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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

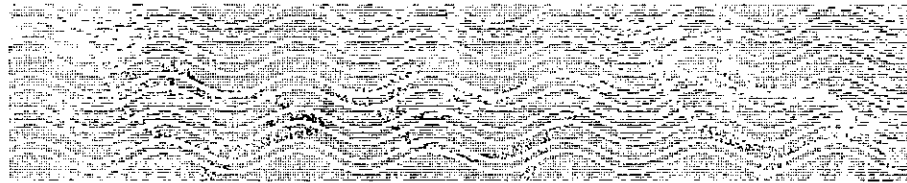
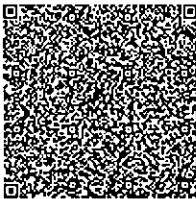
₹500

e-Stamp

Certificate No. : IN-DL01196495478927V
Certificate Issued Date : 23-Nov-2023 05:22 PM
Account Reference : IMPACC (IV)/ di960303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL96030366707400616348V
Purchased by : SIGNATUREGLOBAL BUSINESS PARK PVT LTD
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SIGNATUREGLOBAL BUSINESS PARK PVT LTD
Second Party : VISTRA ITCL INDIA LIMITED
Stamp Duty Paid By : SIGNATUREGLOBAL BUSINESS PARK PVT LTD
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)

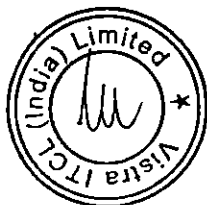
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₹500



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This stamp paper forms an integral part of the Deed of Hypothecation dated December 14th, 2023 executed between Signatureglobal Business Park Private Limited as the company and Vistra ITCL (India) Limited as the Debenture Trustee.



For Signatureglobal Business Park Pvt. Ltd.

Authorised Signatory/Director

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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEED OF HYPOTHECATION

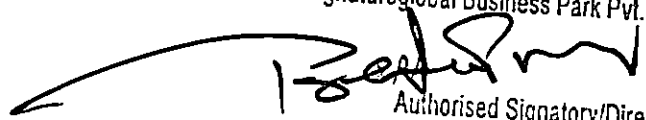
EXECUTED BY

SIGNATUREGLOBAL BUSINESS PARK PRIVATE LIMITED

IN FAVOUR OF

VISTRA ITCL (INDIA) LIMITED

For Signatureglobal Business Park Pvt. Ltd.


Authorised Signatory/Director



DEED OF HYPOTHECATION

This deed of hypothecation ("Deed") is executed at New Delhi on this 14th day of December, 2023 ("Effective Date").

BY

SIGNATUREGLOBAL BUSINESS PARK PRIVATE LIMITED, a company bearing corporate identification number U70109DL2019PTC346164, incorporated under the Companies Act, 1956 and having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001 (the "**Company**", which expression shall, unless it be repugnant to the meaning or context thereof, mean and include its successors and permitted assigns) of the **FIRST PART**;

IN FAVOUR OF

VISTRA ITCL (INDIA) LIMITED, a company bearing corporate identification number U66020MH1995PLC095507, incorporated under the Companies Act, 1956, having its registered office at IL&FS Financial Centre, Plot C-22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 and having a branch office at 805, 8th Floor, Kailash Building, K.G. Marg, New Delhi (the "**Debenture Trustee**", which expression shall, unless it be repugnant to the meaning or context thereof, mean and include its successors and permitted assigns) of the **SECOND PART**.

The Company and the Debenture Trustee are hereinafter individually referred to as a "**Party**" and collectively, as the "**Parties**".

WHEREAS:

- A. The Company is engaged in the business of, *inter alia*, construction, development and maintenance of real estate projects.
- B. The Company had, pursuant to the terms set out in the debenture trust deed dated April 11, 2022 executed between, *inter alia*, the Company and the Debenture Trustee (amended and restated on July 7, 2023 and as amended from time to time) ("**2022 DTD**"), issued and allotted debentures for an amount aggregating to INR 400,00,00,000 (Indian Rupees four hundred crore).
- C. One of the conditions under the 2022 DTD was that all amounts due under the 2022 DTD, together with all interest, Coupon, Default interest, liquidated damages, commissions, premia on prepayment, financing charges, costs, charges, expenses, and all other monies, payable to the Debenture Trustee, shall be secured by way of hypothecation over the Hypothecated Property.
- D. The Company had accordingly executed a deed of hypothecation dated June 14, 2022, as amended by a supplemental deed of hypothecation dated July 7, 2023 (collectively, the "**Original DOH**"), wherein the Company created a charge over all the Hypothecated Properties by way of hypothecation in favour of the Debenture Trustee.
- E. The Company has now, pursuant to the terms set out in the debenture trust deed dated November 28, 2023 executed between, *inter alia*, the Company and the Debenture Trustee ("**2023 DTD**"), issued/ shall issue debentures for an amount aggregating to INR 200,00,00,000 (Indian Rupees two hundred crore).



For Signatureglobal Business Park Pvt. Ltd.

Authorised Signatory/Director

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Authorised Signatory/Director

- F. One of the conditions under the 2023 DTD is that all amounts payable by the Company to the Debenture Trustee under and pursuant to the (a) 2022 DTD; and 2023 DTD, shall be secured by way of hypothecation over the Hypothecated Properties, on a *pari passu* basis.
- G. The Debenture Trustee has accordingly called upon the Company to execute these presents, which the Company has agreed to do in the manner hereinafter expressed.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND CONSTRUCTION

1.1. Definitions

In this Deed, the capitalized terms listed below shall have then following meaning given to them:

- (a) **"Business Day"** shall mean any day other than a Saturday and Sunday on which banks are open for business in New Delhi.
- (b) **"Deed"** shall mean this deed of hypothecation and shall include any annexure, recitals, schedules or exhibits annexed hereto and any novation, amendments and understandings made to the same by the Parties in writing from time to time.
- (c) **"Effective Date"** shall mean the date of execution of this Deed.
- (d) **"Hypothecated Property"** shall mean all Receivables owing to, received from or receivable by, the Company in respect of the Project.
- (e) **"Project"** shall mean the project being developed on the Project Land.
- (f) **"Project Land"** shall mean all that piece and parcel of land, more particularly described in Schedule I hereto.
- (g) **"Receiver"** shall have the meaning ascribed thereto in Clause 8.1 of this Deed.
- (h) **"Receivables"** shall mean all book and other debts and monetary claims of any nature and any proceeds of such debts and claims and all other rights of the Company to receive money now or in the future due, arising from sale, transfer, license, lease or rental of any portion of the Project or any fixtures, built-up area, floor space index, floor area ratio buildings, structures or units in any buildings or structures erected and/or constructed thereon and all deposits, interests, premiums, payments, charges, revenues, receipts, lease deposits, lease rentals, license rights and service charges, earned in respect of the Project, including (i) monies receivable for the transfer, sale, assignment or exploitation of rights entered into in relation to the Project Land; and (ii) insurance proceeds from insurance companies in relation to the Project, but excluding monies receivable pursuant to the Goods and Service Tax and any other taxes or levy levied by any Governmental Authority.

1.2. Construction



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- (a) Unless otherwise defined herein, capitalized terms used but not defined in this Deed shall bear the respective meanings assigned to them in the 2022 DTD and the 2023 DTD (as applicable).
- (b) The provisions of Clause 1.2 of the 2022 DTD and the 2023 DTD shall apply to this Deed hereto as if expressly set out herein (*mutatis mutandis*) with each reference to the 2022 DTD and the 2023 DTD being deemed to be a reference to this Deed.

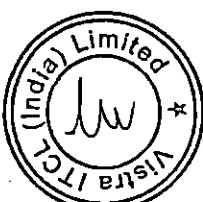
2. HYPOTHECATION OF ASSETS

- 2.1. Pursuant to the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) and in consideration of the Debenture Holders (as defined in the 2022 DTD and the 2023 DTD) having subscribed to the Debentures (as defined in the 2022 DTD and the 2023 DTD) for the purposes and subject to the terms and conditions set out in the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), the Company does hereby covenant with the Debenture Trustee that it shall repay/ pay the Obligations (as defined in the 2022 DTD and the 2023 DTD), together with costs, charges, expenses and other monies due and payable by the Company under the Transaction Documents (pursuant to the 2022 DTD and the 2023 DTD), in the manner set out in the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), and shall duly observe, perform and discharge all the terms and conditions of all the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).
- 2.2. In pursuance of, and subject to, the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) and for the consideration aforesaid, the Company hereby creates a first ranking *pari passu* charge, by way of hypothecation over the Hypothecated Property, in favour of the Debenture Trustee as security for the due payment/ repayment of the Obligations (as defined in the 2022 DTD and the 2023 DTD), remuneration payable to the Debenture Trustee and all other monies payable by the Company under the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), and the performance and discharge by the Company of the Obligations (as defined in the 2022 DTD and the 2023 DTD) under the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), to the satisfaction of the Debenture Trustee.

3. APPLICABILITY AND EFFECTIVENESS

The Security Interest (as defined in the 2022 DTD and the 2023 DTD) created under this Deed, in relation to the Obligations (as defined in the 2022 DTD and the 2023 DTD) shall become effective on and from the Effective Date and shall remain valid until the Maturity Date (as defined in the 2022 DTD and the 2023 DTD, as applicable), and the Parties shall execute all such agreements (including execution of amendment and modification deeds), deeds, documents, and do all acts, deeds and things as may be necessary to give effect to the same. The Security Interest (as defined in the 2022 DTD and the 2023 DTD) created under this Deed in relation to any other money payable under the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) shall be effective from the date of execution of such Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).

4. COVENANTS AND UNDERTAKINGS



For Signature global Business Park Pvt. Ltd.

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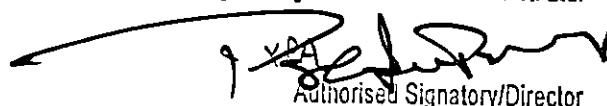
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4.1. In furtherance of the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) and for the consideration aforesaid, the Company does hereby, further agree, declare and covenant with the Debenture Trustee as follows:

- (a) the Debenture Trustee or its nominees shall, where applicable, upon suitable prior notice and at the risk and expense of the Company, be entitled to enter any place, on any Business Day during the normal working hours, where the Hypothecated Property may be and inspect or value, insure, superintend the disposal of and take particulars of all or any part of the Hypothecated Property and check any statement, accounts, reports and information, provided that the Debenture Trustee shall use reasonable efforts to ensure that such actions do not hinder the normal business of the Company. Further, the Debenture Trustee shall be entitled to have all or any of the Hypothecated Properties valued at the Company's expense by an appraiser/ valuer, and the Company shall pay to the Debenture Trustee on demand, the fees or other costs, charges and expenses of and incidental to such inspection or valuation (the Debenture Trustee's statement being conclusive in that regard). The Company unconditionally undertakes to take all steps to ensure that such inspections as stated above shall not be disturbed or for any reason stopped, and that the Company shall cooperate with such inspections without demur or protest, including making available such staff as the Debenture Trustee or its respective agents may require in connection with such inspection(s);
- (b) upon occurrence of the Event of Default (as defined in the 2022 DTD and/or the 2023 DTD), or upon the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created in favour of the Debenture Trustee under this Deed having become enforceable for any reason whatsoever, in the sole discretion of the Debenture Trustee, the Debenture Trustee or their nominees shall, without any notice and without assigning any reason and at the risk and expense of the Company and if necessary, as attorney for and in the name of the Company, be entitled to take charge and/or possession of, seize, recover, receive and remove them and/or sell by public auction or by private contract, dispatch or consign for realization or otherwise dispose of or deal with all or any part of the Hypothecated Property (including by way or through the exercise of its powers and rights specified in Clause 8.1 hereof) and to enforce, realize, settle, compromise and deal with any rights or claims relating thereto, without being bound to exercise any of these powers or be liable for any losses in the exercise or non-exercise thereof and without prejudice to the Debenture Trustee's rights and remedies of suit or otherwise. Notwithstanding any pending suits or other proceedings, the Company undertakes to give immediate possession of the Hypothecated Property to the nominees of the Debenture Trustee, on demand, and to transfer and deliver to the Debenture Trustee all related bills, contracts, securities and documents, and the Company hereby agrees to accept the Debenture Trustee's account of sales and realizations as sufficient proof of amounts realized and relative expenses and to pay on demand by the Debenture Trustee any shortfall or deficiency thereby shown. Provided, however, that the Debenture Trustee shall not, in any way, be liable or responsible for any loss, damage or depreciation that the Hypothecated Property may suffer or sustain on any account whatsoever, whilst the same are in the possession of the Debenture Trustee or by reason of exercise or non-exercise of rights and remedies available to the Debenture Trustee as aforesaid, and that all such loss, damage or depreciation shall be wholly



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debited to the account of the Company, howsoever the same may have been caused;

- (c) the Company shall execute all such deeds, documents and assurances and do all such acts and things as the Debenture Trustee may reasonably require for exercising the rights, powers and authorities hereby conferred on the Debenture Trustee for effectuating and completing the Security Interest (as defined in the 2022 DTD and the 2023 DTD) hereby created and shall, from time to time and at all times after the Security Interest (as defined in the 2022 DTD and the 2023 DTD) hereby constituted shall become enforceable, execute and do all such deeds, documents, acts and things as are necessary for realization of the Hypothecated Property and, in particular, the Company shall execute all transfers, assignments and assurances of the Hypothecated Property, whether to the Debenture Trustee or its nominees or assigns;
- (d) the Company hereby agrees and undertakes, so long as money remains due to the Debenture Trustee under the 2022 DTD and the 2023 DTD, to hypothecate and maintain with the Debenture Trustee, the Hypothecated Property of sufficient value at all times, so that the Security Cover (as defined in the 2022 DTD and the 2023 DTD) is maintained (the Debenture Trustee's valuation of the Hypothecated Property shall be final and binding on the Company). In the event of reduction in value of the Hypothecated Property, resulting in the Security Cover (as defined in the 2022 DTD and the 2023 DTD) becoming less than what is mentioned in the 2022 DTD and the 2023 DTD, the Company shall hypothecate additional assets of the Company with the Debenture Trustee in the form and manner as acceptable to the Debenture Trustee to ensure that the Security Cover (as defined in the 2022 DTD and the 2023 DTD) is maintained at all times failing which, the Debenture Trustee may, at its sole and absolute discretion, enforce its rights hereunder these presents and demand immediate payment of the entire amount under the 2022 DTD and the 2023 DTD then remaining outstanding and payable to the Debenture Trustee (by the Company under and pursuant to the 2022 DTD and the 2023 DTD), along with accrued interest and other charges. The charge created over the current assets, if any, forming part of the Hypothecated Property, shall rank as a floating charge and shall not hinder the Company from selling, leasing or otherwise disposing of the same or any part thereof in ordinary course of its business;
- (e) the floating charge created over the current assets, if any, forming part of the Hypothecated Property, shall be automatically and without prior notice by the Debenture Trustee to the Company, converted into a fixed charge upon the occurrence of any Event of Default (as defined in the 2022 DTD and/or the 2023 DTD);
- (f) the security created hereunder in favour of the Debenture Trustee for the benefit of the Debenture Holder(s) shall be enforced by the Debenture Trustee upon the occurrence of any Event of Default (as defined in the 2022 DTD and/or the 2023 DTD);
- (g) wherever possible, the Hypothecated Property shall bear the legend "Hypothecated to Vistra ITCL (India) Limited";



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- (h) it shall insure and keep insured any part of the Hypothecated Property that is capable of being insured and shall, at the request of the Debenture Trustee, either assign the proceeds of such insurance or make the Debenture Trustee, a first loss payee under the insurance documents;
- (i) the Company shall, at all times during the continuance of these presents and the security hereby created, except as otherwise expressly hereby permitted by the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), duly and punctually pay any imports, duties, taxes, premia and outgoings which become lawfully payable by the Company in respect of the Hypothecated Property or any part thereof or the carrying out by the Company or maintenance of any business or operations thereon, and shall prevent any part of such Hypothecated Property from becoming charged with the payment of any imports, duties and taxes lawfully payable by the Company; and
- (j) The Company is in compliance with the provisions of the Companies Act, 2013 ("Act") in general and Sections 185 and 186 of the Act in particular, in relation to the provision of the securities under this Deed.

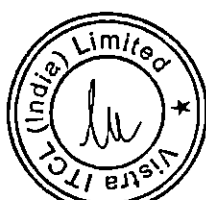
5. REPORTING REQUIREMENTS

The Company shall, whenever required by the Debenture Trustee, give full particulars to the Debenture Trustee of all the assets of the Company and of the Hypothecated Property and shall furnish and verify all statements, reports, returns, certificates and information from time to time and as required by the Debenture Trustee, and shall furnish and execute all necessary documents to give effect to the Security (as defined in the 2022 DTD and the 2023 DTD) created under this Deed.

