

Barakhamba
Dr. Gopal Das Bhawan
28, Barakhamba Road
New Delhi 110001 New Delhi
SWIFT/IFSC Code: INDBINBBNDH/INDB0000005

To,

THE DIRECTOR, TOWN AND COUNTRY
PLANNING, HARYANA, PLOT NO 3,,
SEC 18 A, MADHYA MARG,
CHANDIGARH,
Chandigarh,
Chandigarh,
160018
INDIA

Date: Sep 19, 2025

Dear Sir / Madam,

At the request of SIGNATUREGLOBAL HOMES LIMITED, we have issued guarantee as per following details.

Bank Guarantee No & Date of Issue	OGT0005250009648 Sep 19, 2025
Amount	INR 4000000.00
Expiry Date	Sep 18, 2030
Claim Date	Sep 18, 2031

We confirm that the officials who have signed the above bank guarantee are authorized to sign the same on behalf of IndusInd Bank Ltd. You may verify the genuineness of issuance of said Bank Guarantee by writing to Head, Bank Guarantee Operations, at the following address

IndusInd Bank Limited
CGMO Central Processing Centre
PNA House, 3rd Floor, Plot No.57 & 57/1,
Street No.17, Near ESI Hospital, MIDC,
Andheri (East), Mumbai - 400 093.
Mail ID: opsguarantee@indusind.com
Tel No 022 61098390 / 022 61098478



Claims, if any under this Guarantee to be lodged only with the Issuing Branch as per the terms of the Bank Guarantee.



THIS IS A COMPUTER GENERATED ADVICE. NO SIGNATURE REQUIRED.

Please note that this advice provides details of the transaction handled by us on your behalf including details of charges / GST deducted (if applicable). In case you have registered your GSTIN details with us, you will receive a separate GST invoice (if applicable) on your registered mail id. We request you to ensure that your GSTIN details have been submitted to us and that your email id is registered with us to receive the GST invoice.

In case you wish to register your GSTIN details with us, please send an email to GSTC@indusind.com from your registered mail id and courier the documents to us at the following address : IndusInd Bank Limited - GST Client Support Team, One Indiabulls Centre, Tower 1, 8th Floor, 841 Senapati Bapat Marg, Elphinstone Road (W), Mumbai — 400 013.
For any queries, please feel free to contact your Service manager/ Relationship manager"

INDIA NON JUDICIAL



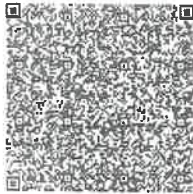
सत्यमेव जयते

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL48490729993785X
Certificate Issued Date : 04-Sep-2025 11:15 AM
Account Reference : IMPACC (IV)/ dl736003/ DELHI/ DL-WSD
Unique Doc. Reference : SUBIN-DL73600328781294123425X
Purchased by : INDUSIND BANK LIMITED
Description of Document : Article Bank Guarantee
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : INDUSIND BANK LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : INDUSIND BANK LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

IN-DL48490729993785X

THIS NON JUDICIAL STAMP PAPER OF INR 100/-FORMS PART AND PARCEL OF THIS BANK

GUARANTEE NO OGT0005250009648 DATED 19/09/2025 FOR INR 40,00,000/-

For IndusInd Bank Limited

PRASHANT GAUTAM
AVP
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited

HIMANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
SS No. 21567

Statutory Alert:

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



IndusInd Bank

SR No. GTEE/ 0215292

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

BANK GUARANTEE TOWARDS INTERNAL DEVELOPMENT WORKS

To,
THE DIRECTOR,
TOWN & COUNTRY PLANNING, HARYANA,
PLOT NO-3, Sec 18 A, MADHYA MARG
CHANDIGARH-160018

Guarantee No: OGT0005250009648
Amount of Guarantee INR 40,00,000/-
Valid Up to: 18/09/2030
Claim Period Up to: 18/09/2031

This deed is issued subject to the condition that the liability of Bank under this agreement is limited to a maximum of Rs. 40,00,000/- (Rupees Forty Lakh only) and the guarantee shall remain in full force up to 18/09/2030 (Expiry Date) and cannot be invoked otherwise then by a written demand or claim under this guarantee served on bank on or before 18/09/2031 (Claim Date).

THIS DEED OF GUARANTEE MADE ON THIS 19th Day of Sep of 2025 between INDUSIND BANK LIMITED, a banking company incorporated and registered under Companies Act 1956 and having license to carry on banking business under the Banking Regulation Act, 1949 having its registered office at 2401, General Thimmayya Road, Cantonment, Pune- 411001 and its Corporate Office at 8th Floor, tower-1, One India bulls Centre, 841, S.B.Marg, Elphinstone Road, Mumbai - 400 013 and its one of branch office at Dr. Gopal Das Bhawan 28, Barakhamba Road, New Delhi - 110 001 which expression shall unless excluded by or repugnant to the context include its successors and assignees) of the One PART and the Governor of Haryana acting through the Director, Town & Country Planning Department (hereinafter called the Director , which expression, shall unless excluded by or repugnant to the context include his successors

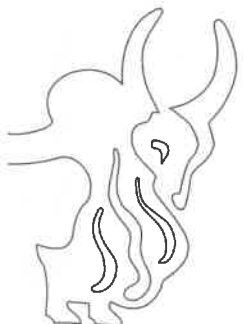
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For IndusInd Bank Limited

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IndusInd Bank

SR No. GTEE/ 0215293

BG Number: OGT0005250009648
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and assignees) of the Other Part.

WHEREAS the Director as defined under clause (f) of Section 2 of the Haryana Development & Regulations of Urban Areas Act, 1975 has called upon M/s Signature global Homes Limited (formerly known as Signatureglobal Homes Private Limited), duly incorporated under Companies Act, 2013 and having its Registered Office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi -110001 (hereinafter referred to as the Developer) to furnish a Bank Guarantee under clause (a) of Sub Rule I of Rule (11) of the Haryana Development & Regulations of Urban Areas Rules, 1976 (hereinafter referred to as the RULES) in respect of INTERNAL DEVELOPMENT WORKS in connection with the development of Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) over an area measuring 13.5656 acres at village Gadauli Kalan, Sector 37D Gurugram, has agreed to issue Bank Guarantee on behalf of the above party and the Developer has agreed to execute these presents.

AND WHEREAS the Bank at the request of the Developer has agreed to execute these presents.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

(1) In consideration of the Director, agreeing to grant license to the Developer to set up the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) on land mentioned in Annexure to form LC-IV and on the fulfillment of all conditions of the Bilateral Agreement, the Developer, its partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the term and conditions of the Bilateral Agreement, executed by the Developer hereunder covenanted by it as follows:

(a) All the building to be constructed shall be with the approval of the competent authority and shall confirm to the building bye-laws and regulations in force in that area and shall confirm to the National Building Code with regard to the inter se distances between various blocks,

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For IndusInd Bank Limited

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structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal)

(b) The adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by the owner.

(c) That the Developer will not be allowed to recover any amount whatsoever on account of internal community buildings from the flat holders @ NIL/- per gross acre for Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial).

All the Community Buildings will be got constructed by the Developer within a period of Four years.

(d) That the Developer shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 of the Rules unless earlier relieved of this responsibility, when the owners shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the Local Authority, as the case may be.

(e) That the Developer shall construct at their own cost, primary cum nursery schools, community buildings/dispensary and first aid centre on the land set apart for this purpose in a period as may be specified failing which the land shall vest with the Director after such specified period, free of cost in which case the Director shall be at the liberty to transfer such land to any cost in which case the Director shall be at the liberty to transfer such land to any person or institution including Local Authority on such terms and conditions as it may lay down.

(f) That the Developer undertakes to pay proportionate Internal Development Works (IDW) for the area earmarked for Mix Land Use Colony (under TOD Policy-2016) (90% Residential and

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10% Commercial), as per rate, scheduled and conditions annexed hereto.

(g) That the rates, schedule and terms and conditions of Internal Development Work as mentioned above may be revised by the Director during the license period as and when necessary and the Developer shall be bound to pay the balance or the enhanced charges, if any, in accordance with the rates, schedule and terms and conditions determined by him along with interest from the date of grant of license.

(h) That the Developer shall ensure that the flats/dwelling units are sold/leased/transferred by it keeping in view the provisions of the Haryana Ownership Apartment Ownership Act, 1983.

(i) That the Developer shall abide by the provisions of Haryana Ownership Apartment Ownership Act, 1983.

