

# Register of Mortgage & Charges



Serial No.	Date of Mortgage or Charges or the date of Resolution creating Series of Debenture	Description of the Mortgage creating the Mortgage of Charges	Short Description of the property charged	Nature of Charge	Particulars of Documents executed	Amount secured by the charges	Name, address & description of mortgagees or Persons entitled to the charge	Period of Mortgage or Charges	Terms & conditions, rate of interest, commission etc. of the charges	Date of filing particulars of the charge/ modification with the registrar	Date of Registration of charge	Date of discharge or redemption of charge or satisfaction of charge	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	14-04-2009	Master Facility Agreement dated 14-04-2009.	<p>→ First Exclusive Mortgage of the land bearing Khasra No. 255, 260, 441, 442, 443 at Village Saidpura, Bhiwadi, Dist. Alwar along with construction both present &amp; future thereon.</p> <p>→ First charge on the flats no. M-488, M-489, M-490, M-491, M-494, M-495, M-496, M-497, V-492, V-493 at Project "Ashiana Utsav" Bhiwadi (which shall be released after the stage of construction has been mutually agreed between Borrower and HDFC).</p> <p>→ Assignment of receivables from the project Ashiana Azangan, Bhiwadi.</p>	Fixed Charge	Master Facility Agreement dated 14th April, 2009	Rs. 20 Crores. Twenty Crores Only	Housing Development Finance Corporation Ltd. (HDFC) Add: Ramon Houses HT Parekh Marg, 169 Backbay, Reclamation Churchgate, Mumbai - 400020.		<p>1. The loan will be repaid in 5 equal monthly installments of Rs. Four Crores each commencing from the date of first disbursement or earlier at HDFC option.</p> <p>2. Interest on the outstanding principal at the begining of each month will be paid monthly.</p> <p>Rate of Interest: 14% p.a. (CLR-0.75 = 14%)</p>	22-05-09	20-06-09		

for modification of charge please see next page. (Page No. 2)

For ASHIANA HOUSING LTD.

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 Company Secretary

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										15-03-2010	20-06-09	N.A.	Modification was done the basis of letter from HDFC, dated 30-01-10, whereby 20 (ten) flats on which mortgage was created were released. Details of released flats are as follows:- M-488, M-489, M-490, M-491, M-494, M-495, M-496, M-497, V-492, V-493
										N.A.	20-06-09	26/04/11	No debar letter received from HDFC Ltd. on April 08, 2011. Charge satisfaction was filed on April 26, 2011.
2.	15.05.2011	Master Facility Agreement dated May 16, 2011	1. First Exclusive mortgage of land measuring 86717.587 mtr. situated at Khewra No. 255 to 264, 441 to 443, 498 to 501 at Village Saidpur, Tehsil Tijara, Alwar by pass, Bhinwadi (Rajasthan) along with construction thereon both present and future.  2. Exclusive charge on receivables/cash flows/revenues including booking amounts	Fixed Charge Master Facility	Agreement dated May 16, 2011	Rs. 30 Crores (Rupees Thirty Crores only.)	Housing Development Finance Corporation Ltd. Add: Ramon House, 169, Beckbay Reclamation, H.T. Parekh Marg, Mumbai PIN-400020	24 months	ASHIANA HOUSING Ltd. will pay 10% of all sales receipts towards principal repayment from the 1st month from the date of 1st disbursement or earlier at HDFC's option, which percentage is subject to review by HDFC based on HDFC's calculations on a quarterly basis.	15 June, 2011	15 June, 2011		

