

 **Karnataka Bank Ltd.** 

Your family Bank, Across India.

Branch: Sector-14, Gurugram
SCO 21, Old Delhi Road
Gurugram - 122007
Haryana

Phone : 0124-4107088 Fax: 0124-2303088
E-Mail : del.gurgaon@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

KBL/261/PF/FOREX/OR: /2025-26

30-12-2025

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

Dear Sir,

Guarantee No: 250261BG000040
Amount of Guarantee : Rs. 25,00,000/-
Guarantee cover from : 30-12-2025 to 29-06-2026
Last date for lodgement of claim : 29-06-2027

This deed of guarantee executed by the Karnataka Bank Ltd, having its Registered & Head Office at Mahaveera Circle, Kankanady, Mangaluru – 575002, Dakshina Kannada District, Karnataka State and amongst other places, a Branch at **Gurugram sector 14** (hereinafter referred to as “the Bank”) at the request of **M/s. Landmark Apartments Private Limited** (hereinafter referred to as ‘the applicant’) in favor of **The Chairman Haryana Real Estate Regulatory Authority Gurugram New PWD Rest House Civil Lines Gurugram Haryana** . (hereinafter referred to as ‘the Beneficiary’), of an amount not exceeding **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)**

This guarantee is issued subject to the condition that,

- The liability of the Bank under this guarantee is limited to a maximum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)**, and the guarantee shall remain in full force up to **29-06-2026** and
- Cannot be invoked otherwise than by a written demand/claim under this guarantee is served on the Bank, along with the original Bank Guarantee, on or before the **29-06-2027** (claim period*).
- We are liable to pay the guaranteed amount or any part thereof under this guarantee, only and only if, you serve upon us a written claim or demand on or before **29-06-2027** (claim period), otherwise, due date itself is the last date of claim *wherever specific claim period is given

Thanking You,

For **KARNATAKA BANK LTD.**

CHIEF MANAGER
SECTOR-14, GURUGRAM
Chief Manager
Karnataka Bank Ltd

NOTE: Confirmation of the Bank Guarantee may be obtained directly (if required) from the competent authority whose address is The Deputy General Manager ,Karnatak Bank Ltd, Regional office, Plot No.:8,First Floor ,Rajendra Park,Pusa Road,New Delhi-110060..Email ID : del.ro@ktkbank.com.

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 30/12/2025

Certificate No. G0302025L1540



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 144146715



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Karnataka bank

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****21



Purpose : ALL PURPOSE to be submitted at Others

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

BG NUMBER: 250261BG000040

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-06-2026

Claim Period: 29-06-2027

To,

The Chairman

Haryana Real Estate Regulatory Authority Gurugram

New PWD Rest House Civil Lines

Gurugram Haryana

**BANK GUARANTEE AGAINST SUBMISSION OF APPROVED ENVIRONMENTAL CLEARANCE FOR
DEVELOPING AN IT PARK COLONY, SECTOR 67, GURUGRAM**

BANKS GUARANTEE NO : 250261BG000040

AMOUNT : 25,00,000/-

DATE : 30-12-2025

For KARNATAKA BANK LTD.

Manager, Officer
Sector-14, Gurgaon

SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGARM

MUKESH KUMAR
St. No. 5382
P.A. No. 2361

BG NUMBER: 250261BG000040

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-06-2026

Claim Period: 29-06-2027

THIS DEED OF GUARANTEE MADE THIS 30th day of December, 2025 between the M/s Karnataka Bank Limited,; incorporated under Indian Companies Act 1913, Having its Registered Office and Head Office at Kankanady, Mangalore and branch office among others at SCO 21, Sector 14, Gurgaon (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, Haryana Real Estate Regulatory Authority, Gurugram (hereinafter called the "Government", which expression shall, unless excluded by or repugnant to the context include its successors and assignees) of the other PART.

WHEREAS the Chair Person, as defined under section 2(l) of the Haryana Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "Director") has called upon M/s Landmark Apartments Pvt. Ltd., a company incorporated under the companies Act 1956 and having its registered office at A-11, C.R. Park, New Delhi-110001 (hereinafter referred to as the Owner/Colonizer) to furnish a Bank Guarantee for grant of registration certificate under section 4 of the Real Estate (Regulation and Development) Act, 2016 for developing an IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Chairman agreeing to grant Registration Certificate to the Owner against the said IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana on the deposit of Approved Environmental Clearance in the proceeding of grant of Registration Certificate.
2. That the bank further irrevocably guarantees and undertakes that if the owner commits and 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 Lakh Only)** loss or to the extent damage caused to or suffered by the Government by reasons of any breach by the owner/colonizer of the terms and condition of the guarantee. The decision of the Government as to whether the owner/colonizer has failed and neglected to observe any of the terms and conditions of this guarantee and as to the amount payable by the bank to the Government hereunder shall be final and binding on the Bank.
3. The bank further agrees that the guarantee herein contained shall remain in full force and effects for a period of Six Months from the date hereof, i.e. till **29th June 2026**.
4. Provided further that notwithstanding anything contained herein the liability of the Bank shall be limited to a maximum of the guarantee amount viz, **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** and unless a claim in writing is lodged with the bank under the guarantee with in stipulated date of expiry guarantee period fixed here under on or before, all the rights of Government under this deed shall be forfeited and the bank shall be relived and discharged from the liabilities here under.

For KARNATAKA BANK LTD.

Manager/Officer
Sector-14, Gurgaon
SHRUTI VERMA
Sl. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGARM

MUKESH KUMAR
St. No. 5382
P.A. No. 2361

BG NUMBER: 250261BG000040

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-06-2026

Claim Period: 29-06-2027

Notwithstanding anything to the contrary contained herein, no obligation of the Guarantor to pay any amount under this Guarantee shall arise prior to the fulfillment of the following conditions precedent

i) Our liability under this guarantee shall not exceed **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)**

ii) This Bank guarantee shall be valid up to **29-06-2026**. It shall be obligatory for the beneficiary to invoke this Bank Guarantee on or before the said date. Invocation or failure to invoke the guarantee on or before the said date shall be a 'specified event' for the purpose of Exception 3 to Section 28 of the Indian Contract Act, 1872. The obligation of the Bank under this guarantee shall stand extinguished and Bank shall stand discharged from liability under this guarantee on the expiry of one year from such 'specified event'. After extinguishment of Bank Guarantee, the original Bank Guarantee shall become void for all purposes.

iii) This Bank Guarantee is issued on behalf of the applicant(s) M/s LANDMARK APARTMENTS PVT LTD, in your favor and signed by the authorized officials of the branch. Further confirmation of the Bank Guarantee may be obtained directly (if required) from the competent authority whose address is The Deputy General Manager, Karnatak Bank Ltd, Regional office, Plot No.:8, First Floor, Rajendra Park, Pusa Road, New Delhi-110060..Email ID: del.ro@ktkbank.com.

Dated On: 30-12-2025

FOR KARNATAKA BANK LTD

For KARNATAKA BANK LTD.
Manager/Officer
Sector-14, Gurugram
SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.
Branch Head
CHIEF MANAGER
SECTOR-14, GURUGRAM
MUKESH KUMAR
St. No. 5382
P.A. No. 2361

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Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

KBL/261/PF/FOREX/OR: /2025-26

30-12-2025

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

Dear Sir,

Guarantee No: 250261BG000039
Amount of Guarantee : Rs. 25,00,000/-
Guarantee cover from : 30-12-2025 to 29-04-2026
Last date for lodgement of claim : 29-04-2027

This deed of guarantee executed by the Karnataka Bank Ltd, having its Registered & Head Office at Mahaveera Circle, Kankanady, Mangaluru – 575002, Dakshina Kannada District, Karnataka State and amongst other places, a Branch at **Gurugram sector 14** (hereinafter referred to as “the Bank”) at the request of **M/s. Landmark Apartments Private Limited** (hereinafter referred to as ‘the applicant’) in favor of **The Chairman Haryana Real Estate Regulatory Authority Gurugram New PWD Rest House Civil Lines Gurugram Haryana.** (hereinafter referred to as ‘the Beneficiary’), of an amount not exceeding **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)**

This guarantee is issued subject to the condition that,

- The liability of the Bank under this guarantee is limited to a maximum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** . and the guarantee shall remain in full force up to **29-04-2026** and
- Cannot be invoked otherwise than by a written demand/claim under this guarantee is served on the Bank, along with the original Bank Guarantee, on or before the **29-04-2027** (claim period*).
- We are liable to pay the guaranteed amount or any part thereof under this guarantee, only and only if, you serve upon us a written claim or demand on or before **29-04-2027** (claim period), otherwise, due date itself is the last date of claim *wherever specific claim period is given

Thanking You,

For **KARNATAKA BANK LTD.**

Chief Manager **MANAGER**
SECTOR 14 GURUGRAM
Karnataka Bank Ltd

NOTE: Confirmation of the Bank Guarantee may be obtained directly (if required) from the competent authority whose address is The Deputy General Manager ,Karnatak Bank Ltd, Regional office, Plot No.:8,First Floor ,Rajendra Park,Pusa Road,New Delhi-110060..Email ID : del.ro@ktkbank.com.

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 30/12/2025

Certificate No. G0302025L1539



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 144146715



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Karnataka bank

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****21



Purpose : ALL PURPOSE to be submitted at Others

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BANK GUARANTEE

BG NUMBER: 250261BG000039

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

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

**BANK GUARANTEE AGAINST SUBMISSION OF APPROVED FIRE FIGHTING SCHEME FOR
DEVELOPING AN IT PARK COLONY, SECTOR 67, GURUGRAM**

BANKS GUARANTEE NO : 250261BG000039

AMOUNT : 25,00,000/-

DATE : 30-12-2025

For KARNATAKA BANK LTD.

Manager/Officer
Sector-14, Gurgaon

SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGARM

MUKESH KUMAR
St. No. 5382
P.A. No. 2361

BG NUMBER: 250261BG000039

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

THIS DEED OF GUARANTEE MADE THIS 30th day of December, 2025 between the M/s Karnataka Bank Limited,; incorporated under Indian Companies Act 1913, Having its Registered Office and Head Office at Kankanady, Mangalore and branch office among others at SCO 21, Sector 14, Gurgaon (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, Haryana Real Estate Regulatory Authority, Gurugram (hereinafter called the "Government", which expression shall, unless excluded by or repugnant to the context include its successors and assignees) of the other PART.

WHEREAS the Chair Person, as defined under section 2(l) of the Haryana Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "Director") has called upon M/s Landmark Apartments Pvt. Ltd., a company incorporated under the companies Act 1956 and having its registered office at A-11, C.R. Park, New Delhi-110001 (hereinafter referred to as the Owner/Colonizer) to furnish a Bank Guarantee for grant of registration certificate under section 4 of the Real Estate (Regulation and Development) Act, 2016 for developing an IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Chairman agreeing to grant Registration Certificate to the Owner against the said IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana on the deposit of Approved Fire Fighting Scheme in the proceeding of grant of Registration Certificate
2. That the bank further irrevocably guarantees and undertakes that if the owner commits and 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 Lakh Only)** loss or to the extent damage caused to or suffered by the Government by reasons of any breach by the owner/colonizer of the terms and condition of the guarantee. The decision of the Government as to whether the owner/colonizer has failed and neglected to observe any of the terms and conditions of this guarantee and as to the amount payable by the bank to the Government hereunder shall be final and binding on the Bank.
3. The bank further agrees that the guarantee herein contained shall remain in full force and effects for a period of Four Months from the date hereof, i.e. till **29th April 2026**.
4. Provided further that notwithstanding anything contained herein the liability of the Bank shall be limited to a maximum of the guarantee amount viz, **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** and unless a claim in writing is lodged with the bank under the guarantee with in stipulated date of expiry guarantee period fixed here under on or before, all the rights of Government under this deed shall be forfeited and the bank shall be relived and discharged from the liabilities here under.

For KARNATAKA BANK LTD.

