



We understand your world

HDFC Bank Ltd.,  
B-247, Priyadarshini Vihar,  
Delhi - 110 092.

Date 23-November-2022

BG Confirmation NO. GTEE 2076 23112022 007849

To,  
DIRECTOR GENERAL TOWN AND COUNTRY  
PLANNING HARYANA NAGAR YOJANA  
BHAWAN PLOT NO 3 SECTOR 18 A  
MADHYA MARG CHANDIGARH 160018

OUR BG NO. : 027GT02223270009  
DATE OF ISSUE : 23-NOV-2022  
APPLICANT : SHRI RAM SHARANAM CONSULTANTS PVT L  
GUARANTEE AMOUNT : INR33,30,000.00  
AMOUNT IN WORDS : RUPEES THIRTY THREE LAKH THIRTY THOUSAND ONLY  
EXPIRY DATE : 22-NOV-2025  
EXPIRY PLACE : NEW DELHI  
CLAIM DATE : 22-NOV-2026

DEAR SIR,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US.

THE ORIGINAL GUARANTEE ATTACHED IS TO BE RETURNED TO US ALONG WITH  
BENEFICIARY DISCHARGE LETTER 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.

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. <b>RAJEEB GUPTA</b>	2. Mr./Ms. <b>HRITVIK ABHISHEK</b>
Designation <b>Branch Manager</b>	Designation <b>Branch Manager</b>
PA / Auth <b>Emp. Code: R7233</b>	PA / Auth <b>Emp. Code: H2473</b>
<b>Grade: D1</b>	

FURTHER CONFIRMATION OF THIS GUARANTEE IF DESIRED, SHOULD BE OBTAINED  
FROM THE ABOVE MENTIONED BRANCH.

THIS LETTER FORMS AN INTEGRAL PART OF THE GUARANTEE.

FOR HDFC BANK LTD.

AUTHORISED SIGNATORY/S



[www.hdfcbank.com](http://www.hdfcbank.com)

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013.  
Corporate Identity No.: L65920MH1994PLC080618



23-November-2022

Bank Guarantee No. : 027GT02223270009

Date of Issue : 2022-11-23

BG NO. 027GT02223270009 DATED.23-NOV-2022 AMOUNT INR.33,30,000/-

BANK GUARANTEE

BG No. Date of Issue : 23.11.2022

Amount : Rs. 33,30,000/-

Date of Expiry : 22.11.2025

To,

THE DIRECTOR,

Town & Country Planning Department,

Haryana, Chandigarh.

BANK GUARANTEE OF INTERNAL DEVELOPMENT WORKS (IDW) FOR DEVELOPING OF AFFORDABLE PLOTTED COLONY UNDER DDJAY-2016

THIS DEED OF GUARANTEE MADE this 23.11.2022 between We hdfc bank ltd, 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/Corporate Office at HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai 400013 and its one of branch office at HDFC Bank Ltd. G-83, Preet Vihar, Vikas Marg, New Delhi-110092 (hereinafter called "the Bank", which expression shall unless excluded by or repugnant to the context include its successors and assignees) of the one part of the Governor of Haryana acting through the Director Town & Country Planning, Haryana, Chandigarh (hereinafter called "The Director", which expression shall unless excluded by or repugnant to the context, include his successors and assignees) of the other part. WHEREAS the Director, as defined under clause (f) of Section 3 of the Haryana Development & Regulations of Urban Areas Act, 1975 (hereinafter referred to the "Director") has called upon M/s Shri Ram Sharanam Consultants Pvt. Ltd., having its registered office at 412, 4th Floor, Shakuntala Building-59, Nehru Place, Delhi-110019, (hereinafter collectively referred to as the Owner/Developer) to furnish a Bank Guarantee under Clause (a) of Sub Rule 11 of the Haryana Development & Regulations of Urban Areas Rules, 1976 (hereinafter referred to as the "RULES" in respect of internal Development Works as per Letter of Intent bearing Memo No.

LC-4732-JE(MK)/2022/26251 dated 30-08-2022 issued in the name of Shri Ram Sharanam Consultants Pvt.

