IndusInd Bank

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

To,

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

Date: Oct 18, 2024

Dear Sir / Madam,
At the request of SIGNATURE-GLOBAL HOMES PRIVATE LIMITED, we have issued guarantee as per following details.

Bank Guarantee No & Date of Issue	OGT0005240006078 Oct 18, 2024
Amount	INR 10300000.00
Expiry Date	Oct 1 7, 2029
Claim Date	Oct 1 7, 2030

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"

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	:	IN-DL66487470083803W
Certificate Issued Date	:	04-Oct-2024 08:56 PM
Account Reference	:	IMPACC (IV)/ dl736003/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL73600383027766005964W
Purchased by	:	INDUSIND BANK LTD
Description of Document	:	Article Bank Guarantee
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	INDUSIND BANK LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	INDUSIND BANK LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

सत्यमेव जयते

Please write or type below this line IN-DL66487470083803W

THIS NON JUDICIAL STAMP PAPER OF INR 100/-FORMS PART AND PARCEL OF THIS BANK GUARANTEE NO OGT0005240006078 DATED 18/OCT/2024 FOR INR 10,300,000/-

For IndusInd Bank Ltd.

PRASHANT GAUR
SENIOR MANAGER
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.

IndusInd Bank

SR No. GTEE/0150320

BG Number: OGT0005240006078
Issuance Date: October 18, 2024

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 OGT0005240006078
Amount of Guarantee INR 1,03,00,000/-

Valid Up to: 17/10/2029
Claim Period Up to: 17/10/2030

This deed is issued subject to the condition that the liability of Bank under this agreement is limited to a maximum of Rs. 1,03,00,000/- (Rupees One Crore Three Lakh only) and the guarantee shall remain in full force up to 17/10/2029 (Expiry Date) and cannot be invoked otherwise then by a written demand or claim under this guarantee served on bank on or before 17/10/2030 (Claim Date).

THIS DEED OF GUARANTEE MADE ON THIS 18th Day of October of 2024 between We 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 - 411 001 and its Corporate Office at 8th Floor, Tower - 1, One India Bulls Centre, 841, S.B. Marg, Elphistone Road, Mumbai - 400 013 and its one of Branch Office at which expression shall unless excluded by or repugnant to the contest 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

For IndusInd Bank Limited
PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited
HIMANSHU GHAI
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Corp & Global Mkt. Ops.
SS No. 21567

BG Number: OGT0005240006078
Issuance Date: October 18, 2024

repugnant to the context include his successors 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 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 Group Housing Colony on part land of area measuring 2.303 acres of License No. 33 of 2008 dated 19.02.2008 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 Group Housing 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, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal)

For IndusInd Bank Limited

PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops
SS No. 992

For IndusInd Bank Limited

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

(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 Industrial Plotted Colony.

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 Industrial Plotted Colony, as per rate, scheduled and conditions annexed hereto.

For IndusInd Bank Limited

PRASHANT GAUTAM
SENIOR MANAGER
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/ 0150323

BG Number: OGT0005240006078
Issuance Date: October 18, 2024

(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 Industrial Plotted Colony.

(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 Group Housingand 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.

(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.

For IndusInd Bank Limited

PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited

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CHIEF MANAGER
Corp & Global Mkt. Ops.
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IndusInd Bank

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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 provided that the Bank has received such written demand on or before 17/10/2030(Claim Date) and without any demur pay to the Government the Guaranteed Amount.

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 Group Housing 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 Group Housing is taken in the parts, only the part of the Bank Guarantee corresponding to the part of the Group Housing 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 Group Housing or the part thereof, as the case may be for a period of three years from 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

For IndusInd Bank Limited
PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited
AMANSHU GHAI
CHIEF MANAGER
Corp & Global Mkt. Ops.
SS No. 21567

IndusInd Bank

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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 17/10/2030(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. 1,03,00,000/- (Rupees One Crore Three 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. 1,03,00,000/- (Rupees One Crore Three 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 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

For IndusInd Bank Limited

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SENIOR MANAGER
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effect for a period of 5 years from the date hereof i.e. till 17/10/2029 (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 claim 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)
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

For IndusInd Bank Limited
PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops.
SS No. 18931

For IndusInd Bank Limited
HIMANSHU GHAI
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Corp & Global Mkt. Ops.
SS No. 21567

IndusInd Bank

SR No. GTEE/0150327

BG Number: OGT0005240006078
Issuance Date: October 18, 2024

Publication No. 758).

Executed this 18th Oct 2024 at Barakhamba.

Notwithstanding anything to the contrary contained in these presents,
a. Our liability under this Bank Guarantee shall not exceed INR 10300000.00 (One Crore Three Lakh Rupee And Zero Paise Only).
b. This Bank Guarantee shall be valid up to 17/10/2029 (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 17/10/2030 (the expiry date, including claim period if any).
d. In case no demand is made before the expiry 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 expiry date specified in Clause c above.

Date: 2024-10-18
Place: Barakhamba
Authorized Signatories:

For IndusInd Bank Limited

Signature: _____ PRASHANT GAUTAM, SENIOR MANAGER, Corp & Global Mkt. Ops., SS No 18931

Name: _____

For IndusInd Bank Limited

Signature: _____ HIMANSHU GHAI, CHIEF MANAGER, Corp & Global Mkt. Ops., SS No. 21567

Name: _____

IndusInd Bank

SR No. GTEE/0150328

BG Number: OGT0005240006078
Issuance Date: October 18, 2024

For IndusInd Bank Limited

Signature Code: _____

PRASHANT GAUTAM
SENIOR MANAGER
Corp & Global Mkt. Ops
SS No 18931

For IndusInd Bank Limited

Signature Code: _____

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

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:7025:INR10300000,
:7026:2024101820291017
:7027:20241018
:7029:20301017
:7031:INDB0000005
:7032:INDUSIND BANK,NULL,NULL
:7033:SIGNATUREGLOBAL HOMES PRIVATE LIMIT,ED 13 TH FLOOR DR GOPAL DAS
BHAWAN,28 BARAKHAMBA 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
-}

SIGNATURE GLOBAL
MAKING INDIA AFFORDABLE
AN ISO 9001:2015; 14001:2015; 45001:2018 CERTIFIED COMPANY

Date-21/10/2024

To,
The Director,
Town & Country Planning
Haryana, Chandigarh

SUBJECT: SUBMISSION OF BANK GUARANTEE (IDW) FOR RELEASE OF SERVICE PLAN ESTIMATES OF PART AREA MEASURING 2.303 ACRES OF LICENSE NO. 33 OF 2008 FOR SETTING UP OF GROUP HOUSING COLONY IN THE REVENUE OF VILLAGE GADUALI KALAN, SECTOR 37D, GURUGRAM BY SIGNATUREGLOBAL HOMES PRIVATE LIMITED.

Dear Sir,

As per above mentioned subject, we hereby submit Bank guarantee on account of IDW (Service estimate) from IndusInd Bank Limited, New Delhi as per details given below:

BG NO.	AMOUNT	BG ISSUER BANK	VALID UPTO	PURPOSE
OGT0005240006078 dated 18.10.2024	Rs. 1,03,00,000/-	IndusInd Bank Limited	17.10.2029	IDW(SE)

Now, request you to please approve and release our Service Plan Estimates of part area measuring 2.303 acres of license no. 33 of 2008.

Kindly receive and acknowledge the same.

For **Signatureglobal Homes Private Limited**

Authorized Signatory

DIRECTOR TOWN & COUNTRY PLANNING
Diary No. 9
Date 21/x/24