain terms of the Development Agreement, and therefore desire to execute this Agreement to capture the revised understanding between the Parties with respect to the Development Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the Parties with the intent to be legally bound hereby agree as follows:

For Ramprastha Builders Pvt. Ltd.

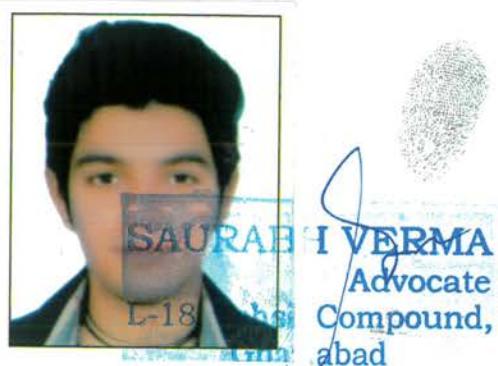


Authorised Signatory

For RHOMES MIRAABILIS LLP



PARTNER





आवेदन सं: 202500739039919

बही सं: 1

रजिस्ट्रेशन सं: 5410

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री मैसर्स रामप्रस्थ बिल्डर्स प्रा लि के द्वारा अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद

निवासी: सी-168 रामप्रस्थ कालोनी गांवाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री श्री मैसर्स आरहोम्स मीराबिल्स एल एल पी द्वारा नोहर यादव, पुत्र श्री संदीप यादव

निवासी: 81 फर्स्ट पूर्वी मार्ग वसन्त विहार नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री वीरेन्द्र, पुत्र श्री अनेकपाल

निवासी: 13 मानसरोवर पार्क लाल कुमार शाहपुर वर्महटा गांवाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री आदित्य वर्मा, पुत्र श्री वीरेन्द्र वर्मा

निवासी: 54 चन्द्रपुरी गांवाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

8

विजय सिंह प्रभारी

उप निवंधक: सदर द्वितीय

गाजियाबाद

08/05/2025

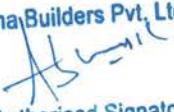
रश्मि श्रीवास्तव

निवंधक लिपिक गाजियाबाद

08/05/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

- 1.1 This Agreement shall be deemed to be a part of the Development Agreement and any reference to the Development Agreement shall be deemed to include a reference to this Agreement.
- 1.2 All terms and conditions regarding the interpretation and construction of the Development Agreement shall be deemed to be incorporated herein.
- 1.3 This Agreement shall modify the understanding set out in the Development Agreement, as may be appropriate, only to the limited extent set out herein and all other terms and conditions of the Development Agreement shall continue to remain applicable and binding on the Parties.
- 1.4 Unless otherwise defined herein, all capitalized terms in this Agreement shall have the meaning assigned to them in the Development Agreement.

For Ramprastha Builders Pvt. Ltd.

Authorised Signatory

For RHOMES MIRABILIS LLP

PARTNER



2. AMENDMENTS TO THE TERMS OF THE DEVELOPMENT AGREEMENT Clause 3.12 shall be deleted in entirety from the Execution Date.

3.12 The Developer shall be exclusively entitled in its sole discretion to book, allot, sale of the Units /Saleable Area (excluding the Landowner's Share) falling in the **GHRE Project** and to enter into agreements to sell with prospective purchasers for transfer of the same together with proportionate, undivided right, share, interest and title in the Project Land.

Clause 3.12 shall be deleted in entirety and replaced with the following, effective from the Execution Date:

3.12 The Developer shall be exclusively entitled in its sole discretion to book, allot, sale of the Units /Saleable Area (excluding the Landowner's Share) falling in the **GHRE Project** and to enter into agreements to sell with prospective purchasers for transfer of the same together with proportionate, undivided right, share, interest and title in the Project Land. Notwithstanding the above, the Landowner, being the "Co-Promoter" of the Project, shall also execute conveyance deeds and other documents with prospective purchasers allottees/ any third party by whatever name called for allotment, sale or transfer (of any nature whatsoever) of the proportionate, undivided right, share, interest and title in the Project Land to be conveyed together with the Saleable Area."

For Ramprastha Builders Pvt. Ltd.



Authorised Signatory

For RHOMES MIRAABILIS LLP



PARTNER

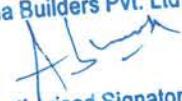


3. MISCELLANEOUS.

3.1 This Agreement shall be deemed to be effective on and from the date of execution hereof.

3.2 The Parties agree and acknowledge that no amendment, modification or alterations to this Agreement and, or, the Development Agreement shall be valid or binding, unless a prior written consent is obtained from all the Parties.

IN WITNESS WHEREOF THE PARTIES, HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEEN

For Rampratha Builders Pvt. Ltd.

 Authorised Signatory

For RHOMES MIRABILIS LLP

 PARTNER





LIBRARY
UNIVERSITY
MICHIGAN
1

For Ramprastha Builders Pvt. Ltd.

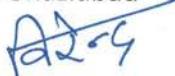

Authorised Signatory

For RHOMES MIRABILIS LLP


PARTNER

Witness-

Mr Virendra S/o Sh Anek pal
R/o HNo-13, Lal Kuan Ghaziabad



Mr Aditya Verma S/o Sh Virender Kumar
R/o HNo-54, Chanderpuri Ghaziabad



Dated 08/05/2025 Saurabh verma Advocate



आवेदन सं: 202500739039919

बही संख्या 1 जिल्द संख्या 22604 के पृष्ठ 367 से 386 तक क्रमांक 5410 पर दिनाँक 08/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय सिंह प्रभारी
उप निबंधक : सदर द्वितीय
गाजियाबाद
08/05/2025



GUJARAT DVITIYA BHAWAN
AGRAHAR
GOVT. OF GUJARAT
REGD. NO. 100001
Dated: 08/05/2025