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			<p>arising out of or in connection with or relating to the project Ashiana Tanyan Phase IV, V and VI and all insurance proceeds, both present and future.</p>						<p>Ashiana Housing Ltd. will ensure that the max. Principal amt. standing from the date of first disbursement of the loan does not exceed on per the Schedules below:-</p> <p>→ At the end of 20<sup>th</sup> month Rs. 2000 Lakhs.</p> <p>→ At the end of 30<sup>th</sup> month Rs. 1000 Lakhs.</p> <p>→ At the end of 4<sup>th</sup> month Rs. Nil</p> <p>→ Or Earlier at HOF's option.</p> <p>Interest on amt standing principal shall be paid monthly.</p> <p><u>Rate of Interest:-</u></p> <p>14% P.a. (CPLA-2.5) = Nil</p>				
3.	26.08.2011	Master Facility Agreement Dated 26.08.2011	<p>1. First Exclusive mortgage of land measuring 374.8 sq. mtrs. at Village Centre, Vasundhara Colony, Shivadi along with construction both present and future.</p> <p>2. Exclusive charge on all receivables accruing from</p>	Fixed Charge	Master facility Agreement dated 26.08.2011	Rs. 17.85 Crores (Rupees Seven teen Crores and Eighty five Lakhs only)	Housing Development Finance Corporation Limited. Address:- Ramon House, 169 Backbay Reclamation, H.T. Parekh Marg, Mumbai PIN - 400020.	120 Months (10 Years)	<p>→ The Borrower (i.e. Ashiana Housing Ltd.) shall make repayment of the financial facility as a priority payment over all its other lenders and no payment shall be made to any other party by the</p>	24 September 2011	24 September 2011	<p>Date of Satisfaction of charge 05.04.2013</p> <p>Memo. of satisfaction of charge given to Registrar of Companies dated 01.05.2013</p>	

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			the hotel cum club facility situated at Gyaneshwara and Village Centre, Vasundhara colony, Phase-2, Bhivadi and also from sale/lease of the units/shops situated at retail commercial space at Village Centre, Vasundhara colony, Phase-2, Bhivadi.						Borrower in preference over the lender. → Any such payment shall amount to a preferential arrangement by the borrower detrimental to the interest of the lender. → The repayment of the financial facility shall be done in the following manner Rs. 25,50,000 (for 1st to 34 months) Rs. 27,00,000 (for 35 to 48 months) Rs. 28,00,000 (for 49 to 60 months) Rs. 29,00,000 (for 61 to 84 months) Rs. 30,00,000 (for 85 to 120 months) Monthly instalment shall comprise Principal and Interest. Interest on disbursed amount till the entire loan is disbursed, shall be paid monthly separately.				
4.	16.05.2012	Deed of Hypothecation on Movable Fixed Assets & Current Assets	Movable fixed assets like Air Conditioner, Hydro-pneumatic System, Kitchen Equipments, Refrigeration Equipment, Guest Lifts, Service Lifts, Escalators, DG Sets	charge, not being a pledge, on any movable assets of the Company, and its debts, and	1. Deed of Hypothecation on Movable Fixed Assets 2. Deed of Hypothecation on Current Assets	Rs. 35 Crores.	Axis Bank Ltd., Having its Regd. Office at "Trishul" 3 <sup>rd</sup> Floor, Opposite Samarshwar Temple Law Garden, Ellis, Bridge Ahmedabad, Gujarat.	11 yrs. including vicum of 3yrs.	→ A minimum of 50% of Promoters contribution to be brought up front. → The Company to obtain all necessary permissions	21.06.2012	21.06.2012	25.06.2012 charge satisfied (Memorandum of Satisfaction of charge given at 2 <sup>nd</sup> July 2012)	

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		HT Sub Station Equipments E/ltt. Panels, Power Distribution Systems, Transformer, Hot water Boiler, Exhaust and Ventilators, Bx EPA, CCTV/Monitor System, Computers, Laundry Equipments, Swimming Pool Equipments, Filtration Plant, Aerator Treatment Plant, Business Centre Equipments, Pool Tables and Accessories, Voltage Stabilizers.	→	others.					→ The borrower shall provide a Certificate from CA certifying and use of term loan → Proposed to start commercial operations within 30 months from the date of first disbursement. → None of the accounts of the borrower with other banks should be irregular. → Loan repayable in 32 balloning Qly. instalment starting from the date of first disbursement. → Rate of interest Axis Bank Base Rate + 3% i.e. 13% Precedently payable at monthly rests.	10/07/2012			By this modification charge is created over the immovable property known by the name of "Tree House Hotel" with 101 Rooms and Retail Hall situated at Vasudhara Nagar Phase II, Bhilwadi to secure the credit facility of Term loan of Rs. 35 Crores and Corporate loan of Rs. 15 Crores setup aggregating to Rs. 50 Crores.
		Also assignment of insurance policies noting the interest of facility providers in favour of Bank											
50	29/01/2014	Modification of charge created on Movable fixed asset & Current Asset			1. Letter from Axis Bank 1.2.0 B. G 2. Equitable Mortgage Extension letter	Rs 12.5 Crore	Axis Bank Ltd. Jareshpur Branch, Volta House, Main Road, Bistpur, Jareshpur, Shikhand.	5 years	Rate of interest int @ Bank's Base rate + 5% p.a. for the period of default for Bank Guarantee For corporate loan base 13.25%	24/02/14	24/02/14		

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									Terms of Repayment Bank guarantee is for 5 years inclusive of claim period Corporate loan as per existing schedule				By this modification amount of term loan of Rs 35 crore has been reduced to nil and the bank guarantee of ₹ 12.50 crore is created in favour of Director Town & Country Planning, Haryana Govt. on a/c of ISW/DC, thereby the total loan including corporate loan is ₹ 2.5 crore against the house plot with 101 Rooms & Retail situated at Vasundhara Nagar, Phase II, Bhiwadi Rajasthan
60	13/06/2014	Charge created on immovable property through Master Facility Agreement & deed of	Parcel Land A, B, C, 1802 total measuring 166793 sq mts situated at Gram Thady & gram Udairpur, Tehsil	Fixed Charge	Agreement Relating to deposit of 4th deeds dated 13th June 2014				13.25% p.a Interest rate chargeable to the facility				By the charge created on

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		Receivables for Ashiana Town beta	const <sup>n</sup> both present & future thereon for "Ashiana Town B"		→ Hypothecation Agreement dated 13 <sup>th</sup> June 2014 Master Facility Agreement → Agreement for Assignment of Receivables	Rs 50000	HDFC Bank Ltd. having its regd. office "Ramon House 169 Backbay Reclamation HT Parkh Marg Mumbai Maharashtra India - 400020"	84 months	shall be linked to the respective HDFC CPLR Terms → 84 month after the repayment from the date of first disbursement or earlier at HDFC's option	12 <sup>th</sup> July 2014	12 <sup>th</sup> July 2014		the land parcel A, B, C1 & C2 on Alwar along with const <sup>n</sup> both present & future on all receivables/ cash flows/ revenues including booking amount arising out of all in connection with "Ashiana Town Beta" at parcel land B1 entered with customer & all insurance provided.
7	13/6/2014	charge created on immovable property through master facility agreement & assignment of receivable for "Ashiana Town beta"	Parcel land A, B1, C1 & C2 total measuring 166793 sq. mts situated at Gram Thada & Gram Udaipur, Tehsil Tizara along with const <sup>n</sup> both present & future thereon	Fixed charge	→ Agreement related to deposit of title deed → Hypothecation Agreement → Master Facility Agreement → Agreement for Assignment of	Rs 50 Crore	HDFC Ltd. having its regd. office "Ramon House 169 Backbay Reclamation HT Parkh Marg Mumbai Maharashtra 400020"	84 months	13.25% p.a. interest rate charge able to the facility shall be linked to	15 <sup>th</sup> July 2014	16 <sup>th</sup> July 2014		with this modification there is only change of the name of

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									respective HDFC COA Terms → 04 months after the repayment from the date of first disbursement at earlier at HDFC's option				charge holder from HDFC Bank Ltd. to HDFC Ltd. Rest terms & conditions remain same