

Dinesh Yadav
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Non Judicial

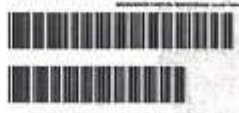


Indian-Non Judicial Stamp Haryana Government



Date : 15/04/2025

Certificate No. G002025D5092
GRN No. 130976704



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Globalhorizon Holdings Pvtltd
H.No/Floor : 9th Sector/Ward : 48 LandMark : Jmd megapolis
City/Village : Sohna road District : Gurugram State : Haryana
Phone: 79*****08



Buyer / Second Party Detail

Name : Hdfc Bank Ltd
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Na District : Gurugram State : Haryana
Phone : 79*****08

Purpose : ESCROW AGREEMENT

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

THIS NON JUDICIAL STAMP PAPER IS AN INTEGRAL PART OF ESCROW AGREEMENT

GLOBAL HORIZON HOLDINGS (P) LTD

[Handwritten Signature]
AUTHORISED SIGNATORY

[Handwritten Signature]
AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

[Handwritten Signature]
Hero Housing Finance Ltd

[Handwritten Signature]

[Handwritten Signature]
AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)



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ESCROW ACCOUNT AGREEMENT

This Escrow Account Agreement ("Agreement") made and executed at the PLACE- M/s Global Horizon Holdings Pvt Ltd Address-C- Wing, 9th floor, Premises No 903, 904 and 905, JMD Megapolis, Sector-48, Sohna Road Gurugram and on the 15.04.2025 mentioned in Item No. 1 of SCHEDULE A hereunder written.

BETWEEN

The person/s specified in Item No. 2A of SCHEDULE A hereunder written, (hereinafter called / collectively referred to as the "Borrower")

AND

The person/s specified in Item No. 2B of SCHEDULE A hereunder written, (hereinafter called / collectively referred to as the "Co-borrower")

The expression "Borrower"- M/s Global Horizon Holdings Pvt Ltd (as defined hereinafter) shall, unless it be repugnant to the subject, context or meaning thereof, mean and include, its successors and assigns, of the FIRST PART;

AND

HDFC BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949, carrying various banking activities having its Registered Office at HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400013, and branch office at 2nd Floor Process House, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 (hereinafter referred to as the "Escrow Bank" which expression shall, unless it be repugnant to the subject, context or meaning thereof, mean and include its successors and assigns), of the SECOND PART;

AND

Hero Housing Finance Limited, a company incorporated under the provisions of Companies Act, 2013, a Housing Finance Company registered with National Housing Bank and having its registered office at 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi 110057 and an office at the PLACE mentioned at Item No. 2C of SCHEDULE A hereunder written among others (hereinafter referred to as the "Lender" which expression shall, unless it be repugnant to the subject, context or meaning thereof, mean and include its successors and assigns), of the THIRD PART.

[The Borrower, Escrow Bank and the Lender shall collectively be referred to as Parties and individually, as separately identified as the context requires.]

WHEREAS:

(A) The Lender has sanctioned certain facilities of such amount as more particularly set out in Item No. 4 of SCHEDULE A hereunder written (hereinafter collectively referred to as the "Facility") to the Borrower, inter alia, on the terms and conditions more particularly set out in the Sanction Letter(s) of such date as specified in Item No. 3A of SCHEDULE A hereunder written (hereinafter collectively referred to as the "Sanction Letter") read with the master facility agreements executed on such date as specified in Item No. 3B of SCHEDULE A hereunder written (hereinafter collectively referred to as the "Facility Agreement") and other Transaction Documents executed on or about the date of this Agreement or to be executed in future in connection with the Facility, as may be amended, modified and/or restated from time to time.



AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (09501)

Ajay Koyal

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

GLOBAL HORIZON HOLDINGS (P) LTD
Ajay Koyal
AUTHORISED SIGNATORY

Ajay Koyal
Hero Housing Finance Ltd
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- (B) One of the terms of the respective Sanction Letter(s) read with the respective Facility Agreement / Transaction Documents is that the Borrower shall establish/open/maintain Accounts (as hereinafter defined) with the Escrow Bank for the benefit of the Lender, within such time as may be allowed or permitted by the Lender, on the terms and conditions satisfactory to the Lender.
- (C) The Borrower has agreed that the Receivables (as defined hereinafter) collected/received or to be collected/received by the Borrower from the Customers (as defined hereinafter) under the Customer Contracts (as defined hereinafter) pertaining to the Secured Property (as defined hereinafter), shall be credited to / deposited into the Accounts and dealt with in the manner as stipulated in this Agreement
- (D) The Borrower has/have provided all relevant documentation for opening / establishing the Accounts, to the Escrow Bank.
- (E) The Parties are desirous of executing these presents to record the establishment, operation and administration of the Accounts including collection and distribution of the Receivables and for matters incidental thereto.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL AGREEMENTS HEREIN CONTAINED AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. DEFINITIONS:

In this Agreement, unless defined herein, capitalized terms used shall have the meanings assigned or ascribed to such terms in the respective Facility Agreement and other Transaction Documents. In this Agreement, unless there is anything repugnant to the subject or context thereof, the capitalized terms, words and expressions listed below shall have the following meanings:

"Accounts" shall collectively mean the accounts opened for the purpose of Permitted Investments, Escrow Account and the Designated Account opened or established for the Secured Property referred to in SCHEDULE D hereunder written or any part thereof.

"Business Day" means a day other than a Sunday or a public holiday or a bank holiday on which the relevant office of the Lender and/or the Escrow Bank as specified in this Agreement or such other office as notified by the Lender / Escrow Bank to the Borrower, is open for normal business transactions in Mumbai.

"Customers" shall include person/s with whom the Borrower would be entering into or would have entered into an arrangement, agreement or contract with respect to sale, transfer, lease, license, usage and/or disposal of the Secured Property or any part thereof;

"Customer Contracts" shall include all agreements, contracts, deeds, documents, instruments, letters, writings and arrangements entered into (or exchanged) by and between the Borrower and the Customer/s in connection with sale, transfer, lease, license, use and/or disposal of the Secured Property or any part thereof.

"Designated Account" means a current account of the Borrower bearing account number/s referred to in Item No. 5 of SCHEDULE A hereunder written opened / established by the Borrower with the Escrow Bank as envisaged under the respective Facility Agreement / Transaction Documents.

"Escrow Account" shall mean account of the Borrower with the Escrow Bank bearing account number/s referred to in Item No. 5 of SCHEDULE A hereunder written opened or established by the Borrower with the Escrow Bank as envisaged under the Facility Agreement / Transaction Documents.

AJAY KUMAR
Branch Manager
Deputy Vice President
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Noida-Sector 41 (1292)



AKASH JAIN
Branch Manager
Emp Code: A5183
Sec-110, Noida (0930012)

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AUTHORISED SIGNATORY
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"Event of Default" shall, in addition to any event or occurrence identified or specified as an 'Event of Default' under the respective Facility Agreement / Transaction Documents, include (i) failure or breach on the part of the Borrower to comply with or perform any obligation, covenant, term or condition contained in this Agreement and (ii) breach of any representation made or warranty given by the Borrower, and the expression "Event of Default" shall be construed accordingly.

"Lender's Account" means such bank account of the Lender maintained with the Escrow Bank or any other Bank, the details of which is intimated in writing by the Lender to the Escrow Bank.

"Secured Property" shall mean the property more particularly described in the Facility Agreement / Transaction Documents and in **SCHEDULE D** hereunder written and over which mortgage / charge / Security Interest is created in favour of the Lender as and by way of Security for the Facility.

"Permitted Investments" shall mean investments permitted out of moneys / amounts lying in the Escrow Account (i.e. payment of Outstanding Amounts / Secured Obligations due to the Lender) in short term fixed deposits with the Escrow Bank, for tenors and on the terms and conditions as stipulated by the Lender for each such fixed deposit which shall be lien marked in favour of the Lender or such other investments as may be expressly permitted by the Lender in writing.

"Receivables" shall mean all payments, amounts and/or monies received and/or receivable by the Borrower, in any form or manner whatsoever, from the Customers/ tenants / lessees / licensees / occupants of the premises / units / areas of the Secured Property taken on rent / lease / leave & license by such tenants / lessees / licensees / occupants, as the case may be, including without limitation the rental charges, licenses fees, lease rentals, late payment charges / fees, penal charges and/or any other amount and/or money received and/or receivable by the Borrower pursuant to the Customer Contracts/ agreements / instruments entered into by the Borrower with the Customers/ tenants / lessees / licensees / occupants of the premises / units / areas of the Secured Property, and proceeds from sale / transfer / disposal / liquidation of premises / units / areas of such Secured Property.

"Transaction Documents" for the purpose of this Agreement shall collectively mean the Sanction Letter and all other deeds, documents, agreements, instruments and writings executed between the Borrower and the Lender in relation to the respective Facility.

2. CONSTRUCTION AND INTERPRETATION:

The principles of construction and interpretation of the respective Facility Agreement shall apply, *mutatis mutandis*, to this Agreement as if specifically set out herein.

3. BORROWER'S COVENANTS:

The Borrower hereby agrees to the following:

- (a) The Borrower shall open / establish, maintain and operate the Accounts with the Escrow Bank as Clause 5.1 of this Agreement and the Transaction Documents;
- (b) The Borrower shall ensure that the entire Receivables received by the Borrower are deposited only into the Escrow Account and not in any other account;
- (c) The Borrower shall ensure that such percentage of Receivables as set out in **SCHEDULE A** hereunder written which may be revised from time to time as intimated / instructed to the Escrow Bank by the Lender, received in the Escrow Account by the Borrower shall be transferred forthwith / on a daily basis from the Escrow Account to the Designated Account.

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



AKASH JAIN
Branch Manager
Emp. Code: A5137
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- (d) The Borrower undertakes to issue Irrevocable instructions to its Customers for depositing/crediting the amounts due from them under the Customer Contracts, to the Borrower directly into the Escrow Account. The Borrower also agrees and undertakes to mention such instructions in the Customer entered into with the Customers and/or in any other deed, document, instrument or writing between the Borrower and the Customers.
- (e) The Borrower shall not open any account other than what is permitted under this Agreement / Transaction Documents or establish any other mode for receiving / depositing the Receivables.
- (f) Save as provided herein, the Accounts opened / established under this Agreement shall not be discontinued / closed without the prior permission of the Lender in writing.
- (g) The Borrower agrees and undertakes that it shall not do or commit any act, which may or will in any manner adversely affect the inflow or movement / transfer of monies / Receivables into the Accounts.
- (h) The Borrower shall not be entitled to issue any cheque / Instrument in relation to the Accounts (other than the Designated Account) or avail any overdraft facility in relation to the Accounts.
- (i) The Borrower shall give notice to the Lender and the Escrow Bank on the happening or occurrence of a Default / Event of Default forthwith upon such happening or occurrence, upon knowledge of the happening or occurrence of any such Default / Event of Default, specifying the nature of such Default / Event of Default, the date of the happening or occurrence thereof and the steps, if any, taken by the Borrower to cure or remedy the Default / Event of Default (wherever cure period is provided).
- (j) The Borrower declares and confirms having created a charge / Security Interest on the Accounts and over the Receivables deposited into the Accounts in favour of the Lender under the security documents / Transaction Documents executed between the Borrower and Lender. The Borrower hereby Irrevocably authorizes the Escrow Bank to take note of such charge / Security Interest created in favour of the Lender on the Accounts and over the Receivables. The Borrower hereby Irrevocably authorizes the Lender to provide necessary instructions to the Escrow Bank with respect to creation and liquidation of the Permitted Investments, if any, out of moneys lying in the Escrow Account, at the sole discretion of the Lender.
- (k) The Borrower agrees and undertakes not to give instructions to the Escrow Bank to modify, change, alter, withdraw or revoke the instructions for operating the Accounts as recorded in this Agreement or the instructions given by the Lender to the Escrow Bank from time to time, without the prior permission of the Lender in writing.




AJAY KUMAR
 Branch Manager
 Deputy Vice President
 Emp. Code: A4378
 Noida-Sector 41 (1292)


AKASH JAIN
 Branch Manager
 Emp. Code: A5183
 Sec-110, Noida (0911)

4. BANK'S COVENANTS:

- (a) The Escrow Bank hereby agrees to act as an escrow agent for and on behalf of the Lender and to accept all monies to be deposited into or held in the Accounts, pursuant to the terms and conditions of this Agreement. The Escrow Bank shall hold and safeguard the Accounts during the term of this Agreement and shall hold all moneys in the Accounts, at the request of the Borrower for the benefit of the Lender and for the Borrower, to the extent of respective rights of the Lender and/or the Borrower.
- (b) The Escrow Bank shall not be required to verify and ensure that the money(ies) deposited into the Accounts are the Receivables and all money(ies) deposited at any time in any quantum shall be treated as / deemed to be Receivables.