(j) That the responsibility of the ownership of the common area and facilities as well as their management and maintenance shall continue to vest with the Developer till such time the responsibility is transferred to the owner of the dwelling unit under the Haryana Ownership Apartment Ownership Act, 1983.

(k) That the Developer shall carry out at their own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial).

(l) That the Developer shall permit the Director or any other officers authorized by him in this behalf to inspect the execution of the layout and the development works in the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) and the Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.

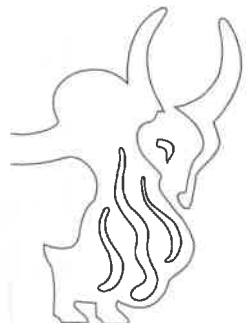
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For IndusInd Bank Limited

PRASHANT GAUTAM
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For IndusInd Bank Limited

MANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
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IndusInd Bank

SR No. GTEE/ 0215296

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

(m) That without- prejudice to anything contained in this agreement all the provisions contained in the Act and the rules shall be binding on the Developer.

1. Provided always and it is hereby agreed that should the Developer commit any breach of the terms and conditions above mentioned or bilateral agreement or violate provisions of the Act or the rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director, may cancel the license granted to them.

2. Upon cancellation of the license under clause 1 above action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas rules, 1976 as amended upto date. The Bank Guarantee in that event shall stand forfeited favour of the Director on or before 18.09.2031 (Claim Date).

3. The stamp and registration charges on this deed shall be borne by the Developer.

4. The expression the Developer hereinbefore used shall include their respective heirs, legal representatives, successors and permitted assigns and acting through the Developer.

5. After the layout plans and development works or part thereof in respect of the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) or part thereof have been completed and a completion certificate in respect thereof issued, the Director may on an application in this behalf from the Developer release the Bank Guarantee or part thereof, as the case may be, provided that if the completion of the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) is taken in the parts, only the part of the Bank Guarantee corresponding to the part of the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) completed shall be released and provided further that the Bank Guarantee equivalent to 1/5 the amount thereof shall be kept unreleased to ensure upkeep and maintenance of the Mix Land Use Colony (under TOD Policy-2016) (90% Residential and 10% Commercial) or the part thereof, as the case may be for a period of three years from

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For IndusInd Bank Limited

PRASHANT GAUTAM
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For IndusInd Bank Limited

HIMANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
SS No. 21567





IndusInd Bank

SR No. GTEE/ 0215297

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

the date of the completion certificate under rule 16 or earlier in case the Owners are relieved of the responsibilities in this behalf by the Director. However, the Bank Guarantee regarding the Internal development Work shall be released by the Director in proportion to the payment of Internal Development work charges received from the Owner. Provided that the claim or demand under this Bank Guarantee has to be received by the Bank on or before 18.09.2031 (Claim Date).

6. That the Bank Guarantee of internal development works has been furnished on the interim rates of development works and construction of community buildings. The Developer will submit the additional Bank Guarantee, if any, at the time of approval of service plan / estimates according to the approved layout plan. In case of community buildings, the Bank Guarantee is based on interim rate of construction as on 01/01/1995 with an increase in cost of construction and an increase in the number of facilities in the Layout Plan, the Developer will furnish an additional Bank Guarantee within 30 days on demand.

7. That the Bank further guarantees and undertakes that if the Developer commits any default in observance of any of the terms and conditions of this guarantee, the Bank shall on receipt of such written demand and without any demur pay to the Government a sum Rs. 40,00,000/- (Rupees Forty Lakh only) to the extent damage caused to or suffered by the Government by reasons of any breach by the colonizer / owner of the terms and conditions of the guarantee. The decision of the Government as to whether the Developer 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 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 up to the Bank Guarantee amount of Rs. 40,00,000/- (Rupees Forty Lakh only).

8. The Bank further guarantees and undertakes that if the Director, at any time, cancels the license, granted to Developer and the Director has to carry out and complete or caused to be carried out or to be completed the Development work /works in the colony at the cost of the

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For IndusInd Bank Limited


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SS No. 18931

For IndusInd Bank Limited


HIMANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
SS No. 21567





IndusInd Bank

SR No. GTEE/ 0215298

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

Government the Bank shall pay all charges in respect or such works to the Government to the extent of the amount guaranteed under this deed.

9. The Bank further agrees that the guarantee herein contained shall remain in full force and effect for a period of 5 years from the date hereof i.e. till 18.09.2030 (Expiry Date) and may renew the guarantee at the sole discretion of the Bank on the expiration of the aforesaid period provided a written request to the same is received from the Developer before the same expiry date and at the discretion of the bank.

10. The Director shall have the fullest liberty without affecting the guarantee to postpone for any time and from time to time any of the powers exercisable by it against the Developer either to enforce or forbear any of the terms and conditions under this guarantee or under the Act and the Rules and the Bank shall not be released from its liabilities under this guarantee by any exercise by the Director of the liberty with reference to the matter aforesaid or by reasons of time being given to the Developer or any other forbearance, act or commission on the part of the Government/ Director or any indulgence by the Government/ Director to the Developer or by any other matter or thing whatsoever which under law relating to sureties would but for this provision have the effect of so releasing the Bank from its such liability.

11. This guarantee herein contained shall not be affected by any change in the constitution either of the Developer or the Bank.

12. We undertake not to revoke this guarantee during its currency except with the previous consent of the Government/Director in writing.

13. The Bank Account Details of Director is given as under:

Name of the Beneficiary: Director, Town & Country Planning Department, Haryana, Chandigarh
RTGS (IFSC code UTIB0001752)

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For IndusInd Bank Limited

PRASHANT GAUTAM
AVP
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Corp & Global Mkt. Ops.
SS No. 21567





IndusInd Bank

SR No. GTEE/ 0215299

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

Account Number: 918010013448968 Bank and branch address: Axis Bank, Basement, GF & FF, Plot No.31, Sector-5, Panchkula, Haryana

This Bank Guarantee is subject to the ICC Uniform Rules for Demand Guarantees (ICC Publication No. 758).

Notwithstanding anything to the contrary contained in these presents,

- a. Our liability under this Bank Guarantee shall not exceed INR 40,00,000/- (Indian Rupees Forty Lakh Only);
- b. This Bank Guarantee shall be valid up to 18.09.2030 (Expiry Date) only;
- c. We shall be liable to pay you the guaranteed amount or any part thereof under this Bank Guarantee upon receipt of written demand on or before 18.09.2031(Claim Date);
- d. In case no demand is made before the Claim Date specified in Clause c above, the Bank shall stand discharged from all its liabilities under this Bank Guarantee, irrespective of the fact whether the original Bank Guarantee is returned back to us or not; and
- e. Any disputes or claims arising out of this Bank Guarantee, are necessarily required to be enforced before the competent court of law within one (1) year from the date of demand, provided that such demand is received by the Bank before the Claim Date specified in Clause c above.

Date: 2025-09-19

Place: Barakhamba

Authorized Signatories:

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For IndusInd Bank Limited


PRASHANT GAUTAM
AVP
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited


HIMANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
SS No. 21567





IndusInd Bank

SR No. GTEE/ 0215300

BG Number: OGT0005250009648
Issuance Date: September 19, 2025

Signature: _____
For IndusInd Bank Limited

Name: _____
PRASHANT GAUTAM
AVP
Corp & Global Mkt. Ops.
Signature Code: _____
SS No. 18931

Signature: _____
For IndusInd Bank Limited

Name: _____
MANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
Signature Code: _____
SS No. 21567



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:7027:20250919
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:7030:CORPORATE OFFICE
:7031:INDB0000099
:7032:INDUSIND BANK,CORPORATE OFFICE,CORPORATE OFFICE
:7033:SIGNATUREGLOBAL HOMES LIMITED,ED 13 TH FLOOR DR GOPAL DAS BHAWAN,28
BARAKHAMB ROAD,CONNAUGHT PLACE,NEW DELHI DELHI INDIA,IN
:7034:THE DIRECTOR, TOWN AND COUNTRY, PLANNING, HARYANA, PLOT NO 3,, SEC 18
A, MADHYA MARG, CHANDIGARH, CHANDIGARH, CHANDIGARH, IN, 160018
:7035:UTIB0001752
:7036:AXIS BANK,GROUND FLOOR, FIRST FLOOR & BASEMENT, PLOT NO. 131, SECTOR-
5, MANSA DEVI COMPLEX PANCHKULA-134114, HARYANA
:7038:Performance Guarantee
:7040:N
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