



Ref No.: CMF/NOC/SGIL/052025
Date : 21st May 2025

standard
chartered

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

Sub: NOC / Consent creating of third party rights A/c Signatureglobal (India) Limited

Ref: Project Signatureglobal Cloverdale SPR located at Village-Faizalpur Jharsa, Sector-71, Gurugram, Haryana, **Pin code - 122001** (hereinafter referred as **"Project"**)





Dear Sirs,

In reference to Deed of Hypothecation dated **11th June 2024** executed by M/s Signatureglobal (India) Limited (hereinafter referred as **"Security Provider/Developer"**) creating a charge on Project land in favour of Vistra ITCL (India) Limited (**"Security trustee"**), we hereby confirm and accord our consent that the Developer who is developing the Project may, after obtaining a prior written permission from Standard Chartered Bank (**"Lender"**) or Vistra ITCL (India) Limited (acting as security trustee for the benefit of Standard Chartered Bank), create third party rights in favor of allottees in respect of units in the said Project.

Basis your request mail dated 21st May 2025, we, the Lender, confirm the following:

- Signatureglobal (India) Limited (**"SGIL"**) is under an obligation to seek no objection certificate from us, the Lender, in respect of sale of units at the time of execution of agreement for sale/ transfer in respect of such unit;
- Once the purchaser of any units in Project has deposited the entire sale proceeds pertaining to unit in master collection account opened in respect of SGIL, the allottee shall not be liable towards loan outstanding against SGIL and SGIL will be entitled to execute the necessary conveyance deed for sale of the unit in favor of allottee without any further permission of the Lender or Security Trustee; and
- Upon the occurrence of an Event of default under the Deed of Hypothecation, we will not object to or restrict the ability of SGIL to execute the necessary conveyance deed for sale of the particular unit in the Project, *provided that* the allottee of any unit in Project has deposited the entire sale proceeds (as per the relevant agreement to sell/builder buyer agreement executed with such allottee) pertaining to the said unit in the collection account opened in respect of the Project.

For Standard Chartered Bank

 	 
Name: Mohit Kaul Designation: Associate Director, Client Delivery Department: Client Management Function	Name: Tarun Pahwa Designation: Director, Relationship Management Department: Corporate & Investment Banking

Standard Chartered Bank
Integrated Middle Office

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Standard Chartered Bank is incorporated in England with limited liability by Royal Charter 1853 Reference Number ZC18

The Principal Office of the Company is situated in England at 1 Basinghall Avenue, London, EC2V 5DD

Standard Chartered Bank is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority.