

To
Director General,
Town and Country Planning,
SCO No.71-75, Sector-17C, Chandigarh,
Haryana

Date:

Subject: Letter of intent for grant of license for development of an Affordable Plotted Colony (DDJAY-2016) on an area measuring 6.29375 acres in the revenue estate of Village Dhunela, Tehsil Sohna, Sector 36 Sohna Distt. Gurugram by M/s Signature Global Homes Pvt. Ltd. (vide Memo No. 3856-Asstt.(AK)/2018/34594 dated 21.12.2018)

Ref: Memo No. LC 3856-Asstt.(AK)/2018/34594 dated 21.12.2018

Dear Sir,

This is with reference to Letter of Intent issued by your good office vide memo No. LC 3856-Asstt.(AK)/2018/34594 dated 21.12.2018, we hereby submit the following compliances with respect to grant of License for setting up of Affordable Plotted Colony under DDJAY -2016

1. E-payment for Rs. 52,05,541 /- (Rupees Fifty Two lacs five thousand five hundred forty one only) vide receipt no.dated towards license fee.
2. E-payment for Rs. 30,94,843 /- (Rupees Thirty Lacs Ninety four thousand eight hundred forty three only) vide receipt no. dated towards license conversion charges.
3. Bank Guarantee of Rs. 33.35Lacs valid for a period of 5 years towards Internal Development Works (IDW)
4. Duly signed Agreements LC-IV & LC-IV-A bilateral agreement on non- judicial stamp paper of Rs. 100/-
5. Undertaking on Non-judicial stamp paper.
6. Indemnity Bond
7. Our official email id is

Thanks and Regards,

**For Signatureglobal Homes Private Limited
(Formerly Known As Jain Bothra Stocks Private Limited)**

For Signatureglobal Homes Private Limited

Director/Authorised Signatory
Authorized Signatory

Encl: As stated above

SIGNATUREGLOBAL HOMES PRIVATE LIMITED
(FORMERLY KNOWN AS JAIN BOTHRA STOCKS PRIVATE LIMITED)

CIN: U70100DL2008PTC176641

Reg. off. – 1309, 13TH FLOOR, DR. GOPAL DAS, 28 BARAKHAMBA RAOD, NEW DELHI-110001

E-mail: compliance@signatureglobal.in, phone: 011-49281700



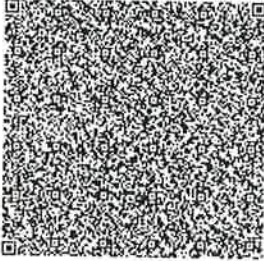
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Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL20401455461271Q
Certificate Issued Date	: 24-Dec-2018 03:48 PM
Account Reference	: IMPACC (IV)/ dl960303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96030345653145860848Q
Purchased by	: SIGNATUREGLOBAL HOMES PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIGNATUREGLOBAL HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SIGNATUREGLOBAL HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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UNDERTAKING

I, **Ravi Aggarwal**, s/o Late Sh. Padam Chand Aggarwal and Director of **M/s Signatureglobal Homes Pvt. Ltd (Formerly Known As Jain Bothra Stocks Private Limited)**, do hereby undertake as under in terms and conditions imposed by Director, Town & Country Planning vide Memo No. LC-3856—ASSTT(AK)/2018/34594 dated 21-12-2018, for grant of licence for setting

For Signatureglobal Homes Private Limited

Director/Authorised Signatory

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up of an Affordable Plotted Colony(DDJAY-2016) on land measuring 6.29375 acres in the revenue estate of village Dhunela, Tehsil Sohna, Sector-36, Sohna District -GurugramHaryana as follows:

- a) That we shall pay the infrastructure Development Charges amounting to Rs. 77,36,8707- (Rs. Seventy Seven Lacs Thirty Six Thousand and Eight Hundred Seventy Only) @ Rs.375/- per sq. mtr for the plotted area and Rs. 750/- for commercial component, in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- b) That we shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- c) That we shall integrate the services with Haryana Urban Development Authority services as and when made available.
- d) That we have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- e) The we will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- f) That we understand that the development/ construction cost of 24 m/18m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land. if any, alongwith the constructing cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- g) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2016 issued by Ministry of Environment & Forest. Govt. of India, if applicable before execution of development works at site.
- h) That we shall make arrangements for water supply. sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred If any.