Ajay Kumar

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- (c) The Escrow Bank agrees that during the currency of this Agreement as amended from time to time, the Escrow Bank shall ensure that the Accounts are operated and maintained as per the terms set out herein and shall not permit any deviation therefrom, without the prior permission of the Lender in writing.
- (d) The Escrow Bank agrees that all money(ies) / Receivables received by it in the Accounts under this Agreement shall, until transferred or dealt with in accordance with this Agreement be held in trust for the purposes for which they were received, shall be segregated from other accounts of the constituents of the Escrow Bank and from the funds and property of the Escrow Bank, in accordance with the banking law and practice.
- (e) It is expressly agreed between the parties that in the event of any court / tribunal orders or directs and/or any Governmental Authority(ies) issues any direction/order to the Escrow Bank to withhold, any amount lying in the above Accounts or directs/orders to act as per the directions/orders of such court / tribunal / Governmental Authority(ies), the Escrow Bank shall comply with such orders/directions with prior intimation to the Borrower and the Lender.
- (f) This Agreement expressly sets forth all the duties of the Escrow Bank with respect to all the matters pertaining hereto. No implied duties or obligations shall be read into this Agreement against the Escrow Agent. The Escrow Bank will not be bound by the provisions of any other agreement / Transaction Document entered into amongst the parties hereto except this Agreement.

5. OPERATION AND MAINTENANCE OF ACCOUNTS:

The Borrower shall operate the Accounts for the purpose for which they have been opened/established in accordance with Clause 5.1 of this Agreement.

The Borrower confirms and agrees not to give any instructions contrary to the above and the Escrow Bank shall have no obligations to honour any such contrary instruction, if any given by the Borrower.

1. Escrow Account

- (a) The Borrower agrees that, 100% of the Receivables collected/received by the Borrower from the Customers under the Customer Contracts shall be credited to / deposited into the Escrow Account.
- (b) The Lender shall be entitled to appropriate / adjust amounts deposited into the Escrow Account at its sole discretion and in the manner it deems fit by written instructions to the Escrow Bank and to transfer amounts mentioned in Item No. 6 of SCHEDULE A as may be revised by the Lender from time to time from the Escrow Account to the Lender's Account for adjusting / appropriating all amounts due and payable by the Borrower to the Lender under the respective Facility Agreement / Transaction Documents from time to time and at its sole discretion to permit transfer to the Designated Account of the Borrower, such amounts as mentioned in Item No. 7 of SCHEDULE A out of the balance amounts. The Borrower agrees that save and except the aforesaid transfers, there cannot be any withdrawals from the Escrow Account.
- (c) Any amounts deposited into the Escrow Account under this Agreement shall be Irrevocable and all interests (if any applicable), income or gain earned or realized on amounts lying in the Escrow Account or pursuant to Permitted Investments shall be retained therein and be treated for all purpose of this Agreement as part of the Escrow Account and dealt with accordingly.

Ajay Kumar
 Branch Manager
 Deputy Vice President
 Emp. Code: A4378
 Noida-Sector 41 (1292)



Akash Jain
 Branch Manager
 Emp. Code: A5113
 Sec-110, Noida (892)

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 Housing Finance Ltd.
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- (d) The Lender shall be entitled to instruct the Escrow Bank from time to time to transfer amounts from the Escrow Account to the Lender's Account without any reference or recourse to the Borrower. The Lender shall appropriate these monies towards Repayment of the respective Facility / Outstanding Amounts / Secured Obligations payable by the Borrower under the respective Facility Agreement / Transaction Documents.
- (e) The Borrower further irrevocably authorizes the Escrow Bank to act upon the instructions of the Lender, to disclose to the Lender any information relating to the Accounts including the credit balances from therein, as the Lender may, from time to time request, provide full statement of all the payments into and from the Accounts to the Lender on a monthly basis or as and when required by the Lender, to take note of Lender's charge / Security Interest created on the Accounts and over the Receivables, till such time the Facility / Outstanding Amounts / Secured Obligations is are paid / repaid in full.
- (f) The Borrower hereby irrevocably authorizes the Escrow Bank to transfer the Receivables / money(ies) / amounts received in the Accounts in accordance with the terms and conditions of this Agreement. The Borrower further irrevocably authorizes the Lender to issue instructions in relation to the Accounts to the Escrow Bank under advice to the Borrower and/or to modify such instructions from time to time.
- (g) The Escrow Bank shall be entitled to dishonour any instruction in relation to the Accounts including any instruction / instrument in relation to the Designated Account which is not in accordance with this Agreement / arrangement and/or inconsistent with the rights of the parties recorded herein and for any such dishonour, the Escrow Bank shall not be held responsible.
- (h) The Borrower agrees that except as agreed herein, the Accounts shall be operated by the Borrower as per the general terms and conditions required to be complied with as stipulated by the Escrow Bank.
- (i) The Escrow Bank agrees that after Repayment / prepayment of the Facility / Outstanding Amounts / Secured Obligations in full is communicated / confirmed by the Lender to the Escrow Bank in writing and after termination of this Agreement as provided herein, balance if any in the Escrow Account, shall be transferred to the Designated Account of the Borrower.
- (j) Notwithstanding anything to the contrary contained herein or in any other deed, document, instrument or writing, in the event that the Receivables / monies / amounts available in the Escrow Account fall short of amounts due to the Lender or otherwise for such other reason as the Lender may deem fit, the Lender shall be entitled to issue written instructions to the Escrow Bank with simultaneous intimation to the Borrower, to transfer the funds lying in the Designated Account of the Borrower to the Escrow Account and the Escrow Bank and the Borrower shall be bound by such instructions.
- (k) Where any written instruction / standing instruction given by the Lender to the Escrow Bank or any written instruction / standing instruction required to be executed by the Escrow Bank in accordance with the provisions contained in this Agreement for transfer of funds / amounts in relation to the Accounts falls on a day which is not a Business Day in Mumbai, the Escrow Bank shall execute such instructions / standing instructions on the immediately succeeding Business Day.
- (l) The Lender may at its sole discretion instruct the Escrow Bank to prematurely close the Permitted Investments and appropriate such amounts towards its dues. Any loss caused to the Borrower pursuant to premature closure of the Permitted Investments shall not entitle the Borrower to claim any interest, damages or compensation either from the Lender or the Escrow Bank.

Ajay Kumar
AJAY KUMAR
 Branch Manager
 Deputy Vice President
 Emp. Code: A4378
 Noida-Sector 41 (1292)



Akash Jain
AKASH JAIN
 Branch Manager
 Emp. Code: A5131
 Sec-110, Noida (0920201993)

Ajay Kumar

Prakash

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(m) The Lender shall give written Instructions to the Escrow Bank from time to time to appropriate / adjust / transfer specified amounts from Accounts to Lender's Account or to transfer amounts to the Designated Account, as the case may be.

II. Designated Account

The Escrow Bank shall transfer such amounts from the Escrow Account to the Designated Account as may be instructed by the Lender to the Escrow Bank in writing. Unless written instructions are received by the Escrow Bank from the Lender to the contrary, the Borrower shall, subject to the provisions of this Agreement, be entitled to operate the Designated Account and withdraw amounts lying in the Designated Account in the ordinary course of business.

6. RIGHTS OVER THE ACCOUNTS:

- (a) The rights of the Lender to deal with the money(ies) held in the Accounts and/or to operate the Accounts are set forth in their entirety in this Agreement.
- (b) The rights of the Lender and the Borrower to the Receivables / money(ies) held in the Accounts shall be in accordance with and subject to the provisions of this Agreement.
- (c) All right, title and interest in and to the Accounts and over the Receivables shall stand charged / secured in favour of the Lender in such form and manner as the Lender may deem fit in accordance with the Transaction Documents executed between the Borrower and the Lender. Amounts deposited into the Escrow Account shall be applied towards payment / Prepayment / Repayment of the Facility / Outstanding Amounts / Secured Obligations payable by the Borrower under the Facility Agreement / Transaction Documents. All amounts held in the Accounts shall constitute a part of the security until applied towards payment / Prepayment / Repayment of the Facility / Outstanding Amounts / Secured Obligations to the Lender under the Facility Agreement / Transaction Documents and this Agreement. The Accounts, the amounts deposited or lying therein (including Permitted Investments) and any interest accrued thereon shall be held in trust for and on behalf of the Borrower as provided herein, subject to the Security Interest created in favour of the Lender under the Transaction Documents. For purposes of the Agreement, Section 20 of the Indian Trust Act, 1882 shall not apply.
- (d) The Escrow Bank hereby agrees and confirms that except as otherwise provided in this Agreement, it shall have no banker's lien and/or any other lien and/or a right to set off the amounts lying in or received to the credit of the Accounts against any amounts due to it from the Borrower nor shall such amount be treated as the asset of the Escrow Bank or of the Borrower in the event of bankruptcy or liquidation of either of them and that such amounts shall at all times during the currency of this Agreement enure to the benefit of the Lender in accordance with the provisions of this Agreement.
- (e) The Escrow Bank shall have no right to set off the other charges, loss, expenses etc. incurred with the amounts / Receivables lying / deposited / credited into the Accounts of the Borrower.
- (f) Notwithstanding anything agreed in this Agreement, the Lender shall be entitled to instruct the Escrow Bank to freeze the Accounts without any reference to the Borrower and use all the amounts lying therein towards payment / Repayment of the respective Facility / Outstanding Amounts / Secured Obligations, without any prior notice to the Borrower for which the Borrower hereby gives express consent.
- (g) The Borrower shall not be entitled to modify, change, alter, revoke or withdraw any of the instructions given by the Lender to the Escrow Bank in relation to the Accounts until the

[Signature]
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Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



[Signature]
AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (09)

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respective Facility / Outstanding Amounts / Secured Obligations have been paid to the Lender in full and the Lender has given a written confirmation thereof to the Escrow Bank.

7. TERMINATION:

- (a) The Borrower shall continue to maintain and shall not be permitted to close the Accounts, so long as any amount is due to the Lender under the Facility Agreement and/or Transaction Documents and till such time that the Lender advises the Borrower and Escrow bank in writing that the Facility / Outstanding Amounts / Secured Obligations has / have been duly received by / paid to the Lender and that no other amount is due and payable by the Borrower to the Lender under the Facility Agreement / Transaction Documents.
- (b) If at any time the entire Facility / Outstanding Amounts / Secured Obligations owing to the Lender has/have been indefeasibly paid/repaid/adjusted in full and the Lender issues a no dues certificate or otherwise expressly permits termination of this Agreement in writing, then this Agreement shall cease to be of further effect and the Lender shall release its charge / Security Interest on the Accounts and over the Receivables, by written advice to the Borrower and the Escrow Bank and thereafter the funds remaining in the Escrow Account and/or Permitted Investments shall be transferred by the Escrow Bank to the Designated Account of the Borrower.
- (c) The Borrower shall not be entitled to terminate this Agreement, and in the event that the Escrow Bank ceases for any reason whatsoever to be the Escrow Bank under this Agreement, the successor Escrow Bank shall be a person acceptable to the Lender and necessary arrangements shall be made to the satisfaction of the Lender for transfer of the Receivables / amounts deposited or held in the Accounts into accounts of similar nomenclature / character with the successor Escrow Bank.
- (d) Notwithstanding anything contained in this Agreement, the Borrower / and the Lender unconditionally agrees and unequivocally confirms that the Escrow Bank shall have the right to exit / resign, without assigning any reason whatsoever, as the Escrow Bank or terminate this Agreement by giving 30 days' notice in writing to the Borrower and the Lender. The Lender or the Borrower pursuant to instructions received from the Escrow Bank shall, within 30 days of receipt of the aforesaid notice, appoint a successor Escrow Bank acceptable to the Lender pursuant to which all the Receivables / monies lying in the Accounts shall be transferred to the accounts opened with the successor Escrow Bank and thereafter Escrow Bank shall stand discharged / released from all its obligations under this Agreement.

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



AKASH JAIN
Branch Manager
Emp. Code: A5133
Sec-110, Noida (092)

8. REPRESENTATIONS & WARRANTIES:

The Borrower hereby represents and warrants that;

- (a) The Borrower is duly incorporated and validly existing under the laws of India and has the competence and power to enter into this Agreement and to carry on its business and operations as it is being or is proposed to be conducted;
- (b) The Borrower has / have all the requisite legal power and authority to execute this Agreement and to carry out / comply with the terms, conditions and provisions, hereof;
- (c) This Agreement has been duly and validly executed by the Borrower or on behalf of the Borrower and constitutes a valid, legal and binding obligation of the Borrower enforceable in accordance with the terms hereof;
- (d) This Agreement forms part of documents and agreements / Transaction Documents, which is required to be executed for the purpose of availing the Facility;

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GLOBAL HORIZON HOLDINGS (P) LTD
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- (e) Except to the extent disclosed to the Lender, no Proceedings are pending or threatened against the Borrower or its / their assets or the Secured Property / Receivables or in any manner related to the Purpose of the Facility, the outcome of which could result into a Material Adverse Effect:
- (f) The entering into, delivery and performance by the Borrower of, and the transaction contemplated by this Agreement / execution of this Agreement has been duly authorized by all requisite action and do not and will not conflict or contravene: (a) any law or provision; (b) with the constitutional documents, if any, of the Borrower; or (c) with any document which is binding upon the Borrower; or (d) any existing agreement or other instrument or arrangement to which the Borrower is a party or by which it is liable or otherwise constitute a default under any other agreement, arrangement or instrument to which it is party or by which it or its assets may be bound (e) any Authorization, judgment, decree or order or any statute, rule or regulation applicable to the Borrower.
- (g) The Borrower accepting receivables / deposits in to Escrow Account (Authorized Person under sec 10 (5) of FEMA regulation) do hereby declare that any receivables in the Escrow Account through Foreign Exchange transactions, as may be entrusted Authorized Person to the HDFC Bank Ltd from time to time, will be strict conformity with provisions of the Foreign Exchange Management Act 1999. Further Authorized Person declare that said transactions, as and when initiated, shall not involve and shall not be designated for the purpose of any contravention or evasion of the provision of the FEMA Act, 1999. Authorized Person hereby undertakes that for all Foreign Currency inward credits to the Escrow Account, the authorised person shall provide a disposal instruction along with a declaration as per the banks format and shall also submit attested copy of the passport of the overseas remitter i.e. NRI (to validate nationality of purchaser).

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

AKASH JAIN
Branch Manager
Emp. Code: A5189
Sec-110, Noida (09)



9. CONFIDENTIALITY:

- (a) The Borrower and the Escrow Bank shall treat as strictly confidential all information and details pertaining to this Agreement and which relates to:
- i. the contents and subject matter of the Agreement;
 - ii. the negotiations relating to this Agreement; and
 - iii. all information, data, details (including details of accounts, records, statements etc. pertaining to the Facility), terms and conditions, drawings, specifications in any form or manner pursuant to the understanding or pursuant to entering into or under this Agreement. (collectively, the "Confidential Information")
- (b) The Borrower / Escrow Bank may disclose Confidential Information, with prior intimation to the Lender, to the extent:

- i. required by Applicable Law;
- ii. required by any Governmental Authority to which the Borrower / Escrow Bank is subject or submits, wherever situated; and/or
- iii. disclosed to the professional advisers and auditors of the Borrower / Escrow Bank who are bound by or under a corresponding obligation of confidentiality.

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10. GENERAL:

- (a) It is expressly agreed by and between the parties hereto that the Borrower shall bear and pay upfront all the costs, charges and expenses including the fees of the Escrow Bank's Advocate/s that may be incurred by the Escrow Bank on account of any litigation arising out of or in connection with this Agreement and the Escrow Bank shall not be required or liable to bear or pay any such costs and expenses. In the event the Escrow Bank, without prejudice to its rights herein, happens to incur any such costs, charges and expenses (including fees of

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the Escrow Bank's Advocate(s), the same shall be reimbursed by the Borrower to the Escrow Bank immediately upon demand from the Escrow Agent, without raising any dispute.

- (b) The Borrower further agrees and undertakes to pay or reimburse to the Escrow Bank immediately on demand without raising any dispute, all costs, charges and expenses arising out of or in connection with this Agreement (including but not limited to opening up of Accounts of the Borrower and costs, charges and expenses as stated in the foregoing paragraph) or incidental to, the enforcement of any of the provisions of this Agreement, in connection with any stamp duty or tax required to be paid by the Escrow Bank or the Lender under this Agreement or any other deed/instrument necessary to be executed/entered or with respect to amendment, waiver or consent relating to this Agreement.
- (c) The Borrower shall pay to the Escrow Bank fees as prescribed in Item No. 9 of SCHEDULE A hereunder written.
- (d) This Agreement shall be binding on and enure to the benefit of each Party hereto and their respective successors.
- (e) For the operation of the Accounts other than the Designated Account, details of the officers / employees of the Lender authorised to give instructions to the Escrow Bank in the manner set out in this Agreement are listed in SCHEDULE B hereunder written. For the operation of the Designated Account, details of authorised signatories of the Borrower (including by way of cheques) and officers / employees of the Lender authorised to give instructions to the Escrow Bank (i.e. other than by way of cheques) are set out / mentioned in SCHEDULE C hereunder written PROVIDED THAT the said authorized signatories of the Borrower shall not change/modify/alter/withdraw or revoke the instructions given by the Lender and/or standing instructions in relation to the Accounts as recorded in this Agreement.

[Signature]
AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



11. STAMP DUTY, COSTS, CHARGES ETC.

All costs, charges, fees and expenses in connection with this Agreement including without limitation, stamp duty and all other out of pocket costs incidental to this Agreement shall be borne and paid by the Borrower alone.

12. INDEMNITY

The Borrower shall indemnify and keep indemnified the Escrow Bank and the Lender its employees and directors against all actions, suits, Proceedings, consequences and all costs, charges, expenses, losses, liabilities or damages which may be incurred or suffered by the Escrow Bank and/or by the Lender by reason of any false or misleading information given by the Borrower to Escrow Bank or Lender hereunder or any breach / Default / contravention / non-observance/ non-performance by the Borrower of any terms, conditions, agreements and provisions hereunder contained or on account of any statutory violations. The decision of the Escrow Bank or Lender, as the case may be, with regard to the incurrence to loss and quantification thereof shall be conclusive, final and binding upon the Borrower and the Borrower shall forthwith pay such indemnification amount as quantified and demanded by the Lender.

[Signature]
AKASH JAIN
Branch Manager
Emp. Code: A518
Sec-110, Noida (09...)

13. ASSIGNMENT / TRANSFER / NOVATION

The Borrower shall not assign, novate or transfer all or any of its rights, benefits or obligations under this Agreement except with the prior permission of the Lender in writing. The Borrower / Escrow Bank expressly recognizes, agrees and accepts that the Lender shall be absolutely entitled and has full power and authority to sell, assign, novate or transfer in any manner, in whole or in part, and in such manner and on such terms as the Lender may decide (including reserving a right to the Lender to retain its power thereunder to proceed against the Borrower / Escrow Bank on behalf of the purchaser, assignee, novatee or transferee), the Facility / any or all Outstanding Amounts / Secured



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Obligations due from the Borrower, to any third party of the Lender's choice without any further reference or intimation to the Borrower AND the Escrow Bank, upon being intimated / notified of such assignment / novation by the Lender, at its discretion shall act in the capacity of Escrow Bank for such assignee / novatee PROVIDED THAT such assignee / novatee executes similar agreement with appropriate modifications / accession deed with the Escrow Bank for acceding to this arrangement on the terms and conditions stipulated by the Escrow Bank [Including without limitation, by opening a new Lender's Account in the name of such assignee / novatee and complies with requisite Know Your Customer (KYC) / Anti Money Laundering (AML) requirements]. Any such action and any such sale, assignment, novation or transfer shall bind the Borrower to accept such third party as creditor exclusively or as a joint creditor / assignee / novatee with the Lender as the case may be. Notwithstanding any such assignment or transfer, the Borrower shall, unless otherwise notified by the Lender, continue to make all payments under this Agreement to the Lender and all such payments when made to the Lender shall constitute a discharge to the Borrower from its liabilities only to the extent of such payments.

14. NOTICE

Any notice, communication or request required or permitted to be given or made under this Agreement to Lender or to the Borrower shall be in writing. Such notice, demand, request or other communication shall be deemed to have been duly given or made when it shall be (i) delivered personally; or (ii) sent by registered mail with acknowledgement due or courier. The details of the Parties for the purpose of serving any notices in relation to or pursuant to this Agreement are given below:

For the Lender: The branch office address referred to in **Item No. 2C of SCHEDULE A** hereunder written.

For the Escrow Bank: The branch office address first hereinabove written.

For the Borrower: The office address referred to in **Item No. 2A and 2B** respectively of **SCHEDULE A** hereunder written.

A certificate by an officer of the Lender that the notice or demand was posted or served, as the case may be, shall be final, conclusive and binding on the Lender / Borrower.

15. GOVERNING LAW / JURISDICTION

This Agreement shall be governed by and construed in accordance with Indian law. All parties irrevocably agree that the courts/tribunals of competent jurisdiction situated at the place specified in **Item No. 1 of SCHEDULE A** hereunder written shall have jurisdiction to entertain, decide and settle any disputes which may arise out of or in connection with this Agreement and that, accordingly, any legal action, suit or proceedings arising out of or in connection with this Agreement may be brought in those courts/tribunals of competent jurisdiction and the Borrower irrevocably submits to and accepts the jurisdiction of those courts/tribunals.

The above exclusive jurisdiction is for the benefit of the Lender and the Escrow Bank only. Nothing contained in this clause, shall limit any right of the Lender to take out proceedings in any other court or tribunal of competent jurisdiction, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction whether concurrently or not and the Borrower irrevocably submits to and accepts for itself and in respect of its property, generally and unconditionally, the jurisdiction of such court and tribunal, and the Borrower irrevocably waives any objection it may have now or in the future to the Lender taking out proceedings in one or more jurisdictions of its choice or otherwise claim that any such proceedings have been brought in an inconvenient forum.

16. WAIVER NOT TO IMPAIR THE RIGHTS OF LENDER

GLOBAL HORIZON HOLDINGS (P) LTD

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11



AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



AKASH JAIN
Branch Manager
Emp. Code: A5181
Sec-110, Noida (0930)

(a) No delay in exercising, or omission to exercise any right, power or remedy accruing to Lender upon any Default / Event of Default under this Agreement, or any other agreement or document shall impair any such right, power or remedy or shall be construed to be a waiver thereof or any acquiescence in such Default / Event of Default; nor shall the action or inaction of Lender in respect of any Default / Event of Default or any acquiescence by it in Default / Default, affect or impair any right, power or remedy of Lender in respect of any other Default / Event of Default nor shall any single or partial exercise of any such right, power or remedy preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights and remedies of the Lender herein provided are cumulative and not exclusive of any rights or remedies provided by applicable Law or equity.

(b) A waiver or consent granted by the Lender under this Agreement will be effective only if given in writing and only in the instance and for the purpose for which it is given.

17. SEVERABILITY

(a) Any term or provision of this Agreement which is determined by a court / tribunal / competent authority to be invalid, illegal, prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity, illegality, prohibition or unenforceability without invalidating or rendering illegal, prohibited or unenforceable the remaining terms and provisions hereof, and any such invalidity, illegality, prohibition or unenforceability in any jurisdiction shall not invalidate or render illegal, prohibited or unenforceable such term or provision in any other jurisdiction. To the fullest extent permitted by Applicable Law, the Parties hereto waive any term or provision that is prohibited or unenforceable in any respect.

(b) If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Agreement shall continue to remain in full force and effect.

[Signature]
AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

18. EFFECTIVENESS OF AGREEMENT

This Agreement shall be effective on and from the date first hereinabove written and shall be in force till such time the Facility / Outstanding Amounts / Secured Obligations or any part thereof are due and owing to the Lender.

19. AMENDMENTS

Any amendments to any of the provisions of this Agreement shall be in writing and shall be with the consent of all the Parties hereto.

[Signature]
AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)

20. LIMITATION ON RIGHTS OF OTHERS

Nothing in this Agreement, whether express or implied, shall be construed to give any Person other than the Lender any legal or equitable right, remedy or claim under or in respect of this Agreement. The covenants, conditions or provisions contained herein are and shall be construed to be for the sole and exclusive benefit of the Lender.



21. RIGHTS AND REMEDIES OF THE LENDER

The Borrower agrees that any rights conferred on the Lender by this Agreement shall be in addition to and not in substitution for or in derogation of any other rights and remedies which the Lender may at any time have under the Facility Agreement and the other Transaction Documents, including, without limitation, rights to seek and obtain from the Borrower or any party to the security agreements reimbursement of or indemnification against payments made or liabilities incurred under the Facility Agreement and the other Transaction Documents.

[Signature]

GLOBAL HORIZON HOLDINGS (P) LTD
[Signature]
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SCHEDULE A

Item No.	Particulars	Details
1	Place of Execution & Date of this Agreement	Place: Gurgaon. Date: 15/04/2025
2A	Name & Address of the Borrower	M/s Global Horizon Holdings Pvt Ltd CIN: U70101DL2014PTC263654 Address: C- Wing, 9 th floor, Premises No 903, 904 and 905, JMD Megapolis, Sector-48, Sohna Road Gurugram
2B	Co-Borrower	a) Mr. Ajay Goyal s/o SAT NARAIN GOYAL r/o IRON STORE BEGU ROAD SIRSA HARYANA 125055 STATUS b) Mr. Jitendra Janghu s/o Meer Singh r/o MG 206 A THE MAGNOLIAS. DLF GOLF LINKS SECTOR 42 GURGAON HARYANA
2C	Branch Office Address of the Lender	Hero Housing Finance Limited Address: 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi 110057
3A	Dates of Sanction Letter/s	Sanction Letter dated 08.03.2025 (for Facility 1 & 2)
3B	Dates of Facility Agreements	Facility: 08.03.2025
4	Amount of Facility in Rupees.	Facility: Rs. 40,00,00,000/- (Rupees Forty Crores Only).
5	ACCOUNTS Escrow Account Number/s Designated Account Number/s DSRA Account Number/s	A/c No. 50200109991524, HDFC Bank Limited. Name: Global Horizon Holdings Pvt Ltd ESCROW A/C A/c No. _____, HDFC Bank Limited. Name: _____ NOT APPLICABLE.
6	Operation of the Escrow Account and the Designated Account	The money(ies) deposited into the Escrow Account shall be distributed in the following manner: (a) Till the collection of Rs.30.00 Crores or completion of moratorium period i.e. 15 months from the date of disbursement (whichever is earlier), 15% of the Receivables received in the Escrow Account shall be transferred to the Lender's Bank Account with HDFC Bank Limited on a daily basis. The Lender shall issue specific transfer instructions in this regard. (b) Beyond the collection of Rs.30.00 Crores to 80 crores or completion of period i.e. 30 months from the date of disbursement (whichever is earlier), 25% of the Receivables received in the Escrow Account shall be transferred to the Lender's Bank Account with HDFC Bank Limited on a daily basis. The Lender shall issue specific transfer instructions in this regard. (c) Beyond collection of Rs.80.00 Crores or post completion of 30 months from the date of disbursement (whichever is earlier), 50% of the Receivables received in the

