

Register of Mortgage and Charge Pursuant to Companies Act, 1956													
S.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 the Documents executed	Amount secured by the charges	Name, address and description of Mortgagees or persons entitled to the charge	Period of Mortgage or charges	Terms and conditions, rate of interest, commission etc. of the charges	Date of filing particulars of charge with the Registrar	Date of Registration of charge	Date of discharge or redemption of charge or satisfaction of charge	Remark
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	(1)First and exclusive mortgage of the land bearing Khasra No. 255,260,441,442,443 at village Saidpura, Bhiwadi, Distt. Alwar alongwith construction both present and future thereon. (2) 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). (3) Assignment of Receivables from the project Ashiana Aangan, Bhiwadi.	Fixed Charge	Master Facility Agreement Dated 14.04.2009	Rupees 20 crore	Housing Development Finance Corporation Ltd. (HDFC), Address: Ramon House, HT Parekh Marg, 169 Backbay Reclamation Churchgate, Mumbai-400020	N.A.	(1)The loan will be repaid in 5 equal monthly installements of Rupees Four Crore each commencing from the date of first disbursement or earlier at HDFC option. (2) Interest on the outstanding principal at the beginning of each month will be paid monthly. Rate of Interest: 14% P.A. (CLPR-0.75=14%)	22.05.2009	20.06.2009	N.A.	N.A.
										15.03.2010	20.06.2009	N.A.	Modification was done on the basis of letter from HDFC, dated 30.01.2010 whereby 10flats on which mortgage was created were released. Details of released flats are as follow: M-488,M-489,M-490,M-491, M-494, M-495, M-496, M-497, V-492, V-493
										N.A.	20.06.2009	26.04.2011	No dues letter received from HDFC Ltd on April 08,2011. Charge satisfaction was filed on 26.04.2011
2	16.05.2011	Master facility agreement dated 16.05.2011	(1) First and exclusive mortgage of land admeasuring 86717.589 mtr situated at khasra no. 255to 264, 441 to 443, 489 o 501 at village Saidpur, Tehsil Jijara, Alwar bypass, Bhiwadi (Rajasthan) alongwith construction thereon both present and future. (2)Exclusive charge on receivables/cash flows/ revenues including booking Amount arising out of or in connection with or relating to the project Ashiana Aangan,Phase-IV, V, AND VI and all insurance proceeds,both present and future.	Fixed Charge	Master Facility Agreement dated 16.05.2011	Rupees 30 Crore	Housing Development Finance Corporation Ltd. (HDFC), Address: Ramon House, HT Parekh Marg, 169 Backbay Reclamation Churchgate, Mumbai-400020	24 months	Ashiana Housing Ltd. Will pay 10% of all sales receipt towards principal repayment from the 1st month from the date of first disbursement or earlier at HDFC'S option which percentage is subject tor review by HDFC based on HDFC's calculation on quaterly basis. Ashiana Housing Limited will ensure that the max. principal outstanding from the date of first disbursement of the loan doesnot exceed as per the schdule below: (a)at the end of the 20th month Rs.2000lakh. (b) at end of 22nd month Rs.1000lakh (C) at end of 24th month Rs.NIL. (d) or earlier at HDFC option. Interest on outstanding principal shall be paid monthly. Rate of Interest 14% p.a. (CPLR-2.5%=14%)	15.06.2011	15.06.2011	Date of satisfaction of charge: 05.04.2013	Memorandum of satisfaction of charge given from ROC Kolkata dated: 04,05,2013
3	26.08.2011	Master facility agreement dated 26.08.2011	(1) First and exclusive mortgage of land admeasuring 3774.8 sq. mtr situated at village centre, Vasundhara colony, Bhiwadi (Rajasthan) alongwith construction thereon both present and future. (2) Exclusive charge on all receivables accruing from hotel cum club facility situated at Gymkhana and village centre, Vasundhara colony, Phase-2, Bhiwadi and also from sale/lease of unit /shops sitauted at retail, commercial space at village centre, Vasundhara colony, Phase-2, Bhiwadi.	Fixed Charge	Master Agreement dated 26.08.2011	Rupees 17.85 crores	Housing Development Finance Corporation Ltd. (HDFC), Address: Ramon House, HT Parekh Marg, 169 Backbay Reclamation Churchgate, Mumbai-400020	120months (10years)	The borrower (i.e. Ashiana Housing Limited) shall make the repayment of the financial facility as a priority payment over all its other lenders and no payments shall be made to any other party by the borrower in preference over the lender. Any such payment shall amount to a preferential arrangment by the borrower detrimental to the interest of the lender. The repayment of financial facility shall be done in the following manner:* *Rs.25,50,000(for 1st to 24months) *Rs.27,00,000(for 25 to 48 months) *Rs.28,00,000(for 49 to 60months) *Rs.29,00,000 (for 61 to 84 months) *Rs.30,00,000(for 85 to 120months). monthly instalements shall comprise of principal and interest. Interest on disbursed amount till the entire loan is disbursed shall be paid monthly separately	24.09.2011	24.09.2011	25.06.2012 (Memorandum satisfaction given at kolkata 02nd July 2012)	Charge satisfied

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1	2	3	4	5	6	7	8	9	10	11	12	13	14