Ltd. for Affordable Plotted Colony under DDJAY-2016 is to be set up in the revenue estate of Village Ahmadpur, Sector 27, Sonipat, Haryana

AND WHEREAS the Bank at the request of the Owner/Director agreed to execute these presents.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to set up the said Affordable Plotted Colony under DDJAY-2016 on the land measuring 6.34375 Acres, in the Revenue Estate of Ahmadpur, Sector 27, Sonipat, Haryana, hereto on the fulfillment of all the conditions laid down in Rule 11 of the Haryana Development and Regulations of Urban Areas Rules, 1976, by the Owner/Developer hereby covenants as follows:-

- a. The Owner/Developer shall be responsible for the internal Development works within the meaning of assigned under sub-section (i) of Section 2 of the Haryana Development and Regulations of Urban Areas Rules, 1975.
- b. That the Owner/Developer shall arrange the electric connection from outside source for electrification of their colony from U.H.B.V.N. if they fails to provide electric connection from U.H.B.V.N. the Director, Town and Country Planning will recover the cost from the colonizers and deposit it with U.H.B.V.N.
- c. That the rates, schedule and terms and conditions of internal Development Charges may be raised by the Director, during the period of License as and when necessary and the Owner/Developer shall be bound to pay balance charges or submit bank guarantees, if any, in accordance with rate, schedule and terms and conditions so determined by the Director.

For HDFC BANK LIMITED

Authorised Signatory

For HDFC BANK LIMITED

Authorised Signatory



- d. The Owner/Developer shall be responsible for the maintenance and upkeep of the colony for a period of Five years from the date of issue of completion certificate under Rule 16 of the rules unless earlier relieved of his responsibilities.
- e. The Owner/Developer shall be responsible for the development of the Affordable Plotted Colony under DDJAY-2016.
- f. The Owner/Developer shall permit the Director for any other works which the Director may think necessary and required in the interest of proper development of the colony.
- g. That without prejudice to anything contained in this agreement all provisions contained in the Act and the rules shall be binding on the Owner/Developer.
- h. The Owner/Developer shall make his own arrangement for disposal of sewerage till the external sewerage system is provided by HUDA and the same is made functional.
2. Provided always and it is hereby agreed that should the Owner/Developer commit any breach of the terms and conditions of the Agreement or bilateral agreement or violate any provisions of the Act or the Rules, then and in any such case and notwithstanding the waiver of any previous cause right, the Director may cancel the license granted to the Owner/Developer.
3. Upon cancellation of the license under clause-2 above action shall be taken as provided in the Haryana Development and Regulations of Urban Areas Rules, 1975 and the Haryana Development and Regulations of Urban Rules, 1976 as amended up to date. The Bank guarantee in the event shall stand forfeited in favour of the Director.
4. After the development works in respect of the "Affordable Plotted Colony" have been completed by the Owner/Developer in accordance with the approved plans and specification and completion certificate in respect thereof has been issued, the Director may on application in this behalf from the Owner/Developer, release the bank guarantee or part thereof, as the case may be, provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unreleased for a period of five years from the issuance of completions certificate under Rule-16, earlier in case the owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee equivalent to 4/5th amount thereof regarding the Internal Development Works shall be released by the Director. However, liability of the Bank does not exceed Rs. 33,30,000/- (Rupees Thirty Three Lacs Thirty Thousand Only) and valid till 22.11.2025. After which the bank shall be discharged from its liability.
5. That the bank further irrevocably guarantees and undertake that if the Owner/Developer commits any default in observation of any of the terms and conditions of this guarantee, the Bank shall on demand and without any demur pay to the Government a sum not exceeding of Rs. 33,30,000/- (Rupees Thirty Three Lacs Thirty Thousand Only) For loss to the extent of damage caused to or suffered by the Government by reason of any breach by the Owner/Developer of the terms and conditions of the guarantee. The decision of the Government as whether the Owner/Colonizer has failed and as to the amount payable by the Bank to the Government hereunder, shall be final and binding on the Bank but limited to the amount of this Bank Guarantee.
6. That the Bank further guarantees and undertakes that if the Director, at any time cancels and license granted to the Owner/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 of such works to the Government to the extent of the amount guaranteed under this deed.
7. That the bank further agrees that the guarantee herein contained shall remain in full force and effect for a period of Three years from the date hereof i.e. till 22.11.2025
8. That the Guarantee herein contained shall not be affected by any change in the constitution either of the Owner/Developer or the Bank.
9. That the Government 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 Owner/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 be released from its liabilities under this aforesaid or by reasons of time being given to the Owner/Developer or any other forbearance etc. or commission on the part of the Government of any indulgence by the Government to the Owner/Developer or any other matter or thing whatsoever which under law relating to sureties would but for this provisions have

