



Date: 21st May 2025

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").

NOC/Consent for creating Third party rights

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 Vistra ITCL (India) Limited ("**Security trustee**"), We, hereby confirm and accord our consent that the Company who is developing the Project may, after obtaining a prior written permission from the Standard Chartered Capital Limited ("**Lender**"), create third party rights in favor of allottees in respect of units in the said Project.

Basis on your request mail dated 21st May 2025, we, the lender, confirm the following

- a) 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;
- b) 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 the SGIL, the allottee shall not be liable towards loan outstanding against the SGIL or 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
- c) 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 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



Standard Chartered Capital Limited

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Sr. No. : 6270



For Standard Chartered Capital Limited

standard
chartered

A handwritten signature in blue ink, appearing to read 'Nitin S. Suryavanshi'.

Nitin Sadashiv Suryavanshi
Director
Corporate & Investment Banking