4	16.05.2012	Deed of Hypothecation on movable fixed assets and current assets	Movable fixed assets like Air conditioner, Hydrophenmatic system, Kitchen Equipments, refrigeration equipment, Guest lifts, Service lifts, Escalator, DG sets, HT substation equipments, IT/HT power distribution system, Transformation Hotwater, Boiler, Exhaust and ventilation, BxEPA, CCTV/Music system, Computer, Laundry Equipments, swimming pool equipments, filtration Plant, Water Treatment Plant, Business centre equipments, Pool Tables and assesories, Voltage stabilizers. Also assignmet of insurance policies noting the ineterst of facility providers in favour of the bank.	Charge not being a pledge on any movable asset of the company, and its both debt and other	(1) Deed of hypothecation on movable fixed assets, (2) Deed of Hypothecation on current Assets	Rupees 35 crore	Axis Bank Ltd. Having its registered office at "Trishul, 3rd floor, opposite Samartheshwar Temple, law garden, Ellis Bridge, Ahemdabad, Gujrat.	11years including moratorium of 3 years.	A minimum of 50% promoter contribution to be brought upfront. The company to obtain all necessary permission. The borrower shall provide a certificate from CA certifying at end of term loan. Proposed hotel to start commercial operations not later than 30months fromthe date of first disbursal. None of the accounts of the borrower with other bank should be irregular. Loan repayable in 32 quaterly installment starting from the date of first disbursement. Rate of interest : Axis bank base rate+ 3% i.e. 13%. Presently, payable at monthly basis.	21.06.2012	21.06.2012	N.A.	N.A.
										10.07.2012	N.A.	N.A.	By this modification of charge is created over the immovable property knowing by the name of "Tree House Hotel" with 101 rooms and retail mall situated at vasundhara nagar, Phase-II, Bhiwadi, Rajasthan to secure credit facility of term loan of Rs.35 crore and corporate loan of Rs. 15 crores total aggregating to 50 crore.
5	29.01.2014	Modification of charge created on moveable fixed assets and current assets	Details not available	Details not available	letter from Axis Bank i.r.o Bank Gaurantee, Eduitable mortagege extension letter	Rupees 12.5 crores	Axis Bank Ltd., Jamshedpur branch, Voltas House, Main Road, Bistpur, Jamshedpur, Jharkhand.	5years includes the claim period.	Rate of Interest@ Bank Base rate+5% p.a. for period of default for bank gaurantee for corporate loan base +3.25%. Terms of repayment bank gaurantee is for 5years inclusive of claim period. Corporate loan as per existing schedule.	24.02.2014	24.02.2014	N.A.	By this modification amount of Term Loan of Rs.35 crore has been deducted to NIL and bank gaurantee of 12.50 crore is created in favour of Director, Town & Country Planning, Haryana government on account of IDW/E DC, thereby the total loan including the corporate loan is 12.5 crore is now 27.5 crore against Tree House Hotel with 101Rooms and retail situated at Vasundhara Nagar, Phase-II, Bhiwadi, Haryana.
6	13.06.2014	Charge created on immovable property through master facility agreement and assignment of receivables for "Ashiana Town Beta"	Parcel land A,B1,C1&C2 total measuring 166793 Sq mtr situated at Gram Thada and Gram Udaipur, Tehsil Tizara, Alwar alongwith Construction both present and future thereon for "Ashiana Town Beta"	Fixed charge	Agreement relating to deposit of title deed dated 13.06.2014, Hypothecation Agreement dated 13.06.2014, Master facility agreement, Agreement for assignment of Receivables.	50 crores	HDFC Bank Ltd., Registered office "Ramon House 169 Backbay Reclamation, HT Parikh Marg, Mumbai-400020, Maharashtra	84months	13.25% p.a. interest rate chargeable to the facility shall be linked to the respective HDFC CPLR Terms. 84months after the repayment from the date of first disbursement or earlier at HDFC's option.	12.07.2014	12.07.2014	N.A.	The charge is created over the land parcel A,B1,C1&C2 on Alwar along with construction both present and future and all receivable cash flows and revenue including booking amount arising out of or in connection with "Ashina Town Beta" at parcel land B1 entered with Customers and all insurance proceeds.
7	13.06.2014	Charge created on immovable property through master facility agreement and assignment of receivables for "Ashiana Town Beta"	Parcel land A,B1,C1&C2 total measuring 166793 Sq mtr situated at Gram Thada and Gram Udaipur, Tehsil Tizara, Alwar alongwith Construction both present and future thereon for "Ashiana Town Beta"	Fixed charge	Agreement relating to deposit of title deed, Hypothecation Agreement, Master facility agreement, Agreement for assignment of Receivables.	50 crores	HDFC Bank Ltd., Registered office "Ramon House 169 Backbay Reclamation, HT Parikh Marg, Mumbai-400020, Maharashtra	84months	13.25% p.a. interest rate chargeable to the facility shall be linked to the respective HDFC CPLR Terms. 84months after the repayment from the date of first disbursement or earlier at HDFC's option.	15.07.2014	16.07.2014	N.A.	With this modification there is only change of the name of charge holder from the HDFC Bank Ltd. To HDFC Ltd. Rest terms and conditions remains same.