

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 06/04/2026

Certificate No. G0F2026D5492



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 149907182



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Punjab National Bank

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Kanhai

District : Gurgaon

State : Haryana

Phone: 98*****42



Buyer / Second Party Detail

Name : Rof Infratech and housing Pvt ltd

H.No/Floor : M18

Sector/Ward : Na

LandMark : Greater kailash part 2

City/Village: New delhi

District : Delhi

State : Delhi

Phone : 98*****42

Purpose : Bank Guarantee

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

BANK GUARANTEE

Dated: 09.04.2026

The Chairman

**The Haryana Real Estate Regulatory Authority Gurugram
New PWD Rest House, Civil Lines,
Gurugram, Haryana**

**BG NO- 51671ILG000126
BG Validity till: 08.10.2026
BG Claim till: 08.01.2027
Issue Date: 09.04.2026**

THIS DEED OF GUARANTEE MADE this **09, April, 2026** between the Punjab National Bank, Gurugram (hereinafter called "The Bank", which expression shall unless excluded by or repugnant to the context include its successors and assignees) of the one part and the Chairman of the Haryana Real Estate Regulatory Authority, Gurugram (hereinafter called "The Chairman", which expression shall unless excluded by or repugnant to the context, include his successors and assignees) of the other part.

WHEREAS the Chairman, as defined above has called upon M/s. ROF Infratech and Housing Private Limited, a company incorporated under the Companies Act, 1956 / 2013 and having its registered office at M-18 (M Block Market) Greater Kailash-II, New Delhi - 110048, and corporate office at Building No. 80, ROF Tower, Sector - 44, Gurugram - 122003, Haryana (hereinafter referred to as the "Promoter/Developer/ "Owner") to furnish a Bank Guarantee equal to the



amount of **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** towards the submission of **Fire Scheme Approval** by the concerned department to be submitted to The Chairman, Haryana Real Estate Regulatory Authority, Gurugram within **6 months** from the date of grant of Registration Certificate issued by the HARERA, Gurugram for setting up a Colony under **Affordable Group Housing Policy vide License no. 182 of 2024 dated: 10.12.2024** issued by DTCP, Haryana, Chandigarh located at Village Sohna, Sector-7, Sohna, Gurugram (Haryana).

AND WHEREAS the bank has, at the request of **M/s. ROF Infratech And Housing Private Limited**, a company incorporated under the Companies Act, 1956 / 2013 and having its registered office at registered office at M-18 (M Block Market) Greater Kailash-II, New Delhi - 110048, and corporate office at Building No. 80, ROF Tower, Sector -- 44, Gurugram - 122003, Haryana (hereinafter referred to as the "Promoter/Developer/ "Owner"), agreed to execute these presents and expression of Promoter/Developer herein include **M/s. ROF Infratech And Housing Private Limited**, a company incorporated under the Companies Act, 1956 / 2013 and having its registered office at registered office at M-18 (M Block Market) Greater Kailash-II, New Delhi - 110048, and corporate office at Building No. 80, ROF Tower, Sector -- 44, Gurugram - 122003, Haryana.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

1. The Bank do hereby guarantee to the Chairman, Haryana Real Estate Regulatory Authority, Gurugram that the Owner shall submit the Fire Scheme Approval from the concerned department within **6 Months** from the date of issuance of Registration Certificate issued by the HARERA, Gurugram for setting up a Colony under **Affordable Group Housing Policy vide License no. 182 of 2024 dated: 10.12.2024** issued by DTCP, Haryana, Chandigarh located at Village Sohna, Sector-7, Sohna, Gurugram (Haryana).
2. That Bank further irrevocably guarantee and undertake that if the Promoter / Developer commits any default in observance of any of the terms and conditions of this Guarantee, the Bank shall on demand and without any demur pay to the Government a sum of **Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only)** and the bank further undertakes to indemnify and keep indemnified the Chairman, Haryana Real Estate Regulatory Authority, Gurugram to the extent of any loss, damage caused or to be suffered by the Chairman by reasons of any breach by the Owner of the terms and conditions of this guarantee subject to maximum amount of **Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only)**.



3. The Bank further agrees that the guarantee herein contained remain in full force and effect for a period of **6 Months** till the submission of Fire Scheme Approval in relation to the said Colony under Affordable Group Housing Policy.
4. The Guarantee herein contained shall not be affected by any change in the constitution either of the Owner or the Bank.

Notwithstanding anything contained herein that our liability under this guarantee shall not exceed **Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only)** and this Bank Guarantee shall be valid for **6 Months** from the date of issuance of HRERA Registration Certificate for the said colony and we are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if you serve upon us a written claim or demand duly received by an authorised official of the Bank on or before the expiry of **6 Months** from the date of issuance of HRERA Registration Certificate.

This BG message has been remitted to The Chairman, Haryana Real Estate Regulatory Authority, Gurugram at ICICI Bank Limited, SCO-59 & 60, Old Judicial Complex, Near More Chowk, Sector-15, Gurugram-122001 IFSC- ICIC0001031, A/c no.: 103101002050.

Not with standing anything contained hereinabove:

- i) Our liability under this Bank Guarantee shall not exceed **Rs.25,00,000/- (Rupees Twenty Five Lakh Only)**.
- ii) This Bank Guarantee shall be valid upto **08.10.2026**.
- iii) We are liable to pay the guarantee amount or any part thereof under this Bank Guarantee only and only if you serve upon us a written claim or demand on or before 08.01.2027.
- iv) This Bank Guarantee can be presented by the Owner before any of our branch/es at New Delhi/ Delhi and that branch shall ensure bank guarantee be honored/realized immediately without any kind of delay/hindrance.

IN WITNESS WHEREOF the parties hereto have executed the deed on the dates respectively shown under these Signatures i.e. 08th April 2026.

FOR PUNJAB NATIONAL BANK

Signature

Name: Shiv Shankar Kumar

Designation- Sr. Manager

GBPA No. 5142227



Signature

Name: Mahima Rani

Designation- Officer

GBPA No. 5204478