Manager
Sector-14, Gurgaon
SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGRAM
MUKESH KUMAR
St. No. 5382
P.A. No. 2361

BG NUMBER: 250261BG000039

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

Notwithstanding anything to the contrary contained herein, no obligation of the Guarantor to pay any amount under this Guarantee shall arise prior to the fulfillment of the following conditions precedent

i) Our liability under this guarantee shall not exceed **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)**

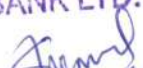
ii) This Bank guarantee shall be valid up to **29-04-2026**. It shall be obligatory for the beneficiary to invoke this Bank Guarantee on or before the said date. Invocation or failure to invoke the guarantee on or before the said date shall be a 'specified event' for the purpose of Exception 3 to Section 28 of the Indian Contract Act, 1872. The obligation of the Bank under this guarantee shall stand extinguished and Bank shall stand discharged from liability under this guarantee on the expiry of one year from such 'specified event'. After extinguishment of Bank Guarantee, the original Bank Guarantee shall become void for all purposes.

iii) This Bank Guarantee is issued on behalf of the applicant(s) M/s LANDMARK APARTMENTS PVT LTD, in your favor and signed by the authorizes officials of the branch. Further confirmation of the Bank Guaratee may be obtained directly (if required) from the competent authority whose address is The Deputy General Manager ,Karnatak Bank Ltd, Regional office, Plot No.:8,First Floor, Rajendra Park, Pusa Road, New Delhi-110060..Email ID: del.ro@ktkbank.com.

Dated On : 30-12-2025

FOR KARNATAKA BANK LTD

For KARNATAKA BANK LTD.


Manager/Officer
Sector-14, Gurgaon

SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.


Branch Head
CHIEF MANAGER
SECTOR-14, GURUGARM

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CIN : L85110KA1924PLC001128

KBL/261/PF/FOREX/OR: /2025-26

30-12-2025

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

Dear Sir,

Guarantee No: 250261BG000038
Amount of Guarantee : Rs. 25,00,000/-
Guarantee cover from : 30-12-2025 to 29-04-2026
Last date for lodgement of claim : 29-04-2027

This deed of guarantee executed by the Karnataka Bank Ltd, having its Registered & Head Office at Mahaveera Circle, Kankanady, Mangaluru – 575002, Dakshina Kannada District, Karnataka State and amongst other places, a Branch at **Gurugram sector 14** (hereinafter referred to as “the Bank”) at the request of **M/s. Landmark Apartments Private Limited** (hereinafter referred to as ‘the applicant’) in favor of **The Chairman Haryana Real Estate Regulatory Authority Gurugram New PWD Rest House Civil Lines Gurugram Haryana.** (hereinafter referred to as ‘the Beneficiary’), of an amount not exceeding **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)**

This guarantee is issued subject to the condition that,

- The liability of the Bank under this guarantee is limited to a maximum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)**, and the guarantee shall remain in full force up to **29-04-2026** and
- Cannot be invoked otherwise than by a written demand/claim under this guarantee is served on the Bank, along with the original Bank Guarantee, on or before the **29-04-2027** (claim period*).
- We are liable to pay the guaranteed amount or any part thereof under this guarantee, only and only if, you serve upon us a written claim or demand on or before **29-04-2027** (claim period), otherwise, due date itself is the last date of claim *wherever specific claim period is given

Thanking You,

For **KARNATAKA BANK LTD.**


Chief Manager
Karnataka Bank Ltd
CHIEF MANAGER
SECTOR-14, GURUGRAM

NOTE: Confirmation of the Bank Guarantee may be obtained directly (if required) from the competent authority whose address is The Deputy General Manager, Karnatak Bank Ltd, Regional office, Plot No.:8, First Floor, Rajendra Park, Pusa Road, New Delhi-110060..Email ID : del.ro@ktkbank.com.

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 30/12/2025

Certificate No. G0302025L1538



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 144146715



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Karnataka bank

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****21



Purpose : ALL PURPOSE to be submitted at Others

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BANK GUARANTEE

BG NUMBER: 250261BG000038

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

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

**BANK GUARANTEE AGAINST SUBMISSION OF APPROVED SERVICE PLANS AND ESTIMATES
FOR DEVELOPING AN IT PARK COLONY, SECTOR 67, GURUGRAM**

BANKS GUARANTEE NO : 250261BG000038

AMOUNT : 25,00,000/-

DATE : 30-12-2025

THIS DEED OF GUARANTEE MADE THIS 30th day of December, 2025 between the M/s Karnataka Bank Limited,; incorporated under Indian Companies Act 1913, Having its Registered Office and Head Office at Kankanady, Mangalore and branch office among others at SCO 21, Sector 14, Gurgaon (hereinafter called the

For KARNATAKA BANK LTD.

Manager/Officer

Sector-14, Gurugram

SHRUTI VERMA

St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGRAM

MUKESH KUMAR

St. No. 5382

P.A. No. 2361

BG NUMBER: 250261BG000038

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

“Bank”, which expression shall, unless excluded by or repugnant to the context, include its successors and assignees) of the one part and The Chairman, Haryana Real Estate Regulatory Authority, Gurugram (hereinafter called the “Government”, which expression shall, unless excluded by or repugnant to the context include its successors and assignees) of the other PART.

WHEREAS the Chair Person, as defined under section 2(l) of the Haryana Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the “Director”) has called upon M/s Landmark Apartments Pvt. Ltd., a company incorporated under the companies Act 1956 and having its registered office at A-11, C.R. Park, New Delhi-110001 (hereinafter referred to as the Owner/Colonizer) to furnish a Bank Guarantee for grant of registration certificate under section 4 of the Real Estate (Regulation and Development) Act, 2016 for developing an IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Chairman agreeing to grant Registration Certificate to the Owner against the said IT Park Colony over an area measuring 8.3125 Acres in revenue estate of Village Badshahpur in Sector 67, Gurugram, Haryana on the deposit of Approved Service Plans and Estimates in the proceeding of grant of Registration Certificate
2. That the bank further irrevocably guarantees and undertakes that if the owner commits and 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 Lakh Only)** loss or to the extent damage caused to or suffered by the Government by reasons of any breach by the owner/colonizer of the terms and condition of the guarantee. The decision of the Government as to whether the owner/colonizer has failed and neglected to observe any of the terms and conditions of this guarantee and as to the amount payable by the bank to the Government hereunder shall be final and binding on the Bank.
3. The bank further agrees that the guarantee herein contained shall remain in full force and effects for a period of Four Months from the date hereof, i.e. till **29th April 2026**.
4. Provided further that notwithstanding anything contained herein the liability of the Bank shall be limited to a maximum of the guarantee amount viz, **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** and unless a claim in writing is lodged with the bank under the guarantee with in stipulated date of expiry guarantee period fixed here under on or before, all the rights of Government under this deed shall be forfeited and the bank shall be relived and discharged from the liabilities here under.

For KARNATAKA BANK LTD.

Manager/Officer
Sector-14, Gurgaon
SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

CHIEF MANAGER
SECTOR-14, GURUGARM

MUKESH KUMAR
St. No. 5382
P.A. No. 2361

BG NUMBER: 250261BG000038

Amount: Rs.25,00,000/-

Issue Date: 30-12-2025

Expiry date: 29-04-2026

Claim Period: 29-04-2027

5. Notwithstanding anything to the contrary contained herein, no obligation of the Guarantor to pay any amount under this Guarantee shall arise prior to the fulfillment of the following conditions precedent

i) Our liability under this guarantee shall not exceed **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)**

ii) This Bank guarantee shall be valid up to **29-04-2026**. It shall be obligatory for the beneficiary to invoke this Bank Guarantee on or before the said date. Invocation or failure to invoke the guarantee on or before the said date shall be a 'specified event' for the purpose of Exception 3 to Section 28 of the Indian Contract Act, 1872. The obligation of the Bank under this guarantee shall stand extinguished and Bank shall stand discharged from liability under this guarantee on the expiry of one year from such 'specified event'. After extinguishment of Bank Guarantee, the original Bank Guarantee shall become void for all purposes.

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Dated On: 30-12-2025

FOR KARNATAKA BANK LTD

For KARNATAKA BANK LTD.

Manager/Officer
Sector-14, Gurgaon

SHRUTI VERMA
St. No. 13586, PA. No. 5882

For KARNATAKA BANK LTD.

Branch Head
SECTOR-14, GURUGARM

MUKESH KUMAR
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