AJAY KUMAR
 Branch Manager
 Deputy Vice President
 Emp. Code: A4378
 Noida-Sector 41 (1292)

AKASH JAIN
 Branch Manager
 Emp. Code: A5183
 Sec-110, Noida (0930)



Ajay Goyal

Ajay Goyal

GLOBAL HORIZON HOLDINGS (P) LTD

Ajay Goyal

AUTHORISED SIGNATORY

Jitendra Janghu



		<p>Escrow Account shall be transferred to the Lender's Bank Account with HDFC Bank Limited on a daily basis. The Lender shall issue specific transfer instructions in this regard.</p> <p>(d) Further, the amount repaid through the Escrow Account as mandatory repayment under the respective Facility Agreements, will be adjusted towards monthly installments as payable in the forward order of maturity i.e. on FIFO basis.</p> <p>(e) All monies transferred to the Escrow Account of the Lender as per above mentioned S.I. shall be utilized towards repayment of the outstanding amount of the respective Facility sanctioned to the Borrower. However, in case of overdue's, if any, S.I. shall be first utilized towards overdue's and then towards repayment of outstanding amount of the respective Facility at the discretion of Lender.</p> <p>(f) In case any unsold unit in the Secured Property is sold below the stipulated price, the Borrower will route the differential in stipulated price and actual price through the Escrow Account or Lender will adjust extra amount from escrow inflow to cover such shortfall.</p>
7	Amounts which can be transferred to Designated Account of the Borrower	Balance amount (i.e. after appropriation by the Lender as set out in Item No. 6 above) to be transferred to A/c No _____ on a daily basis.
8	Number of installment/s or amounts to be kept as DSRA in the DSRA Account:	Not Applicable
9	Fees	The Borrower shall alone pay to the Escrow Bank a fixed fee of Nil as mutually agreed between the Parties.

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

GLOBAL HORIZON HOLDINGS (P) LTD

[Handwritten Signature]

AUTHORISED SIGNATORY

[Handwritten Signature]

[Handwritten Signature]
Hero Housing Finance Ltd.

AKASH JAIN
Branch Manager
Emp. Code: A518
Sec-110, Noida (09)



[Handwritten Signature]

SCHEDULE B

DETAILS OF OFFICERS / EMPLOYEES OF THE LENDER AUTHORISED TO GIVE INSTRUCTIONS TO THE ESCROW BANK FOR OPERATION OF THE ESCROW ACCOUNT AND PERMITTED INVESTMENTS

Name/s	Designation/s	Specimen Signature/s
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	

GLOBAL HORIZON HOLDINGS (P) LTD

[Handwritten Signature]
AUTHORISED SIGNATORY

[Handwritten Signature]
AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida Sector 41 (1292)

[Handwritten Signature]


[Handwritten Signature]

[Handwritten Signature]
AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (09330)



[Handwritten Signature]


SCHEDULE C

**DETAILS OF AUTHORISED SIGNATORIES OF THE BORROWER AND DETAILS OF OFFICERS /
EMPLOYEES OF THE LENDER AUTHORISED TO GIVE INSTRUCTIONS TO THE ESCROW BANK FOR
OPERATION OF THE DESIGNATED ACCOUNT**

Name/s	Designation/s	Specimen Signature/s
AJAY GOYAL	Director / Authorised Signatory of the Borrower	
JITENDER JANGHU	Director / Authorised Signatory of the Borrower	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	
	Person authorised to issue instructions to the Escrow Bank on behalf of the Lender	

GLOBAL HORIZON HOLDINGS (P) LTD

 AUTHORIZED SIGNATORY 


AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)




AKASH JAIN
Branch Manager
Emp. Code: A5184
Sec-110, Noida (093307)










ANNEXURE-1

DETAILS OF UNSOLD UNITS OF THE PROJECT FLORA AVENUE 33

S.NO.	UNIT NO	Plot area (sq yds)	Floor No.	Type	Sold/ Unsold	Saleable area (sq.ft.)
1	B-01	162.18	First	Residential Floor	Unsold	1,459.60
2			Second	Residential Floor	Unsold	1,459.60
3			Third	Residential Floor	Unsold	1,459.60
4			Fourth	Residential Floor	Unsold	1,459.60
5	B-02	162.18	First	Residential Floor	Unsold	1,459.60
6			Second	Residential Floor	Unsold	1,459.60
7			Third	Residential Floor	Unsold	1,459.60
8			Fourth	Residential Floor	Unsold	1,459.60
9	B-03	162.18	First	Residential Floor	Unsold	1,459.60
10			Second	Residential Floor	Unsold	1,459.60
11			Third	Residential Floor	Unsold	1,459.60
12			Fourth	Residential Floor	Unsold	1,459.60
13	B-04	162.18	First	Residential Floor	Unsold	1,459.60
14			Second	Residential Floor	Unsold	1,459.60
15			Third	Residential Floor	Unsold	1,459.60
16			Fourth	Residential Floor	Unsold	1,459.60
17	B-05	162.18	First	Residential Floor	Unsold	1,459.60
18			Second	Residential Floor	Unsold	1,459.60
19			Third	Residential Floor	Unsold	1,459.60
20			Fourth	Residential Floor	Unsold	1,459.60
21	B-06	162.18	First	Residential Floor	Unsold	1,459.60
22			Second	Residential Floor	Unsold	1,459.60
23			Third	Residential Floor	Unsold	1,459.60
24			Fourth	Residential Floor	Unsold	1,459.60
25	B-07	162.18	First	Residential Floor	Unsold	1,459.60
26			Second	Residential Floor	Unsold	1,459.60
27			Third	Residential Floor	Unsold	1,459.60
28			Fourth	Residential Floor	Unsold	1,459.60
29	B-08	162.18	First	Residential Floor	Unsold	1,459.60
30			Second	Residential Floor	Unsold	1,459.60
31			Third	Residential Floor	Unsold	1,459.60
32			Fourth	Residential Floor	Unsold	1,459.60
33	D-01	179.40	First	Residential Floor	Unsold	1,459.60
34			Second	Residential Floor	Unsold	1,459.60
35			Third	Residential Floor	Unsold	1,459.60
36			Fourth	Residential Floor	Unsold	1,459.60
37	D-02	179.40	First	Residential Floor	Unsold	1,459.60
38			Second	Residential Floor	Unsold	1,459.60
39			Third	Residential Floor	Unsold	1,459.60
40			Fourth	Residential Floor	Unsold	1,459.60
41	D-03	179.40	First	Residential Floor	Unsold	1,459.60
42			Second	Residential Floor	Unsold	1,459.60
43			Third	Residential Floor	Unsold	1,459.60
44			Fourth	Residential Floor	Unsold	1,459.60
45	D-04	179.40	First	Residential Floor	Unsold	1,459.60
46			Second	Residential Floor	Unsold	1,459.60
47			Third	Residential Floor	Unsold	1,459.60



AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

Ajay Kumar

AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)

[Signatures]
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100			Fourth	Residential Floor	Unsold	1,459.60
101	F2-03	163.46	First	Residential Floor	Unsold	1,459.60
102			Second	Residential Floor	Unsold	1,459.60
103			Third	Residential Floor	Unsold	1,459.60
104			Fourth	Residential Floor	Unsold	1,459.60
105	F2-04	163.46	First	Residential Floor	Unsold	1,459.60
106			Second	Residential Floor	Unsold	1,459.60
107			Third	Residential Floor	Unsold	1,459.60
108			Fourth	Residential Floor	Unsold	1,459.60
109	F2-05	163.46	First	Residential Floor	Unsold	1,459.60
110			Second	Residential Floor	Unsold	1,459.60
111			Third	Residential Floor	Unsold	1,459.60
112			Fourth	Residential Floor	Unsold	1,459.60
113	E-09	111.27	First	Residential Floor	Unsold	1,459.60
114			Second	Residential Floor	Unsold	1,459.60
115			Third	Residential Floor	Unsold	1,459.60
116			Fourth	Residential Floor	Unsold	1,459.60
117	E-10	111.27	First	Residential Floor	Unsold	1,459.60
118			Second	Residential Floor	Unsold	1,459.60
119			Third	Residential Floor	Unsold	1,459.60
120			Fourth	Residential Floor	Unsold	1,459.60
121	E-11	111.27	First	Residential Floor	Unsold	1,459.60
122			Second	Residential Floor	Unsold	1,459.60
123			Third	Residential Floor	Unsold	1,459.60
124			Fourth	Residential Floor	Unsold	1,459.60
125	E-12	111.27	First	Residential Floor	Unsold	1,459.60
126			Second	Residential Floor	Unsold	1,459.60
127			Third	Residential Floor	Unsold	1,459.60
128			Fourth	Residential Floor	Unsold	1,459.60
129	A-47	154.28	First	Residential Floor	Unsold	1,459.60
130			Second	Residential Floor	Unsold	1,459.60
131			Third	Residential Floor	Unsold	1,459.60
132			Fourth	Residential Floor	Unsold	1,459.60
133	A-48	154.28	First	Residential Floor	Unsold	1,459.60
134			Second	Residential Floor	Unsold	1,459.60
135			Third	Residential Floor	Unsold	1,459.60
136			Fourth	Residential Floor	Unsold	1,459.60
137	A-49	154.28	First	Residential Floor	Unsold	1,459.60
138			Second	Residential Floor	Unsold	1,459.60
139			Third	Residential Floor	Unsold	1,459.60
140			Fourth	Residential Floor	Unsold	1,459.60
141	A-50	154.28	First	Residential Floor	Unsold	1,459.60
142			Second	Residential Floor	Unsold	1,459.60
143			Third	Residential Floor	Unsold	1,459.60
144			Fourth	Residential Floor	Unsold	1,459.60
145	A-51	154.28	First	Residential Floor	Unsold	1,459.60
146			Second	Residential Floor	Unsold	1,459.60
147			Third	Residential Floor	Unsold	1,459.60
148			Fourth	Residential Floor	Unsold	1,459.60
149	A-52	154.28	First	Residential Floor	Unsold	1,459.60
150			Second	Residential Floor	Unsold	1,459.60
151			Third	Residential Floor	Unsold	1,459.60



AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)

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AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)

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GLOBAL HORIZON HOLDINGS (P) LTD

AUTHORISED SIGNATORY



198			Second	Residential Floor	Unsold	1,459.60
199			Third	Residential Floor	Unsold	1,459.60
200			Fourth	Residential Floor	Unsold	1,459.60
201	A4-02	179.40	First	Residential Floor	Unsold	1,459.60
202			Second	Residential Floor	Unsold	1,459.60
203			Third	Residential Floor	Unsold	1,459.60
204			Fourth	Residential Floor	Unsold	1,459.60
205	A4-03	179.40	First	Residential Floor	Unsold	1,459.60
206			Second	Residential Floor	Unsold	1,459.60
207			Third	Residential Floor	Unsold	1,459.60
208			Fourth	Residential Floor	Unsold	1,459.60
209	C-01	179.40	First	Residential Floor	Unsold	1,459.60
210			Second	Residential Floor	Unsold	1,459.60
211			Third	Residential Floor	Unsold	1,459.60
212			Fourth	Residential Floor	Unsold	1,459.60
213	C-02	179.40	First	Residential Floor	Unsold	1,459.60
214			Second	Residential Floor	Unsold	1,459.60
215			Third	Residential Floor	Unsold	1,459.60
216			Fourth	Residential Floor	Unsold	1,459.60
217	E-07	111.27	First	Residential Floor	Unsold	1,459.60
218			Second	Residential Floor	Unsold	1,459.60
219			Third	Residential Floor	Unsold	1,459.60
220			Fourth	Residential Floor	Unsold	1,459.60
221	E-08	111.27	First	Residential Floor	Unsold	1,459.60
222			Second	Residential Floor	Unsold	1,459.60
223			Third	Residential Floor	Unsold	1,459.60
224			Fourth	Residential Floor	Unsold	1,459.60
		9,225.33				3,26,950.04

GLOBAL HORIZON HOLDINGS (P) LTD

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Handwritten signature

AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)

AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the within named **BORROWER**,
Global Horizon Holdings Pvt Ltd
through its duly authorized official Mr.

GLOBAL HORIZON HOLDINGS (P) LTD
70317415
[Signature]
AUTHORISED SIGNATORY
70317415

SIGNED AND DELIVERED by the within named
ESCROW BANK through its duly authorized official Mr.

SIGNED AND DELIVERED by the within named **LENDER**,
Hero Finance Limited through its duly authorized
official Mr. Ankit Goyal

[Signature]



[Signature]

[Signature]
AKASH JAIN
Branch Manager
Emp. Code: A5183
Sec-110, Noida (0930)



[Signature]

[Signature]
AJAY KUMAR
Branch Manager
Deputy Vice President
Emp. Code: A4378
Noida-Sector 41 (1292)