



INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB30459290766848V
Certificate Issued Date : 17-Aug-2023 01:09 PM
Certificate Issued By : pbanmnglu
Account Reference : NEWIMPACC (SV)/ pb7015204/ MOHALI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB701520462343092262954V
Purchased by : PAWAN
Description of Document : Article 5 Agreement or Memorandum of an Agreement
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : HDFC BANK LTD
Second Party : PSPCL
Stamp Duty Paid By : HDFC BANK LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 100
(One Hundred only)



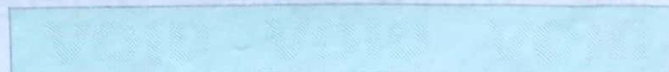
This stamp paper is part of
Parcel of BG No 0356To2232310001

Shree
SIMPLE KALIA
PBA
Emp. Code: 58730

Heena
HEENA PURI
Branch Manager
Emp. Code: H4940



RD 0015467611



VOID

VOID



19-August-2023

Bank Guarantee No. : 035GT02232310001

Date of Issue : 2023-08-19

ISSUE DATE:19-AUG-2023

BG Amount:Rs.17,810,740.00/-(Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only)

Expiry date:18-AUG-2028

Claim date:18-AUG-2029

BANK GUARANTEE

TO

SDO PUNJAB STATE POWER CORPORATION LTD

PHASE 1 INDUSTRIAL AREA MOHALI 160055

This deed bank guarantee is issued at this 19-AUG-2023 by HDFC Bank Ltd a Banking Company incorporated under Companies Act, 1956, having their Registered office at HDFC Bank Ltd., HDFC Bank House, C.S. No. 6/242, Senapati Bapat Marg, Lower Parel (W), Mumbai 400013 and acting through its Branch Office at Plot No.191, Industrial Area, Phase-2, Chandigarh-160002 (hereinafter referred to as "the bank") in favour of Punjab State Power Corporation Ltd. Phase-1, Industrial Area, Mohali 160055 hereinafter called PSPCL.

We HDFC Bank Ltd. at the request of M/S TURNSTONE REALTY LLP do hereby undertake to pay to The Punjab State Corporation Ltd Punjab an amount not extended Rs.17,810,740.00/-(Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only) i.e., 35% BG amounting to Rs 1,78,10,740/-valid for 5 years against estimated cost of LD system, 11KV Connectivity Charges and System Loading Charges of Rs 5,08,87,807/-)

Whereas M/S TURNSTONE REALTY LLP as a promoter has applied to be PSPCL for the electrification for their Group Housing site spread over 51036.92 Square Metres situated at Group Housing Site, Sector-67, SAS Nagar Mohali named The Medallion Aurum and PSPCL has agreed to issue NOC for the electric connection to M/S TURNSTONE REALTY LLP., named The Medallion Aurum subject to condition that the promoter should furnish a bank guarantee Rs.17,810,740.00/-(Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only) for carrying out electrification as per Specification in the said The Medallion Aurum. Now therefore pursuant to the Letter / Memo No. 792 dated 16-08-2023 of PSPCL

having agreed to issue NOC for the electric connection to said township of the promoter. The bank hereby the undertake to pay on written demand not exceeding Rs.17,810,740.00/-(Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only) works are not completed to the satisfaction of PSPCL.

The bank irrevocably undertakes to pay to PSPCL upon its 1st demand in sum of Rs.17,810,740.00/-(Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only) on part thereof provided The PSPCL advises to the bank that M/S TURNSTONE REALTY LLP have fail to fulfill the terms and condition of the letter memo including the obligations stipulated therein. The bank also declares that such demand made by PSPCL shall be conclusive and binding on them not withstanding any deference or dispute between PSPCL and the promoter.

The PSPCL shall have to fullest liberty without effecting this Bank Guarantee to postpone from time to time the excise of any power rested in them or any right which they might have against the promoter to exercise the same at any time in any manner and either to enforce of to forbear to enforce any covenants contained or implied in the letter/memo and the bank shall not be released of its obligations/ liabilities under these payment by any exercise by the PSPCL of his liberty with reference to the matter aforesaid.

The bank further undertakes not to revoke this guarantee during its currency without the previous consent of PSPCL. The PSPCL shall have the fullest liberty to lodge their claims for en-cash-ment of the guaranteed sum in full or in part, in the manner suitable to them.

The bank further agrees that the decision the PSPCL as the failure on the part of promoter to fulfill their obligation and /or as to the amount payable by the bank to the PSPCL hereunder shall

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Heena Puri
HEENA PURI
Branch Manager
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be final conclusive and binding on the bank.

The bank guarantee shall remain in force for a period of 60 months from date of this bank guarantee ie upto 18-AUG-2028.

This guarantee deed must be returned to us upon expiration of the period of the guarantee.

Notwithstanding anything contained herein:-

Our liability under this guarantee shall not exceed Rs.17,810,740.00/- (Rupees One Crore Seventy Eight Lakh Ten Thousand Seven Hundred Forty Only)

This bank guarantee shall be valid up to 18-AUG-2028 and

We are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if you serve upon us a written claim or demand in terms of the guarantee on or before 18-AUG-2029 [Claim period of one year from date of expiry of BG] failing which the Bank shall stand released and discharged from any liability whatsoever under this Guarantee.

All claims under the guarantee will be payable at HDFC BANK, Branch Office at Plot No.191, Industrial Area, Phase-2, Chandigarh-160002

This guarantee will be returned to us as soon as the purpose for which it is issued is fulfilled
The BG Confirmation letter No. 035GT02232310001 is an integral part of the BG

The BG Confirmation Letter No. GTEE/ 9806 19082023 0010587 is an integral part of the BG No. 035GT02232310001 Date. 2023-08-19

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We understand your world

HDFC Bank Limited.

Grd. Floor Plot No.1-15 Sector

101 Alpha IT City Mohali

S.A.S. Nagar Punjab - 160062

Date 19-August-2023

BG Confirmation NO. GTEE 9806 19082023 0010587

To,

SDO PUNJAB STATE POWER CORPORATION

LTD PHASE 1 INDUSTRIAL AREA

MOHALI 160055

OUR BG NO. : 035GT02232310001
DATE OF ISSUE : 19-AUG-2023
APPLICANT : TURNSTONE REALTY LLP
GUARANTEE AMOUNT : INR1,78,10,740.00
AMOUNT IN WORDS : RUPEES ONE CRORE SEVENTY EIGHT LAKH TEN THOUSAND
SEVEN HUNDRED FORTY ONLY
EXPIRY DATE : 18-AUG-2028
EXPIRY PLACE : CHANDIGARH
CLAIM DATE : 18-AUG-2029

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:	2. Mr./Ms.
Designation	Designation
PA / Auth Sig. No	PA / Auth Sig. No

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

HEENA PURI
Branch Manager
Emp. Code: H4940

S. Kalia
SIMPLE KALIA
PBA

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