6. REPRESENTATIONS AND WARRANTIES

In addition to the representations and warranties made by the Company under the 2022 DTD and the 2023 DTD, if any, which are incorporated herein by reference, the Company hereby declares and warrants that:

- (a) the Hypothecated Property are and will at all times be the absolute property of the Company and no Security Interest (as defined in the 2022 DTD and the 2023 DTD) shall be created except for the charges created and/or to be created hereunder and under the Security Documents (as defined in the 2022 DTD and the 2023 DTD) and other security permitted to be created in accordance with the terms of the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), with the specific permission of the Debenture Trustee and as to future goods, the same shall likewise be the unencumbered, absolute and disposable property of the Company, with full power of disposition over the same;
- (b) the Company shall pay all stamp duty, other duties, taxes, fees, penalties or other charges payable (i) on or in connection with the execution, issue, delivery, and registration of this Deed; and (ii) for any document, act and registration performed pursuant hereto, if and when the Company may be required to pay the same according to any of the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) or according to Applicable Law for the time being or at any time in force in the state in which its properties are situated. If the Company fails to pay the



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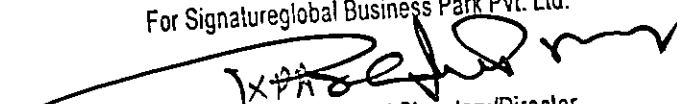
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stamp duty, other duties, taxes, fees, penalties or other charges payable hereinabove, then the Debenture Trustee may (but is not obligated to) pay such amounts, on behalf of the Company. The Debenture Trustee shall be entitled to be indemnified out of the Hypothecated Property for any amount paid by the Debenture Trustee as aforesaid;

- (c) the Company is validly existing under the laws of India and has the full power, authority and legal right to own its assets and carry on its business;
- (d) the Company is not engaged in or under threat of litigation nor is the Company in default in respect of any financial commitment which might, in either case, affect its ability to perform its Obligations (as defined in the 2022 DTD and the 2023 DTD) under this Deed;
- (e) this Deed has been validly executed by the Company and constitutes legal, valid and binding Obligations (as defined in the 2022 DTD and the 2023 DTD) of the Company, and the Company confirms and agrees that entering into this Deed and the acts done pursuant to entering into this Deed constitute private and commercial acts and that the Company will not claim any immunity for itself/ its assets from suit or from attachment or any other legal processes in relation to this Deed;
- (f) the execution and delivery by the Company of this Deed (i) shall not contravene, in any material respect, any provision of any Applicable Law or any order, writ, injunction or decree of any court or Government Authority; (ii) shall not conflict or be inconsistent with or result in any breach of any of the terms, covenants, conditions or provisions of, in each case, in any material respect of, or constitute a default under, any other agreement(s), deed or any other contract or instrument to which the Company is a party; or (iii) will not violate any provisions of the memorandum of association and articles of association of the Company;
- (g) all amounts payable under this Deed, if any, shall be made free and clear of any deduction/ withholding for or in relation to any tax or levy, without any set-off;
- (h) the Company has not received and shall not, without prior consent in writing of the Debenture Trustee, receive any security or commission for executing this Deed;
- (i) the Company shall not, in the event of liquidation of the Company, prove in competition with the Debenture Trustee in the liquidation proceedings;
- (j) the Company has the capacity to sue and to be sued in its own name;
- (k) the Company has the power and capacity to execute and deliver this Deed and to perform its Obligations (as defined in the 2022 DTD and the 2023 DTD) under this Deed and the individual(s), who have executed this Deed on behalf of the Company, are duly authorized to do so on behalf of the Company;
- (l) this Deed has been duly stamped in accordance with the relevant stamp law, and all duties or other similar taxes in connection therewith have been paid in full by the Company;



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- (m) the Company has obtained, or will obtain by the time such authorization and clearances as required by law (or would be so required) to enable it to fully perform its Obligations (as defined in the 2022 DTD and the 2023 DTD) under this Deed;
- (n) all information provided to the Debenture Trustee in relation to the performance and execution of this Deed is true, complete and correct in all respects;
- (o) there has occurred no adverse change in the Company's business assets or condition (financial or otherwise) since the date of its latest audited accounts;
- (p) no actions, proceedings or steps have been initiated in relation to: (i) the suspension of payments, a moratorium of any indebtedness, administration or re-organization (by way of voluntary arrangement, scheme of arrangement or otherwise) of the Company; (ii) a composition, compromise, assignment or arrangement with any creditor of the Company; (iii) the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of the Company or any of its assets; or (iv) enforcement of security over any assets of the Company, under any applicable bankruptcy, insolvency, winding up or other similar law now or hereafter in effect, and no analogous procedure or step has been taken in any jurisdiction; and
- (q) the Company shall keep the Debenture Trustee informed of any event as a result of which any of the aforementioned representations and warranties may not be true and correct, and such information shall be provided to the Debenture Trustee immediately on the Company becoming aware of the occurrence of such event.

7. WAIVERS

No failure or delay by the Debenture Trustee in exercising any right, power or remedy hereunder shall impair or extinguish such right, power or remedy or operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights, powers and remedies herein provided are cumulative and do not exclude any other rights, powers and remedies provided by Applicable Law. A waiver or consent granted by the Debenture Trustee will be effective, only if given in writing and for the instance and for the purpose for which it is given.

8. ENFORCEMENT OF SECURITY

- 8.1. The Debenture Trustee, at any time after the Security Interest (as defined in the 2022 DTD and the 2023 DTD) hereby constituted has become enforceable and whether or not the Debenture Trustee shall then have entered into or taken possession of and in addition to the powers hereinbefore conferred upon the Debenture Trustee, after such entry into or taking possession of, may have a receiver or receivers appointed for the Hypothecated Property or any part thereof (hereinafter the "Receiver", and for clarity, the Debenture Trustee may constitute itself as the Receiver).

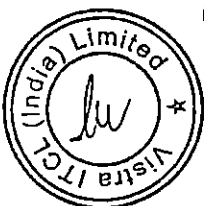
- 8.1.1 Unless otherwise directed by the Debenture Trustee, such Receiver shall have and exercise all powers and authorities vested in the Debenture Trustee hereinafter set forth or under law or as the Debenture Trustee may think expedient, including the following rights, power and authorities:



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- (a) to take possession of and collect all or any part of the Hypothecated Property and for that purpose, to take any proceedings and enforce any order or judgement in the name of the Company or otherwise as the Receiver may consider fit;
- (b) to manage or carry on or concur in carrying on the Business including, without limitation, the management and operation of the Project and to obtain clearances and approvals as the Receiver may consider fit, in each case, without being responsible or liable for any loss or damage, except in the case of any such loss or damage caused by the negligence or wilful default of the Receiver;
- (c) to make any arrangement or compromise between the Company and any other Person on such terms and conditions as the Debenture Trustee or the Receiver may consider fit;
- (d) for the purpose of exercising any of the powers, authorities and discretions conferred on it by this Deed and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to avail from the Debenture Holders(s) on such terms (with or without security) as the Receiver or the Debenture Trustee may consider fit and so that, with the prior written consent of the Debenture Trustee, any such security may be or include a charge on the whole or any part of the Hypothecated Property, ranking wholly or partly in priority to or *pari passu* with, the security created hereunder;
- (e) to assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licenses or otherwise dispose of any part of the Hypothecated Property in such manner and generally on such terms and conditions as the Debenture Trustee or the Receiver shall consider fit and to carry any such transactions into effect in the name of, and on behalf of, the Company or otherwise;
- (f) to make, effect and do all maintenance, repairs, developments, reconstruction, improvements, furnishings, equipment, insurance, alterations or additions to, or in respect of, the Hypothecated Property and maintain, renew, take out or increase insurance in the interest of the Debenture Trustee for maintaining the value of the Hypothecated Property, in every such case as the Debenture Trustee or the Receiver shall consider fit;
- (g) to obtain all clearances, licenses, planning consents and permissions, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Deed or otherwise as the Debenture Trustee or the Receiver shall consider fit;
- (h) to redeem any prior Security Interest (as defined in the 2022 DTD and the 2023 DTD) and settle and pass the accounts of the Security Interest (as



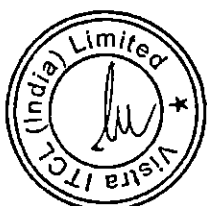
For Signature Global Business Park Pvt. Ltd.

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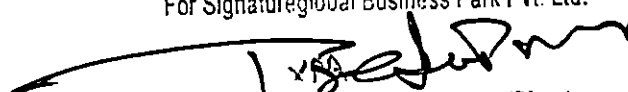
Authorized Signatory/Director

defined in the 2022 DTD and the 2023 DTD) so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Company and the money so paid shall be deemed to be an expense properly incurred by the Receiver;

- (i) to appoint and discharge employees, officers, agents, professionals and others for the purposes hereof (including engaging contractors and others) to construct or complete the construction of the Project or to operate, administer or manage the Project upon such terms as to remuneration or otherwise as the Receiver may consider fit and to discharge any Persons appointed by the Company;
- (j) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands, with or by any Person or body who is or claims to be a creditor of the Company, or the Government Approvals and other clearances or relating in any way to the Hypothecated Property or any part thereof;
- (k) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Hypothecated Property or any part thereof as the Receiver shall consider fit;
- (l) to implement or continue the development of the Project and obtain all Government Approvals and other clearances required in connection therewith and/or implement or complete any assembly or installation of any property comprised in the Hypothecated Property and do all acts and things incidental thereto;
- (m) to do all such things and take all such action as may be required in order to ensure the continued safe, efficient and economic operation of the Hypothecated Property or the Project, as the case may be;
- (n) to promote the formation of companies with a view to purchasing all or any of the Hypothecated Property;
- (o) to do all such other acts and things (including, without limitation, signing and executing all documents and deeds) as may be considered by the Debenture Trustee or the Receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Hypothecated Property, which the Debenture Trustee or the Receiver may be lawfully permitted to do in the name of the Company for all the purposes aforesaid;
- (p) to exercise all such other powers and authority as the Debenture Trustee shall consider fit to confer and so that the Debenture Trustee may, in relation to such part of the Hypothecated Property as is the subject of charge hereunder, confer any powers and authorities which it could give, if it were an absolute beneficial owner thereof; and
- (q) in the exercise of any of the above powers, to expend such sums as the Debenture Trustee or the Receiver may think fit and the Company shall



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forthwith, on demand, repay to the Debenture Trustee or the Receiver all sums so expended, together with the interest thereon.

- 8.1.2 Unless otherwise directed by the Debenture Trustee, such Receiver may exercise all the rights, powers, authorities and discretions herein or by law vested in the Debenture Trustee.
- 8.1.3 Such Receiver shall, in the exercise of his powers, authorities and discretions, conform to the regulations, instructions and directions from time to time made and given by the Debenture Trustee and in accordance with Applicable Law.
- 8.1.4 The Debenture Trustee may, from time to time, fix the remuneration of such Receiver and shall direct payment thereof out of the proceeds from the Hypothecated Property, but the Company alone shall be liable for the payment of such remuneration.
- 8.1.5 The Debenture Trustee may, from time to time and at any time, require such Receiver to give security for the due performance of its duties as such Receiver, and may fix the nature and amount of the security to be given to the Debenture Trustee, but the Debenture Trustee shall not be bound to require such security in any case.
- 8.1.6 The Debenture Trustee may pay over to such Receiver any monies constituting part of the securities to the intent that the same may be applied for the purpose hereof by such Receiver, and the Debenture Trustee may, from time to time, determine what funds the Receiver shall be at liberty to keep in hand with a view to the performance of his duties as such Receiver.
- 8.1.7 Every such Receiver shall be the agent of the Company for all purposes and the Company alone shall be responsible for its acts and defaults, loss or misconduct, and liable on any contract or engagement made or entered into by him and for his remuneration, except in case of gross negligence, wilful misconduct, fraud or failure to act in accordance with the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).
- 8.1.8 In the event the Receiver acts on the written instructions of the Debenture Trustee, the Debenture Trustee shall in no way be responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such Receiver and shall in no way be liable for or in respect of any debts or other liabilities incurred by any such Receiver, irrespective of whether the Company is in liquidation or not.
- 8.2. All Hypothecated Property and all documents forming part of the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created under this Deed shall always be kept distinguishable and held by the Company as the property of the Debenture Trustee, specifically appropriated towards the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created under this Deed, and be dealt with only under the directions of the Debenture Trustee, and the Company shall not create any Security Interest (as defined in the 2022 DTD and the 2023 DTD) upon or over the same, or any part thereof, except in favour of the Debenture Trustee and for the benefit of the Debenture Holder(s), nor suffer any such Security Interest (as defined in the 2022 DTD and the 2023 DTD) or any attachment or distress to affect the same or any part thereof, nor do or allow anything that may prejudice this Security, and the Debenture Trustee shall be at liberty to incur all costs and expenses as



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may be necessary to preserve this security and to maintain the same undiminished and claim reimbursement thereof as mentioned in Clause 8.1 above. Except to the extent specifically permitted by the Debenture Trustee, the Company shall not sell all or any of the Hypothecated Property. The Company shall, on any and every such sale, pay to the Debenture Trustee, if so required by it, the net proceeds of the sale or disposal in satisfaction, so far as the same shall extend of the monies due and payable by the Company to the Debenture Trustee under the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).


- 8.3. The Company shall, whenever required by the Debenture Trustee, give full particulars to the Debenture Trustee of the Hypothecated Property, and shall furnish and verify all statements, reports, returns, certificates and information from time to time and as required by the Debenture Trustee and make, furnish and execute all necessary documents to give effect to the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created in terms of this Deed.
- 8.4. The Hypothecated Property shall be specifically appropriated to the charge created under this Deed, and the Company shall not sell, transfer, lease out, assign, dispose of or otherwise part with the Hypothecated Property or any part thereof, or deal with the same or create or suffer any mortgage, charge, lien, hypothecation or other encumbrance on the Hypothecated Property, without the prior written consent of the Debenture Trustee. Any charge created by the Company on the Hypothecated Property in violation of this Deed shall be subject to the present charge created in favour of the Debenture Trustee under this Deed which shall, in all circumstances, rank superior, in accordance with the terms of the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).

9. FURTHER ASSURANCES

- 9.1. In the event the Company enters into any material contracts after the date of execution of this Deed, and the Debenture Trustee so desires, the Company shall give notice to each of the counter parties to each of such contracts, and shall execute the direct agreements (within a period of 7 (seven) Business Days from the date of receipt of a request from the Debenture Trustee), agreeing to and acknowledging the rights of the Debenture Trustee under this Deed in respect of such contracts, in a form and substance acceptable to the Debenture Trustee.
- 9.2. The Company shall execute and/or do, at its own expense, all such deeds, assurances, documents, instruments, acts, matters and things, in such form and otherwise as the Debenture Trustee may under this Deed or by law require, in relation to enforcing or exercising any of the rights and authorities of the Debenture Trustee, as the case may be.
- 9.3. The Security Interest (as defined in the 2022 DTD and the 2023 DTD) created herein is in addition to, and independent of, any Security Interest (as defined in the 2022 DTD and the 2023 DTD) or any other security or right or remedy, now or at any time hereafter held by or available to the Debenture Trustee.
- 9.4. If any amount paid by the Company in respect of the hypothecation and charge hereby created is held to be void or set aside on the liquidation or winding up of the Company or otherwise, then for the purposes of this Deed, such amount shall not be considered to have been paid and the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created in terms of this Deed shall continue to apply.



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- 9.5. The rights and benefits of the Debenture Trustee hereunder shall be in addition to and not in derogation of any of their rights, benefits and privileges under Applicable Law.
- 9.6. The Company further agrees to:
- (a) make available, on the date hereof, a certified true copy of both the shareholders' resolution of the Company and the board resolution of the Company approving the creation of charge over the Hypothecated Property in favour of the Debenture Trustee (for the benefit of the Debenture Holder(s)), appointing the authorized signatory(s) representing the Company on its behalf; and
 - (b) register the Security (as defined in the 2022 DTD and the 2023 DTD) created in favour of the Debenture Trustee (for the benefit of the Debenture Holder(s)) under this Deed in the office of the Registrar of Companies/ any other applicable Governmental Authority) within 7 (seven) days from the date hereof for making suitable entries into the register of charges evidencing the same.
- 9.7. The Company irrevocably appoints the Debenture Trustee and each Receiver to be its attorney with full power of substitution, and in its name or otherwise on its behalf to sign, seal, execute, deliver, perfect and do all deeds, instruments, acts and things which may be desirable or necessary or which the Debenture Trustee or the Receiver shall think proper or expedient for carrying out any Obligations (as defined in the 2022 DTD and the 2023 DTD) imposed on the Company hereunder or for exercising any of the powers hereby conferred in connection with any sale or disposition of any part of the Hypothecated Property or the exercise of any rights in respect thereof or for giving to the Debenture Trustee the full benefit of the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created herein so that the appointment hereby made shall operate to confer on the Debenture Trustee and the Receiver, the authority to do on behalf of the Company, anything which it can lawfully do as its attorney and without prejudice to the generality of the foregoing, the Company has appointed the Debenture Trustee, *inter alia*, to:
- (a) execute and do all acts, deeds and things which the Company is authorized to execute and do under the covenants and provisions herein contained;
 - (b) generally use the name of the Company in the exercise of all or any of the powers by these presents or by law conferred on the Debenture Trustee or any Receiver appointed by the Debenture Trustee; and
 - (c) execute on behalf of the Company such documents and deeds as may be necessary to give effect to the provisions of this Deed and for the preservation, enforcement and realization of the Security Interest (as defined in the 2022 DTD and the 2023 DTD) created hereby.

The Company hereby ratifies and confirms and agrees to ratify and confirm any deed, instrument, act or thing which such attorney or substitute may execute or do.

- 9.8. The Debenture Trustee and the Receiver shall have full power to delegate any or all of the powers, discretions and authorities conferred on it by this Deed to any Person in such manner and subject to such terms and conditions as it deems necessary for the due exercise of its powers hereunder and to revoke or modify the said powers, discretions and authorities



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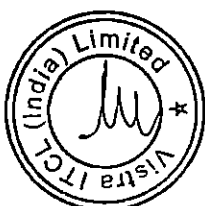

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granted or to substitute any other person or persons in their place. The Company hereby agrees and acknowledges that the powers, discretions and authorities conferred by the Debenture Trustee and the Receiver shall, without any further act, deed or instrument on the part of the Company or the Debenture Trustee or the Receiver, be available and exercisable by such Person.

- 9.9. Nothing herein shall prejudice the rights or remedies of the Debenture Trustee in respect of any present or future security, guarantee, obligation or decree for any indebtedness or liability of the Company to the Debenture Trustee.
- 9.10. The provisions contained herein shall be read in conjunction with the provisions of the 2022 DTD, the 2023 DTD and the other Transaction Documents (as defined in the 2022 DTD and the 2023 DTD), as amended from time to time, and to the extent of any inconsistency or repugnancy, the latter shall prevail to all intents and purposes.

10. CONTINUING SECURITY

- 10.1. The Security Interest (as defined in the 2022 DTD and the 2023 DTD) created hereunder shall be a continuing security and shall remain in full force and effect until all the Obligations (as defined in the 2022 DTD and the 2023 DTD) under the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) have been paid in full to the satisfaction of the Debenture Trustee, and confirmed as such by them in writing, notwithstanding any intermediate payment, sharing with any other Person, or other matter or thing whatsoever and in particular, the intermediate satisfaction by the Company of the whole or any part of the Obligations (as defined in the 2022 DTD and the 2023 DTD), in accordance with the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD).
- 10.2. The Obligations (as defined in the 2022 DTD and the 2023 DTD) of the Company under this Deed shall not be discharged or impaired by and shall not be affected by any act, omission or circumstances which, but for this provision, might operate to release or otherwise exonerate the Company from its Obligations (as defined in the 2022 DTD and the 2023 DTD) under this Deed or affect such obligations, including (but without limitation) and whether or not known to the Company and/or the Debenture Trustee:
- (a) any forbearance, concession, waiver, release of or granting of any time or any other indulgence to the Company;
 - (b) any assertion of, or failure to assert, or delay in asserting, any right, power or remedy against the Company;
 - (c) any taking, holding, reviewing, exchanging, varying, releasing, waiving or omitting to take, perfecting or enforcing any rights, remedies or security against/ granted by the Company or any other Person;
 - (d) any irregularity, invalidity or unenforceability of any Obligation (as defined in the 2022 DTD and the 2023 DTD) of the Company under any Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) to which any Applicable Law (in effect from any date after the date of this Deed) purporting to reduce or otherwise affect any of such obligations to the intent that the Company's Obligations (as defined in the 2022 DTD and the 2023 DTD) under this Deed will remain in full force and this



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Deed must be construed accordingly as if there were no such irregularity, unenforceability, invalidity, law or order;

- (e) any amendment or other modification to any Transaction Document (as defined in the 2022 DTD and the 2023 DTD) so that references to any Transaction Document (as defined in the 2022 DTD and the 2023 DTD) shall include each such amendment or modification;
- (f) any assignment by any Party to any Person of any of its rights under and in accordance with the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD);
- (g) any bankruptcy proceeding, winding up, merger, amalgamation, reconstruction or otherwise of the Company with any other company or by the takeover of management or nationalization of the Company or other incapacity or lack of corporate power or authority or other circumstance of, or any change in, the constitution or corporate identity or loss of corporate identity by the Company; or
- (h) any other act, event, neglect, omission or circumstance whatsoever (however caused or arising and whether or not similar to any of the foregoing) which would or might be construed to operate to impair or discharge the Company's Obligations (as defined in the 2022 DTD and the 2023 DTD) hereunder or otherwise affect the powers or rights of the Debenture Trustee.

10.3. Nothing contained in this Deed shall be deemed to negate, qualify or prejudicially affect the right of the Debenture Trustee to recover the balance, at any time, remaining due and owing to the Debenture Trustee under the Transaction Documents (as defined in the 2022 DTD and the 2023 DTD) or hereunder, notwithstanding that the Hypothecated Property may not have been sold or realized.

10.4. Nothing herein contained shall operate so as to merge or otherwise prejudice, affect or exclude the Debenture Trustee's rights or remedies in respect of any present or future security, guarantee, or obligation, nor shall it preclude the Debenture Trustee from enforcing the Security Interest (as defined in the 2022 DTD and the 2023 DTD) hereunder, without enforcing in the first instance any other security furnished by the Company to the Debenture Trustee.

10.5. No course of dealing and no failure or delay by the Debenture Trustee in exercising, in whole or in part, any power, remedy, discretion, authority or other right under this Deed or any other agreement shall waive or impair, or be construed to be a waiver of or an acquiescence in, such or any other power, remedy, discretion, authority or right under this Deed or in any manner preclude its additional or future exercise, nor shall the action of the Debenture Trustee with respect to any default, or any acquiescence by it therein, affect or impair any right, power or remedy of the Debenture Trustee with respect to any other default.

11. INDEMNITY

The Company hereby agrees to indemnify the Receiver and/or the Debenture Trustee (collectively, the "Indemnified Parties") from and against all direct claims, demands, actions and proceedings, losses, damages, costs, charges and expenses that may be suffered, sustained or incurred by any Indemnified Party in connection with execution or purported



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execution of the powers in respect to the protection, defence, perfection and enforcement of the Security Interest (as defined in the 2022 DTD and the 2023 DTD) hereby created or recovery of any monies hereby secured, including liabilities and expenses consequent to any mistake, oversight or error of judgement (other than those involving negligence or wilful default) and for all suits and proceedings of whatever nature in relation to any of the aforesaid purposes or in which any Indemnified Party may be joined as a party or otherwise involved by reason of existence of the Security in its favour.

12. COSTS

The Company shall, upon notice from the Debenture Trustee, pay or reimburse to the Debenture Trustee, all fees for services performed by the Debenture Trustee, all out of pocket and travelling expenses and other costs, charges and expenses in any way incurred by the Debenture Trustee, their officers, employees or agents, in connection with the negotiation, preparation, execution, modification or amendment of or the preservation, protection or release of the rights of the Debenture Trustee under these presents and/or any documents or instruments contemplated or in connection with or relating to these presents, including without limitation, travelling expenses and legal fees for drafting, stamping and registration of this Deed or any other document executed pursuant thereto, and further covenants and agrees to indemnify the Debenture Trustee against all actions, proceedings, costs, charges, expenses, claims and demands whatsoever, which may be brought or made against or incurred by any or all of them, in respect of any matter or thing done or omitted to be done without their wilful default or gross negligence in respect of, or in relation to, the Hypothecated Property.

13. MISCELLANEOUS

13.1. Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between the Debenture Trustee and the Company, if any discharge or payment in respect of the Obligations (as defined under the 2022 DTD and the 2023 DTD) and any amounts paid in relation to the same by the Company or any other Person is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, law or enactment relating to bankruptcy, insolvency, liquidation, winding up, composition or arrangement for the time being in force or for any other reason, the Debenture Trustee shall be entitled hereafter to enforce this Deed as if no such discharge, release or settlement had occurred.

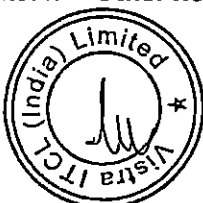
13.2. Amendment

The Company and the Debenture Trustee may amend or supplement the terms of this Deed by mutual agreement in writing.

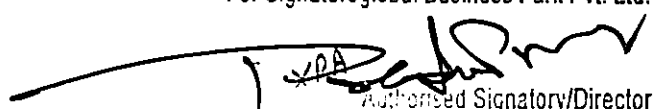
13.3. Entire Agreement

This Deed contains the entire understanding of the Parties in respect of the subject matter hereof, and thereby cancels and supersedes all prior discussions and agreements between the Parties, whether written or oral.

13.4. Other Remedies



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The rights and remedies conferred upon the Debenture Trustee under this Deed:

- (a) shall not prejudice any other rights or remedies to which the Debenture Trustee may, independent of this Deed, be entitled to; and
- (b) shall not be prejudiced by any other rights or remedies to which the Debenture Trustee may, independent of this Deed, be entitled, or any collateral or other security (*including without limitation, guarantees*) now or hereafter held by the Debenture Trustee.

13.5. No Legal Title

The Debenture Trustee shall not have legal title to any part of the Hypothecated Property, provided however, that the Debenture Trustee shall have a beneficial interest in the Hypothecated Property. No transfer, by operation of Applicable Law or otherwise, of any estate, right, title or interest of the Debenture Trustee in and to the Hypothecated Property or hereunder, shall operate to terminate the trusts hereunder or entitle any successor or assignee of the Debenture Trustee to an accounting or to the transfer to it of legal title to any part of the Hypothecated Property.

13.6. Limitation on Rights of Others

Nothing in this Deed, whether express or implied, shall be construed to give to any Person other than the Debenture Trustee, any legal or equitable right, remedy or claim under or in respect of this Deed, except as expressly provided in this Deed. All covenants, conditions or provisions contained herein or in the Hypothecated Property are and shall be construed to be for the sole and exclusive benefit of the Debenture Holder(s).

13.7. Waiver of Objection

The Company irrevocably waives any objection, now or in future, to the laying of the venue of any proceedings in the courts and any claim that any such proceedings have been brought in an inconvenient forum and further irrevocably agrees that a judgement in any proceedings brought in the courts shall be conclusive and binding upon it and may be enforced in the courts of any other jurisdiction (subject to the laws of such jurisdiction), by a suit upon such judgement, a certified copy of which shall be conclusive evidence of such judgement, or in any other manner provided by law.

13.8. Right to take Proceedings in other Jurisdictions

Nothing contained in the Transaction Documents (as defined under the 2022 DTD and the 2023 DTD) shall limit any right of the Debenture Trustee to take proceedings in any other court or tribunal of competent jurisdiction, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other competent jurisdiction, whether concurrently or not, and the Company irrevocably submits to and accepts for itself and in respect of its property, generally and unconditionally, the jurisdiction of such court or tribunal, and the Company irrevocably waives any objection it may have, now or in the future, to the laying of the venue of any proceedings and any claim that any such proceedings have been brought in an inconvenient forum.



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13.9. General Consent

The Company hereby consents generally in respect of any proceedings arising out of or in connection with this Deed to the giving of any relief or the issue of any process in connection with such proceedings, including without limitation, the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgement which may be made or given in such proceedings.

13.10. Waiver of Immunity

To the extent that the Company may in any jurisdiction claim for itself or its assets immunity from suit, execution, attachment (whether in aid of execution, before judgement or otherwise) or other legal process and to the extent that in any such jurisdiction there may be attributed to itself or its assets such immunity (whether or not claimed), the Company hereby irrevocably agrees not to claim and hereby irrevocably waives such immunity.

13.11. Severability

Every provision contained in this Deed shall be severable and distinct from every other such provision and if at any time, any one or more of such provisions is or becomes invalid, illegal or unenforceable in any respect under any law or in any jurisdiction, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

13.12. Notices

- (a) Any notice required to be served by either Party may be served on the other Party by sending the same through post or email or facsimile, at the following addresses:

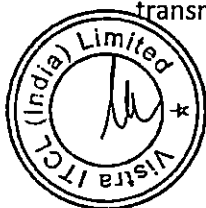
If to the Company:

Address: 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
New Delhi - 110001
Email ID: compliance@signatureglobal.in
For the attention of: Mr. Ravi Aggarwal

If to the Debenture Trustee:

Address: 805, 8th Floor, Kailash Building, K.G. Marg, New Delhi
Email ID: mumbai@vistra.com
For the attention of: Senior Vice President

- (b) Where a document or notice is sent by post, service thereof shall be deemed to have been duly served on the third day following the day on which it is posted, and in proving such service, it shall be sufficient to prove that such communication was properly addressed, prepaid and posted.
- (c) Where a document or notice is transmitted by email, it shall be deemed to have been duly served on the same day which it is transmitted, provided that the sender has received a confirmation/ receipt indicating proper transmission, when transmitted.



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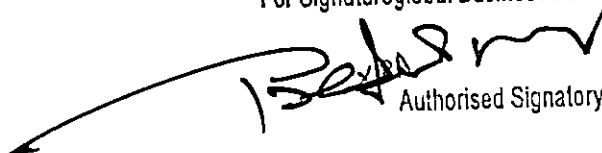
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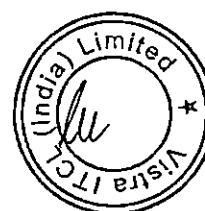
13.13. Governing Law and Jurisdiction

This Deed and the rights and Obligations (as defined in the 2022 DTD and the 2023 DTD) of the Parties hereunder shall be construed and governed in terms of Clause 31 and Clause 32 of the 2022 DTD and the 2023 DTD.

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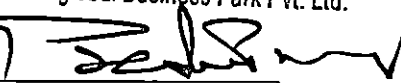
IN WITNESS WHEREOF, the Parties have executed this Deed on the day, month and year first hereinabove written.

SIGNED AND DELIVERED BY

The within named "Company"

SIGNATUREGLOBAL BUSINESS PARK PRIVATE LIMITED

For Signatureglobal Business Park Pvt. Ltd.

x PPA) 

Name: Anoop Kumar Authorised Signatory/Director

Title: Director

SIGNED AND DELIVERED BY

The within named "Debenture Trustee"

VISTRA ITCL (INDIA) LIMITED

For Vistra ITCL (India) Limited


Authorised Signatory

Name:

Title: Suneeta
Authorised Signatory

SCHEDULE I

DESCRIPTION OF THE PROJECT LAND

Project proposed to be developed on land admeasuring approximately 134 Acres situated at Village Mahendwara, Bhondsi, Ghamroz, Tehsil Sohna, Haryana, under Enterprise Promotion Policy as defined below:

- Land admeasuring 84.071 Acres [(land admeasuring 35.763 Acres at Village Ghamroj), (land admeasuring 24.418 Acres at Village Mahendwara) and (Land admeasuring 23.89 Acres at Village Bhondsi, Sub-Tehsil Sohna, District Gurugram, Haryana), details of which are as follows:

Sr. No.	Owners	Village	Rect. No.	Killa No.	Area	
					Kanal	Marla
1.	M/s Signatureglobal Business Park Private Limited	Mahendwara, Tehsil Sohna, Haryana	8	6/2	2	8
				6/3	1	12
				7/1	4	0
				Total	8	0
2.	M/s Signatureglobal Business Park Pvt. Ltd.	Mahendwara, Tehsil Sohna, Haryana	1	25/1	3	18
				25/2	2	0
			2	21	8	8
				22	1	7
			6	1/1	6	0
				1/2	2	0
				2	7	4
				9/2	1	10
				10/1	2	0
				10/2	5	11
			7	4	7	9
				5	8	0



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				6	7	11
				7	7	11
				8	6	2
				9	0	5
			Total		76	16
3.	M/s Signatureglobal Business Park Pvt. Ltd.	Mahendwara, Tehsil Sohna, Haryana	6	11	8	0
				21	8	0
			7	12/1	0	11
				12/2	2	1
				13	8	0
				14	8	0
				15	8	0
				25	8	0
			Total		50	12
4.	M/s Signatureglobal Buisness Park Pvt. Ltd.	Mahendwara, Tehsil Sohna, Haryana	7	16	8	0
				17/1	4	18
				17/2	3	2
				18	7	0
				23	3	1
				24	8	0
			Total		34	1
5.	M/s Signatureglobal Buisness Park Pvt. Ltd.	Mahendwara, Tehsil Sohna, Haryana	8	3	2	14
				4/1	2	12
				4/2	1	12
				4/3	3	16
				5/1	3	12



For Signatureglobal Business Park Pvt. Ltd.
Authorised Signatory/Director

				5/2	1	12
				5/3	2	16
				7/2	1	4
				7/3	2	16
				8	3	4
				Total		25
6.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	11/2	2	9
				12/2/2	4	11
				13	8	0
				16	8	0
				17	8	0
				Total		31
7.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	6	7	12
				16	8	0
				Total		15
8.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	14	8	0
				17	8	0
				Total		16
9.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	13	8	0
				Total		8
10.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	8	8	0
				Total		8
11.	M/s Signatureglobal Business Park Pvt. Ltd. (11/16 share) & M/s Sona Farms Pvt. Ltd. (1/6	Ghamroz, Tehsil Sohna, Haryana	35	26	0	17



For Signatureglobal Business Park Pvt. Ltd.
12/12/23
Authorised Signatory/Director

	share) & Mr. Malkhan Singh (1/18 share), Mr. Madan Pal Singh & Firoz Singh (13/144 share)		Total		0	17
12.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	4	8	0
				5	8	0
				7	8	0
				14	8	0
			Total		32	0
13.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	36	21	7	8
				22/2	1	11
				28	0	12
			61	1	7	9
				2	8	0
				3	5	16
				26	0	11
			Total		31	7
14.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	18	8	0
				21/2	3	8
				22/2	7	12
				23/1	7	11
				23/2	0	9
			60	1/2	3	16
				2/2	7	11
				3/1	0	9
				3/2	7	11



For Signatureglobal Business Park Pvt. Ltd.
Authorised Signatory/Director

				8	8	0
				Total	54	7
15.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	2/1/2	0	8
				Total	0	8
16.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	5	1	9
				Total	1	9
17.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	36	11	4	0
				20	8	0
				23	4	13
				12/1	0	6
				12/2	0	12
				18	0	19
				19	7	15
				22/1	6	9
				27	0	14
				Total	33	8
18.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	61	10	8	0
				Total	8	0
19.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	6	8	0
				Total	8	0
20.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	18/1	2	0
				Total	2	0
21.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	60	19/1	3	0
				20/1	1	7
				Total	4	7



For Signatureglobal Business Park Pvt. Ltd.
Authorised Signatory/Director

22.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	7	8	0
			Total		8	0
23.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	25	8	0
				15	7	16
				24	8	0
			Total		23	16
24.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	7/2	4	14
				8/2	4	0
				13	8	0
				14/1	7	8
				17/1	3	7
			Total		27	9
25.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	21	5	8
			263	1	3	0
			Total		8	8
26.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	6	8	0
				7/1/1	1	6
				15	7	0
			260	10/1	3	7
			Total		19	13
27.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	9/2	4	4
				10/1	6	0
			Total		10	4
28.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	253	16/2	0	16
				24/2/2	1	4



For Signatureglobal Business Park Pvt. Ltd.
Authorized Signatory/Director

	(41/50 share) & Mr. Amarjeet Gill (9/50 share)			25	8	0
				Total	10	0
29.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	18	8	0
				19	8	0
				22/1	3	16
				22/2	4	4
				23	9	3
			263	2/1	6	0
				3	1	13
			262	16	6	9
			Total	47	5	
30.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	20/2	4	0
			262	2/2Min	0	9
				3/2Min	2	10
				5	8	0
				7	8	0
				8/1	0	5
				8/2Min	5	5
				14/1	4	16
				14/2	1	4
				15/2	6	18
			Total	41	7	
			261	10/2	2	0
				11/1	4	0
				11/2	4	0

				20/1	4	0
			262	6	8	0
				15/1	1	2
				Total	23	2
31.	M/s Signatureglobal Business Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	261	17/2	2	16
				Total	2	16
32.	M/s Signatureglobal Buisness Park Pvt. Ltd.	Bhondsi, Tehsil Sohna, Haryana	253	24/1/2	1	12
				24/2/1/2	0	2
			262	4/2	1	0
				Total	2	14
GRAND TOTAL			84.071 ACRES			



2. Land admeasuring 2.49375 Acres, Village Bhondsi, Tehsil and District Gurugram, Haryana, India, details of which are as follows:

Rect. No.	Killa No.	Area		Share
		Kanal	Marla	
254	23	8	0	Full Share
261	3	8	0	
261	8/1	4	0	¼ Share i.e. 3 Kanal 19 Marla
261	9/1	8	0	
261	12	8	0	
Total		19	19	
		2.49375 Acres		

Land admeasuring 5.43125 Acres situated in the revenue estate of Village Mahendwara, Sub-Tehsil Sohna, District Gurugram, Haryana, details of which are as follows:

For Signatureglobal Business Park Pvt. Ltd.
33
Authorised Signatory/Director



Village	Khewat/ Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
Mahendwara	144/158	6	8	6	4
			9/1	6	2
			12	7	12
			13	8	0
			18	8	0
			23	7	11
Total				43	9
				5.43125 Acres	

4. Land admeasuring 6.6125 Acres, Village Ghamroj, Tehsil Sohna and District Gurugram, Haryana, India, details of which are as follows:

Sr. No.	Owners	Village	Rect. No.	Killa No.	Area	
					Kanal	Marla
1.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	37	3	8	0
				1/2	0	14
				2	8	0
				4	7	9
				9	8	0
				10	1	12
			Total		33	15
2.	M/s Signatureglobal Business Park Pvt. Ltd.	Ghamroz, Tehsil Sohna, Haryana	35	18	2	8
				19/1	2	6
				21/2	0	1
				22/1/2	2	4

For Signatureglobal Business Park Pvt. Ltd.
12/12/23
Authorised Signatory/Director

				22/2/2	0	17
				22/3	2	14
				23	7	3
				24	1	10
			Total			19
GRAND TOTAL					52	18
					6.6125 Acres	

5. Land admeasuring 3.48125 Acres, Village Bhondsi, Tehsil Sohna, District Gurugram, Haryana, India, details of which are as follows:

Rect. No.	Killa No.	Area		Share
		Kanal	Marla	
254	22	8	0	Full share i.e. 16 kanal 0 marla
261	2/1	4	0	
	2/2	4	0	
Total		16	0	
261	8/1	4	0	¾ share i.e. 11 kanal 17 marla
	9/1	3	16	
	12	8	0	
Total		15	16	
GRAND TOTAL		27	17	
		3.48125 Acres		

6. Land admeasuring 10.286 Acres situated in the revenue estate of Village Mahendwara, Tehsil Sohna, Gurugram, details of which are specified below:

Sr. No.	Owners	Khewat No.	Khata/ Khatuni No.	Area of Persons		Total Area (In Acres)
				Kanal	Marla	



1.	M/s Yesha Developers LLP	86	100	24	09	0	3.05625
		88	102	7	10	0	0.9375
		4	5	14	10	0	1.8125
		115	129	7	1	7	0.88611
		116	130	8	0	0	1
		3	4	4	18	8	0.618056
		21	31	2	7	4	0.29653
		22	32-33-34-35-36	0	11	7	0.073611
		23	37	1	15	7	0.22361
		24	38	0	1	0	0.00625
		119	133	2	2	6	0.26667
		77	91	8	4	0	1.025
		86	100	0	12	5	0.07847
Total			82	5	7	10.28057	
GRAND TOTAL			10.286 ACRES				

7. All that piece and parcel of land admeasuring 3.7944 acres situated in Village Ghamroj, Tehsil Sohna, Gurugram, details of which are specified below:

Owners	Sale Deed Registration No. & Date	Enter mutation in the revenue records (No. & Date)	Khewat No.	Khata/ Khatuni No.	Total Area in Khewat	Share in Khewat	Area of person in K-M	Total area in Acres
M/s Yesha Developers LLP	7280=13/01/2022	6699=27/01/2022	220	230	7-14	2/3	5-2-6	0.64167
	7725=01/02/2022	6707=01/03/2022	221	231	23-3	2/9	5-2-8	0.64305
			552	627	4-0	2/9	0-17-7	0.1111

For Signature Global Business Park Pvt. Ltd.
Authorised Signatory/Director

			557	592	16-0	½	8-0-0	1
			600	635	23-7	2237/ 4670	11-3-7	1.3986
GRAND TOTAL							30-7-01	3.7944

8. Land admeasuring 2.52083 Acres situated in the revenue estate of Village Ghamroz, Tehsil Sohna, Gurugram:



Name of Owners	Total Area in Khewat	Share in Khewat	Area of person in K-M	Total area in Acres	Khewat No.	Khata/ Khatuni No.	Mustkill/ Killa No.	Area in K-M
M/s Yesha Developers LLP	16-0+	½	8-0-0	1	557	592	60//15	8-0
							61//11	8-0
	23-7	2433/4670	12-3-3	1.52083	600	635	61//8/2	2-7
							9	8-0
							12	8-0
							13	5-0
GRAND TOTAL			20-3-3	2.52083				

9. Land admeasuring 9.8611 Acres situated in the revenue estate of Village Mahendwara, Tehsil Sohna, Gurugram, details of which are specified below:

Name of Owners	Khewat No.	Khata/ Khatuni No.	Total area in Khewat	Share in Khewat	Kanal	Marla	Sarsai	Mustkil/ Killa No.	Area in K-M
M/s Yesha Developers LLP	3	4	10-10	8/95	0	17	6	9//11/1	1-10
								19	18-0
								7/2	1-0
	4	5	48-18	1/24	2	0	7	8//6/1	4-0
	4	5	48-18	1/6	8	3	0	15/2	6-8
								9//8	8-0




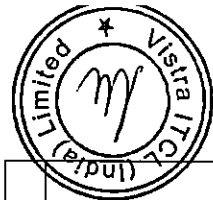
For Signatureglobal Business Park Pvt. Ltd.
Authorised Signatory/Director

							9	7-12
							10	8-0
							13	8-0
							18	6-18
16	26	1-2	1/14	0	1	5	10//9/2	1-2
16	26	1-2	3/20	0	3	3		
17	27	15-16	5/21	3	15	0	10//1	8-0
							2	7-16
17	27	15-16	53/395	2	2	4		
21	31	16-0	26/36	11	11	0	8//16/1	7-8
							24	2-2
21	31	16-0	5/54	1	9	6	25	6-10
22	32-33	58-14	15/2384	0	7	3	11//14	8-0
	34-35						13	7-11
	36						9//20	8-0
							11//11/2	3-12
22	32-33	58-14	28/587	2	16	0	17	8-0
	34-35						18	8-0
	36						19	8-0
							11//12	7-11
23	37	14-1	116/281	5	16	0	9//11/2	6-1
							12	8-0
23	37	14-1	67/843	1	2	3		
24	38	0-12	26/36	0	8	6	8//16/2	0-12
24	38	0-12	1/18	0	0	6		
85	99	21-0	59/628	1	19	4	9//16/1	4-0
							10//11/2	4-0
85	99	10-8	59/1884	0	6	5	19/2	5-0
							20	8-0
85	100	21-0	111037/5	3	18	0	17//21/3	4-16

			94417				22	5-12
86	100	63-6	13/422	1	19	0	5//17	8-0
							18	8-0
86	100	63-6	157/1266	7	17	0	23	8-0
							24	8-0
							10//3	6-4
							4	8-0
							5/2	6-18
							7	8-0
							8/1	2-4
93	107	13-6	10/133	1	0	0	22//12/2	4-0
							18	1-10
							19	7-16
94	108	8-0	3/40	0	12	0	11//15	8-0
95	109	30-19	29/619	1	9	0	10//6	8-0
							11//1/1/1	4-0
							9/2	7-0
							10	8-0
							11/1	3-19
115	129	21-13	1/12	1	16	0	8//13	3-0
							14	8-0
							15/1	1-3
115	129	21-13	1/6	3	12	1	17	8-0
							18	1-10
116	130	46-0	153/1840	3	16	5	9//4/2	7-0
							5	8-0
							6	8-0
116	130	46-0	153/920	7	13	0	7/1	7-0
							14	8-0
							17	8-0



For Signature Global Business Park Pvt. Ltd.

 Authorised Signatory/Director



	119	133	4-0	1/3	1	6	6	9//16/2	4-0
	133	147	18-4	9/364	0	9	0	12//8/2	2-4
								12	8-0
								13	8-0
	140	154	41-9	8/839	0	8	0	3//23	2-7
								12//3	3-0
								4	7-7
								5	2-17
								6	7-12
								7	8-0
								8/1	5-16
					64	290	70		
					78-17-07				
					(9.8611 Acre)				

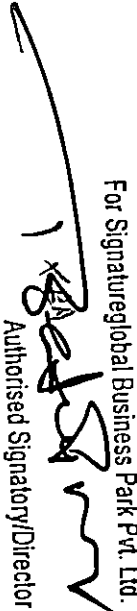
10. Land admeasuring 1.04653 acres situated in Village Mahendwara, Tehsil Sohna, Gurugram, details of which are specified below:

Name of Owners	Sale Deed Registration No. & date	Enter mutation in the revenue records (No. & Date)	Khewat No.	Khata/ Khatuni No.	Total Area in Khewat	Share in Khewat	Kanal	Marla	Sarsai	Mustkil/ Killa No.	Area in K-M
	4665=05/08/2022	1428=15/9/2022	3	4	10-10	16/475	0	7	0	9//11/1	1-10
										19	8-0
										7/2	1-0
										8//6/1	4-0
										15/2	6-8
										9//8	8-0
										9	7-12
										10	8-0
	4665=05/08/2022	1428=15/9/2022	4	5	48-18	1/20	2	8	8		

For Signature Global Business Park Pvt. Ltd.
Authorized Signatory/Director

										13	8-0
										18	6-18
	4665=05/08/2022	1428=15/9/2022	21	31	16-0	1/27	0	11	8	8//16/1	7-8
										24	2-2
										25	6-10
	4665=05/08/2022	1428=15/9/2022	22	32-33	58-14	26/10566	0	2	8	11//14	8-0
				34-35						13	7-11
				36						9//20	8-0
										11//11/2	3-12
										17	8-0
										18	8-0
										19	8-0
										11//12	7-11
	4665=05/08/2022	1428=15/9/2022	23	37	14-1	134/4215	0	8	8	9//11/2	6-1
										12	8-0
	4665=05/08/2022	1427=15/9/2022	24	38	0-12	2/90	0	0	2	8//16/2	0-12
	4665=05/08/2022	1428=15/9/2022	51	65	1-12	Full	1	12	0	9//15/1/1	1-12
	4665=05/08/2022	1428=15/9/2022	115	129	21-13	2/60	0	14	4	8//13	3-0
										14	8-0
										15/1	1-3
										17	8-0
										18	1-10
	4665=05/08/2022	1428=15/9/2022	116	130	46-0	306/9200	1	10	5	9//4/2	7-0
										5	8-0
										6	8-0
										7/1	7-0
										14	8-0
17										8-0	
4665=05/08/2022	1428=15/9/2022	119	133	4-0	2/15	0	10	6	9//16/2	4-0	



For Signatureglobal Business Park Pvt. Ltd.

 Authorised Signatory/Director

Total	4	82	49		
	8-7-4				
	1.04653 Acres				

11. Land admeasuring 2.0 acres situated in Village Bhondsi, Tehsil Sohna, Gurugram, details of which are specified below:



Name of Owners	Sale Deed Registration No. & date	Enter mutation in the revenue records (No. & Date)	2005-6 Khewat Khata No.	Total Area in Khewat	Share in Khewat	Area of Person in K-M	Total area in Acres	Mustkil/ Killa No.	Area in K-M
M/s Yesha Developers LLP	975=28/04/2023	32020=04/05/2023	158/171	16-0	Full	16-0	2	254//24	8-0
								261//4	8-0

12. Land admeasuring 2.39722 acres situated in Village Mahendwara, Tehsil Sohna, Gurugram, details of which are specified below:

Name of Owners	Sale Deed Registration No. & date	Enter mutation in the revenue records (No. & Date)	Khewat No.	Khata/ Khatuni No.	Total Area in Khewat	Share in Khewat	Kanal	Marla	Sarsai	Mustkil/ Killa No.	Area in K-M
11446=08/02/2023	1451=29/03/203		85	99	31-8	197/1894	3	5	3	9//16/1	4-0
										10//11/2	4-0
										19/2	5-0
										20	8-0
										17//21/3	4-16
										22	5-12
										9//11/1	1-10
12627=20/03/2023	1454=06/04/2023		3	4	10-10	4/95	0	8	8	19	8-0

For Signatreglobal Business Park Pvt. Ltd.
Authorized Signatory/Director

										7/2	1-0			
			4	5	48-18	1/24	2	0	7	8//6/1	4-0			
										15/2	6-8			
										9//8	8-0			
										9	7-12			
										10	8-0			
										13	8-0			
										18	6-18			
			115	129	21-13	1/12	1	16	0	8//13	3-0			
										14	8-0			
										15/1	1-3			
										17	8-0			
										18	1-10			
			116	130	46-0	77/920	3	17	0	9//4/2	7-0			
										5	8-0			
										6	8-0			
										7/1	7-0			
										14	8-0			
											17	8-0		
			27=05/04/2023	1453=06/04/2023	92	106	15-11	1/2	7	15	5	6//17	8-0	
												24	7-11	
			Total							16	61	23		
										19-3-5				
	2.39722 Acres													



For Signature Global Business Park Pvt. Ltd.
Authorised Signatory/Director

together with all buildings, structures, flats, units, erections and constructions executed and immoveable properties of every description which are standing, erected or attached or shall at appropriate or any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the Project Land or any part thereof, over all rights, title and interest in the Project Land and all rights to use common areas and facilities and incidentals attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges,

easements and appurtenances whatsoever in the Project Land or premises or any part thereof presently in existence or in the future belonging to or in any way appurtenant thereto and all the estate, right, title, interest, property, insurance policies, and claim and demand whatsoever of the Project Land and upon the Project Land which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter.



For Signatureglobal Business Park Pvt. Ltd.

Authorised Signatory/Director