For Signature Global Homes Private Limited

Director/Authorised Signatory

- i) That we shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That the provision of solar water heating system shall be as per guidelines Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- l) That we shall use only LED fitting for internal lighting as well as campus lighting.
- m) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. you shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- o) That we shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- q) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) That you will pay the labour cess as per policy instructions issued by Haryana Government Vide Memo No. Misc. 2057A5/25/2008/2TCP dated 25.02.2010.
- t) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- u) That no further sale has taken place after submitting application for grant of licence.

For Signature Global Homes Private Limited

Director/Authorised Signatory

- v) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act. 1972 has been violated due to purchase of applied land.
- x) That we shall abide by the terms and conditions of the policy notified on 01.04.2016
- y) That the provisions of Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by us applicant in letter and spirit.

Global Homes Private Limited
Director/Authorised Signatory
DEPONENT

VERIFICATION

Verified at New Delhi on _____ of December 2018 that contents of para a to y are correct.

For Signature Global Homes Private Limited
Director/Authorised Signatory
DEPONENT



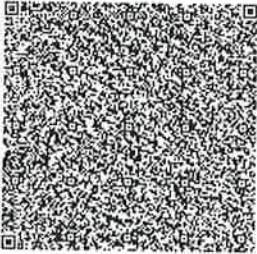
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Certificate No.	: IN-DL20402422028285Q
Certificate Issued Date	: 24-Dec-2018 03:49 PM
Account Reference	: IMPACC (IV)/ dl960303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96030345655020913697Q
Purchased by	: SIGNATUREGLOBAL HOMES PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIGNATUREGLOBAL HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SIGNATUREGLOBAL HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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LC-IV

AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AN AFFORDABLE PLOTTED COLONY

This agreement is made on this _____ day of _____ 2018

For Signatureglobal Homes Private Limited

Director/Authorised Signatory

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Between

M/s Signatureglobal (Homes) Pvt. Ltd (Formerly Known As Jain Bothra Stocks Private Limited), having its registered office at 1309, 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught place, New Delhi 1 (hereinafter referred to as "Owner/Developer") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its director namely Mr. Ravi Aggarwal s/o Late sh. Padam Chand Aggarwal R/o 34, Road No.61, Punjabi Bagh West, New Delhi-110026

..... Of the ONE PART

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

WHEREAS the Owner/Developer is in possession of or otherwise well entitled to the land mentioned in Annexure hereto and applied for the purposes of converting and developing it into Residential Plotted Colony

AND WHEREAS under Rule II of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), one of the conditions for grant of license is that the owner/Developer shall enter into an agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Plotted Colony on the land measuring 6.29375 acres falling in the revenue estate of Village Dhunela , Tehsil -Sohna, Sector-36, Sohna District Gurugram, Haryana.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. In consideration of the Director agreeing to grant a license to the Owner/Developer to set up the said Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-II of the Haryana Development and Regulation of Urban Areas Rules, 1976, the Owner/Developer hereby covenants as follows:-
 - a) That the Owner/Developer shall be responsible for the maintenance and upkeep of all roads, open spaces of the said Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public part free of cost to the Government of the local authority, as the case may be.
 - b) That the Owner/Developer shall deposit 30% of the amount realized by him from the Flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank, and that this

For Signatureglobal Homes Private Limited
Director/Authorised Signatory

amount shall only be utilized by the Owner/Developer towards meeting the cost of internal development works of the Colony.

- c) That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
 - d) That the Owner/Developer undertakes to pay proportional Development Charges as and when required and as determined by the Director in respect of External Development Charges.
 - e) That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the owner/developer.
2. Provided always and it is hereby agreed that if the Owner/Developer shall commits any breach of the terms and conditions of this Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right, the Director may cancel the license granted to the Owner/Developer.
 3. Upon cancellation of the License under clause 2 above, the Government may acquire the area of the aforesaid colony under the Land Acquisition Act, 1894 and may develop the said area under any other law. The Bank Guarantee in that event shall stand forfeited in favor of Director.
 4. The stamp and registration charges on this deed shall be borne by the owner.
 5. The expression that 'owner' herein before used shall include his heirs, legal representatives, successors and permitted assignes.
 6. After the layout and development works completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf from the Owner/ Developer de mortgage the 15% saleable area, mortgage on the account of the BG required to be deposited against the cost of internal development works. However before the de-mortgage of the said area the owner has to submit Bank Guarantee equivalent to the 1/5th of the Bank Guarantee required to be deposited as per the Rule 11(a) and Rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier in case of the owner is relieved of the responsibilities in this behalf by the Government.

OR

After the layout and development works completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf from the Owner/ Developer release the bank guarantee or part thereof as the case may be, provided if the completion of the colony is taken in parts only the part of bank guarantee corresponding to the part of colony completed shall be released and

For Signature global Homes Private Limited

Director/Authorised Signatory

provided further that the bank guarantee equivalent to 1/5th of the amount thereof shall be kept unreleased to ensure upkeep and maintenance of the said Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule 16 or earlier in case the Owner/Developer is relieved of the responsibilities in this behalf by the Government.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR have signed this deed on the date and the year first above written.

WITNESSES:

1

For Signature Global Homes Private Limited
Director/Authorised Signatory
RAVI AGGARWAL
On behalf of the Owner/Developer

2

Director
Town and Country Planning Haryana, Chandigarh

For and on behalf of the
Governor of Haryana



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Certificate No.	: IN-DL20400600137725Q
Certificate Issued Date	: 24-Dec-2018 03:47 PM
Account Reference	: IMPACC (IV)/ dl960303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96030345651515758227Q
Purchased by	: SIGNATUREGLOBAL HOMES PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIGNATUREGLOBAL HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SIGNATUREGLOBAL HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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LC-IV-B

AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AN AFFORDABLE PLOTTED COLONY

This agreement is made on this _____ day of _____ 2018

For Signatureglobal Homes Private Limited

Director/Authorised Signatory

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Between

M/s Signatureglobal (Homes) Pvt. Ltd (Formerly Known As Jain Bothra Stocks Private Limited), having its registered office at 1309, 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught place, New Delhi (hereinafter referred to as "Owner/Developer") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its director namely Mr. . Ravi Aggarwal s/o Late Sh. Padam Chand Aggarwal R/o 34, Road No.61, Punjabi Bagh West, New Delhi-110026

..... Of the ONE PART

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

WHEREAS in addition to the agreement executed in pursuance of the provisions of Rule II of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director for carrying out the completion of development works in accordance with the license finally granted for setting up a Affordable Plotted Colony on the land measuring 6.29375 Acres at Revenue estate of village Dhunela, tehsil -Sohna, Sector-36, Sohna, Distt. Gurugram-Haryana And whereas the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner:

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to the Owner/Developer to set up the said Colony on the land mentioned in Annexure hereto and on the fulfillment of all conditions of this Bilateral Agreement, the Owner/Developer, their partners, legal representatives, authorized agents, assignees, executors etc., shall be bound by the terms and conditions of this bilateral agreement executed by the Owner/Developer, the Owner/Developer hereby covenants as follows:-
2. That the owner would be free to sell the plotted as well as the commercial component of the colony in the open market.
3. That the owner shall submit the list of allottees to the Director twice a year.
4. That the record of such allotment shall be open for inspection by the State Government.
5. That the owner shall derive maximum profit of 15% of the total cost of the development of the Colony after making provisions with the statutory taxes. In case

For Signatureglobal Homes Private Limited

Director/Authorised Signatory

the net profit exceeds 15% after completion of the project period, surplus amount shall either be deposited within two months in the State Government treasury by the owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.

6. The owner shall submit the certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant that the overall net profits (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
7. The colonizers will transfer 10% area of the licence colony free of cost to the Government for the provisions of the community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provision since the area will be received in the compact block, it will help in the optimal utilization of the area. Further the cost of the area so transferred shall not be recovered from the allottee(s) in any case.
8. That the Owner/Developer shall be responsible for the maintenance and upkeep of all roads, open spaces of the said Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public part free of cost to the Government of the local authority, as the case may be.
9. That the Owner/Developer shall deposit 30% of the amount realized by him from the Flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank, and that this amount shall only be utilized by the Owner/Developer towards meeting the cost of internal development works and construction works of the Colony.
10. That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
11. That the owner shall carry out at his own expenses any other works the Director may think necessary and reasonable in the interest of proper development of the colony.
12. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner will submit the additional bank guarantee, if any at the time of approval of service plan/estimates according to the approved layout plan. (This clause will not be applicable in case the 15% of saleable area is mortgaged on account of the said bank guarantee.)
13. That the owner shall abide by the terms and conditions of the policy for Affordable Residential Plotted Colony under Deen Dyal Jan Awaas Yojna - 2016.

For Signature global Homes Private Limited

Director/Authorised Signatory

14. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
15. That we shall complete the project within seven years (5 + 2) from the date of grant of licence as per clause 1(ii) of the policy notified on 01-04-2016.
16. That any other condition which the director may think necessary in public interest can be imposed.

INWITNESS WHEREOF THE OWNER AND THE DIRECTOR have signed this deed on the date and the year first above written.

WITNESSES:

1

For Signature global Homes Private Limited
Director/Authorised Signatory
RAVI AGGARWAL
On behalf of the Owner/Developer

2

Director
Town and Country Planning Haryana, Chandigarh

For and on behalf of the
Governor of Haryana



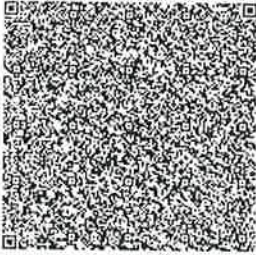
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Certificate No.	: IN-DL20403061076669Q
Certificate Issued Date	: 24-Dec-2018 03:49 PM
Account Reference	: IMPACC (IV)/ dI960303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96030345656695455329Q
Purchased by	: SIGNATUREGLOBAL HOMES PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIGNATUREGLOBAL HOMES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SIGNATUREGLOBAL HOMES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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INDEMNITY BOND

We have received Letter of Intent from the department of TOWN AND COUNTRY PLANNING, HARYANA, for the development of a Affordable Plotted Colony under DDJAY 2016 in the Village Dhunela, Tehsil Sohna, Sector 36 Gurugram Haryana being developed by M/s Signature Global Homes Pvt. Ltd vide memo no. 3856-

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Signature Global Homes Pvt. Limited
Director/Authorised Signatory

Asstt.(AK)/2018/34594 dated 21.12.2018 for an area measuring 6.29375 acres. In this regard, we have submitted an undertaking of not having created any third party rights in the land of the proposed license.

We hereby undertake to indemnify the DG TCP from any loss which may occur due to the submission of undertaking submitted in respect of non creation of third party rights on the applied land

Place: DELHI

For Signature Global Homes Private
Director/Authorise
Deponent

Verified at Gurugram on this date.....that content of above affidavit are true and correct to the best of my knowledge and belief and noting has been concealed there from.

For Signature Global Homes Private Limited
Deponent
Director/Authorised Signatory