For HDFC BANK LIMITED

Authorised Signatory

Kapil Gupta  
22/11/25

For HDFC BANK LIMITED

Authorised Signatory

H. Ashish  
22/11/25

the effect of so releasing the Bank from its such liability.

10. Notwithstanding anything contained herein:-

a. Our liability under this guarantee shall not exceed of Rs.33,30,000/- (Rupees Thirty Three Lacs Thirty Thousand Only)

b. This Bank Guarantee shall be valid upto 22.11.2025.

c. We are liable to pay the guarantee amount or any part thereof under this Bank Guarantee only on lodging upon us a written claim or demand on or before 22.11.2026.

Dated 23.11.2022 at new delhi For The HDFC BANK

Notwithstanding anything contained herein before

our liability under this bank Guarantee shall not exceed to Rs.33,30,000/- (Rupees Thirty Three Lacs Thirty Thousand Only)

This Bank Guarantee shall be valid up to 22-NOV-2025 and

We are liable to pay the guaranteed amount Or any part there of under this bank Guarantee only if you serve upon us a written claim or demand on or before 22-NOV-2026 (claim period of one year from the date of expiry of BG), Failing which the bank shall stands released and discharged from any liability what so ever under this guarantee

All Claims under this Guarantee shall be payable at HDFC Bank Ltd. G-83, Freet Vihar, Vikas Marg, New Delhi-110092

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

This BG confirmation NO-.....is an integral part of the BG No 027GT02223270009 Dated:23.11.2022.

For \_\_\_\_\_ Bank

For \_\_\_\_\_ Bank

(Authorized Signatory) (Authorized Signatory)

(Name and Designation/SSNo) (Name and Designation/SSNo)

The BG Confirmation Letter No. GTEE/ 2076 23112022 007849 is an integral part of the BG No. 027GT02223270009 Date. 2022-11-23

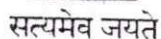
For HDFC BANK LIMITED

Authorised Signatory

For HDFC BANK LIMITED

H. ASWICKER  
Authorised Signatory

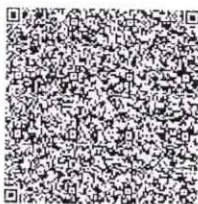




**Government of National Capital Territory of Delhi**

## e-Stamp

Certificate No.	: IN-DL17536455221717U
Certificate Issued Date	: 18-Nov-2022 01:05 PM
Account Reference	: IMPACC (IV)/ dl1719703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL71970310897300578908U
Purchased by	: HDFC BANK LIMITED
Description of Document	: Article Bank Guarantee
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: HDFC BANK LIMITED
Second Party	: SHRI RAM SHARANAM CONSULTANTS PVT LTD
Stamp Duty Paid By	: HDFC BANK LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This Non Judicial Stamp Paper is an integral  
Part of Bank Guarantee No. 027GT02223270009  
date 23/11/2022 for INR 3330000/-

issued in favour of Director General Town and Country Planning Haryana Nagar. Yojna Bhavan  
on behalf of our customer Shri Ram Sharanam Consultants Pvt. Ltd

For HDFC BANK LIMITED

Authorized Signatory

For HDFC BANK LIMITED  
H. Adhichan  
Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shoilestamp.com](http://www.shoilestamp.com)' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority