HDFC BANK

HDFC BANK LTD
Unit Number 1 2 3 4 And 5
Grd Flr JMD Regent Plaza, MG Road
Near Dronacharya Metro Station
Sector-26 Gurgaon Haryana - 122 002.

Date 12/3/26

Form Serial No. GTEE/ 1916566

GST NO 06AAACH2702H1Z4

To,

Bene Name and Address
HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM NEW PWD REST HOUSE CIVIL LINES GURUGRAM H.R 122001

HDFC BANK LTD. JMD Regent Plaza GURGAON

OUR REFERENCE	:	612GT02260710002
DATE OF ISSUE	:	12-MAR-2026
APPLICANT	:	ADVANCE INDIA PROJECTS LIMITED
GUARANTEE AMOUNT	:	INR25,00,000.00
AMOUNT IN WORDS	:	RUPEES TWENTY FIVE LAKH ONLY
EXPIRY DATE	:	11-MAR-2027
EXPIRY PLACE	:	GURGAON
CLAIM DATE	:	10-MAR-2028

DEAR SIR,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US. THIS GUARANTEE ATTACHED IS TO BE RETURNED TO US WITHIN 15 DAYS FROM THE DATE IT CEASES TO BE IN FORCE OR AS SOON AS THE PURPOSE FOR WHICH IT HAS BEEN ISSUED IS FULFILLED, WHICHEVER IS EARLIER.

ORIGINAL

WE CONFIRM THAT THE SIGNATORIES WHO HAVE SIGNED THE SUBJECT GUARANTEE /EXTENSION AS STATED BELOW HAVE THE REQUISITE POWERS TO SIGN ON BEHALF OF THE BANK.

1. Mr./Ms. RASIK CHAWLA
Designation Senior Manager
P.A NO. Emp. Code: R15021 POA: C20341 JMD Regent Plaza, Gurgaon (1203)

2.Mr. GAURAV NARANG
Designation Deputy Manager
P.A NO. Emp. Code: G10466 POA: 2588 JMD Regent Plaza, Gurgaon (1203)

FURTHER CONFIRMATION OF THIS GUARANTEE IF DESIRED, SHOULD BE SOUGHT BY SENDING EMAIL TO BGCONFIRMATION@HDFCBANK.COM
THIS LETTER FORMS AN INTEGRAL PART OF THE GUARANTEE.

FOR HDFC BANK LTD.

Rahul

AUTHORISED SIGNATORY/S

HDFC BANK LTD. JMD Regent Plaza GURGAON

92101/25.05.2025 M009

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 11/03/2026

Certificate No. G0K2026C2667

GRN No. 148315753

Stamp Duty Paid : ₹ 101 (Rs. Only)

Penalty : ₹ 0 (Rs. Zero Only)

Seller / First Party Detail

Name: Advance india projects ltd

H.No/Floor : 5th Sector/Ward : 62 LandMark : Aipl business club golf course extn

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 95******29

Buyer / Second Party Detail

Name : Haryana real estate regulatory Authority gurugram

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 95******29

Purpose : Bank Guarantee

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

THIS NON JUDICIAL STAMP PAPER FORMS AN INTERGRAL PART OF BANK GUARANTEE 612GT02260710002 ISSUED 12-MAR-2026 ON REQUEST OF APPLICANT ADVANCE INDIA PROJECTS LIMITED

For HDFC BANK LIMITED

Authorised Signatory

RASIK CHAWLA
Senior Manager
Emp. Code: R15021
POA: C20341
JMD Regent Plaza, Gurgaon (1203)

HDFC BANK LTD. JMD Regent Plaza GURGAON

For HDFC BANK LIMITED

Authorised Signatory

GAURAV NARANG
Deputy Manager
Emp. Code: G10466
POA: 2588
JMD Regent Plaza, Gurgaon (1203)

BG NO 612GT02260710002 DATED 12-MAR-2026 AMOUNT INR 2,500,000.00

TO

HARYANA REAL ESTATE REGULATORY

AUTHORITY GURUGRAM NEW PWD REST

HOUSE CIVIL LINES GURUGRAM H.R 122001

This agreement is made on 12-MAR-2026 between the HDFC BANK LTD, Unit no 1,2,3,4 & 5, GROUND FLOOR JMD REGENT PLAZA NEAR GURU DRONACHARYA METRO STATION SECTOR-26 GURGAON 122002which expression shall successors, administrators , executors and assigns of the 1stpart and M/s Advance India Project Limited, CIN U45209HR1997PLC080240 having registered office at 5th Floor, AIPL Business Club, Sector 62, Gurugram 122101, Haryana, which expression shall successors, administrators, executors and assigns (herein referred to as the developer) of the 2ndpart and Honble Haryana Real Estate Regulatory Authority(herein referred to as the Honble HRERA) which expression shall successors, administrators, executors and assigns of the 3rd part.

And, Whereas M/s Advance India Project Limited has applied before Honble HRERA for RERA registration of its project AIPL Joy Gallery, (the Project) being developed by M/s Advance India Project Limited in sector 66, Gurugram, Haryana, pursuant to revision of building plans of the said project vide memo No. ZP-572-IV/PA(DK)/2026/1849 dated 15.01.2026.

And Whereas, M/s. Advance India Projects Ltd. (AIPL) to pay the Bank Guarantee of Rs 25,00,000/- (Rupees Twenty-Five Lakhs only) before Honble HRERA towards Service Estimates Approval of the said Project in connection with the application put up for grant of registration of the Project before the Honble HRERA pursuant to revision of plans vide memo No.ZP-572-IV/PA(DK)/2026/1849 dated 15.01.2026.

And whereas, Advance India Projects Pvt. Ltd., before the Honble Haryana Real Estate Regulatory Authority, Gurugram has requested us HDFC BANK LTD, Unit no 1,2,3,4 & 5, GROUND FLOOR JMD REGENT PLAZA NEAR GURU DRONACHARYA METRO STATION SECTOR-26 GURGAON 122002 having its registered office at HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai-400013

to guarantee the due payment of the said sumnot exceeding Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) against the Service Estimates approval of the said project.

And whereas, we HDFC BANK LTD, Unit no 1,2,3,4 & 5, GROUND FLOOR JMD REGENT PLAZA NEAR GURU DRONACHARYA METRO STATION SECTOR-26 GURGAON 122002give the name of the Bank, do hereby guarantee and undertake to pay the Honble HRERA on demand any or all money payable by the developer to the extent of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs) up to 11-MAR-2027

Any such demand made by Honble HRERA on the guarantor shall be conclusive and binding notwithstanding any difference between Honble HRERA and the developer. The Guarantor undertakes not to revoke this guarantee during its concurrency without previous consent of the Honble HRERA and further agrees that the guarantee herein contained shall have continue to be enforceable till the time Honble HRERA discharges this guarantee or till 11-MAR-2027whichever is earlier.

Notwithstanding anything contained here above:

Guarantor liability under this guarantee shall not exceed Rs25,00,000/- (Rupees Twenty-Five Lakhs only)

The bank Guarantee shall be valid up to 11-MAR-2027

For HDFC BANK LIMITED

Authorised Signatory

RASIK CHAWLA
Senior Manager
Emp. Code: R15021
POA: C20341
JMD Regent Plaza, Gurgaon (1203)

HDFC BANK LTD. JMD Regent Plaza GURGAON

For HDFC BANK LIMITED

GAURAV NARANG
Deputy Manager
Emp. Code: G10466
POA: 2588
JMD Regent Plaza, Gurgaon (1203)

Authorised Signatory

BG NO 612GT02260710002 DATED 12-MAR-2026 AMOUNT INR 2,500,000.00

The Guarantor is liable to pay the guarantee amount or any part thereof under this bank guarantee only and only if Honble HRERA serve upon as a written claim or demand at HDFC BANK LTD, Unit no 1,2,3,4 & 5, GROUND FLOOR JMD REGENT PLAZA NEAR GURU DRONACHARYA METRO STATION SECTOR-26 GURGAON 122002 on or before 10-MAR-2028 whichever is earlier.

Dated 12-MAR-2026 at GURGAON For The HDFC BANK

Notwithstanding anything contained herein before;

Our Liability under this bank Guarantee shall not exceed to Rs 25,00,000/- (Rupees Twenty-Five Lakhs only).

This Bank Guarantee shall be valid up to 11-MAR-2027 and

We are liable to pay the guaranteed amount or any part there of under this bank Guarantee only and only if you serve upon us a written claim or demand in terms of the guarantee on or before 10-MAR-2028(claim period of one year from the date of expiry of BG) failing which the bank shall stand released and discharged from any liability whatsoever under this guarantee.

All Claims under this Guarantee shall be payable at HDFC BANK LTD, Unit no 1,2,3,4 & 5, GROUND FLOOR JMD REGENT PLAZA NEAR GURU DRONACHARYA METRO STATION SECTOR-26 GURGAON 122002

This Guarantee will be returned to us as soon as purpose for which it is issued is fulfilled.

This BG confirmation NO GTEE/191656 is an integral part of the BG No 612GT02260710002 Dated12-MAR-2026

IN WITNESS WHEREOF we the the Bank has executed this on 12-MAR-2026

Signed

(Pls mention the name and designation of the official of Bank)

WITNESSES:

1. Rahul negi Rahul
2. Pankaj Narender

For HDFC BANK LIMITED

Authorised Signatory

RASIK CHAWLA
Senior Manager
Emp. Code: R15021
POA: C20341
JMD Regent Plaza, Gurgaon (1203)

HDFC BANK LTD. JMD Regent Plaza GURGAON

For HDFC BANK LIMITED

Authorised Signatory

GAURAV NARANG
Deputy Manager
Emp. Code: G10466
POA: 2588
JMD Regent Plaza, Gurgaon (1203)