

Form No. CHG - 7
Register of charges

[Pursuant to section 85 of Companies Act, 2013 and sub-rule (1) of rule 10 of the Companies (Registration of Charges) Rules, 2014]

S.No	Charge ID	Date of creation of charge or date of acquisition of property subject to charge	Date of registration of creation of charge	Short description of the property charged	Period and amount secured by the charge	Names and addresses of the charge holder	Particulars of the terms and conditions of the charge	Description of the instrument creating the charge	Date of modification of charge	Date of registration of modification of charge	Description of the instrument modifying the charge	Particulars of modification	Date of satisfaction	Date of registration of satisfaction	Facts and date of condonation of delay, if any	Reasons for delay in filing for registration of creation, modification or satisfaction of the charge, if any
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	10360815	16.05.2012	21.06.2012	All that immovable property known by the name of Treehouse hotel with 101 Rooms and retail mall having area of 38687 sq. ft. at village centre situated at Vasundhara Nagar, Phase-II, Bhiwadi District Alwar land layout of group Housing Scheme, admeasuring 30.05Acres situated at Vasundhara Nagar,Phase-II, Bhiwadi District Alwar, Rajasthan.	5Years includes the claim period Rs.12.5 Crore	Axis Bank Ltd. , Jamshedpur Branch, Voltas House, Main Road, Bistpur, Jamshedpur (Jharkhand)	Rate of Intrest at Bank's Base Rate +5% p.a. for the period of default for the bank Gaurantee for the corporate loan Base+3.25%	hypothecation agreement; Sanction letter	28.01.2014	24.02.2014	Equitable Mortagage Extension letter from Axis Bank Ltd. In respect of Bank Gaurantee	By modification amount of term loan of Rs. 35 crore has been reduced to NIL and bank gaurantee of Rs. 1250 crore is in favour of Director town and country planning, Haryana Govt. on account of IDW/EDC thereby the total loan including corporate loan of Rs. 15 crore is now 27.5, all against the security of immovable property of Tree House with 101 Rooms & Retail mall situated at Vasundhara Nagar, Phase-II, Bhiwadi.	N.A.	N.A.	N.A.	N.A.
									26.02.2016	07.04.2016	Memorandum of Entry, Sanction Letter	By modifiaction we have replaced "Treehouse Hotel" with property under Khasra No. 478 to 482,484,500,502,503,504/1,478/716 admeasuring 2.9091 hetares situated at village Jhai, Tehsil Sanganer Ajmer Road, Jaipur, Rajasthan.	N.A.	N.A.	N.A.	Due to non filling of Form from bank's part
									02.03.2016	12.04.2016	Sanction Letter , No objection certificate	By modification the total amount of charge is reduced from 27 crore to 12.50 with term loan of Rs. 15 crore paid fully and only Bank Gaurantee of Rs. 12.50crore remaining.	N.A.	N.A.	N.A.	As execution was done at later date and bank did not file charge
									13.10.2019	03.12.2019	(1) Bank letter dated 13.10.2019 (2) Application letter for loan against deposits	By modification, company's immovable property admeasuring 2.9091 hectares loacted at Ajmer Road, Jamshedpur is released and an additional security of 100% cash margin in the form of FDRs for the Bank Gaurantee facility included as replacement security.	N.A.	N.A.	N.A.	Delay due to non- filing on Bank's part.
2	10507861	13.06.2014	11.07.2014	Parcel land A,B1,C1 &C2 total measuring 16,6793 sq mtrs situated at gram Thanda \$ Gram Udaipur, Tehsil Tizara, Alwar along with construction both present and future thereon for "Ashiana Town"	84months and Rupees 50 Crore	HDFC Bank Ltd., Registered office "Ramon House 169 Backbay Reclamation, HT Parikh Marg, Mumbai-400020, Maharashtra	13.25% p.a. intrest rate chargeable to the facility shall be linked to the respective HDFC CPLS Term. 84 months after the repayment from the date of first disbursement or earlier at HDFC's option	(1) Master facility Agreement. (2) Agreement for assignment and receivable (3) Hypothecation agreement	08.07.2014	16.07.2014	Same as creation of charge	The name of company is changed from "HDFC BANK LTD" to "HDFC LTD"	N.A.	N.A.	N.A.	N.A.
									08.07.2016	05.08.2016	(1) Master facility Agreement. (2) Term sheet (3) Agreement od Assignment Receivable (4) Agreement for deposit of Title deed	Additional loan for 20crores thus making loan for Rupees 70 crore through mortagage of parcel land A,B1,C1 &C2 total measuring 16,6793 sq mtrs situated at Gram Thanda \$ Gram Udaipur, Tehsil Tizara, Alwar along with construction both present and future thereon and receivables of "Ashiana Town" both present and future.	20.04.2018	21.04.2018	N.A.	N.A.
3	10582835	30.03.2015	01.08.2015	Audi Q3 Premium	36 monthly instalment Rupees 29 Lakh Only	Volkswagen Finance (P) Ltd., 3Floor, Wing-A, Silver Utopia, Cardinal Gracious Road, Chakala, Mumbai-400099	10.25% p.a 36 monthly installment of Rs. 93,916/-	Audi Q3 Premium (Red in colour)	N.A.	N.A.	N.A.	N.A.	18.03.2018	03.05.2018	N.A.	Delay in filing because the bank did not file the charge, hence we have to file the charge.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4	100016757	25.02.2016	08.04.2016	Project name "Vrinda Garden" Phase-1&2 situated at village Khonagariyan Jagathpura, Jaipur, Rajasthan-302017	60 months from the date of 1st Disbursement	HDFC, Ramon House, 169 Backbay Reclamation, HT Parikh Marg, Mumbai-400020	The charge is a corporate gaurantee of Rs. 20crore, 15% of repayment towards principal amount from thre receivable of sale of per unit of Vrinda Garden as per the escrow account	(1) Sanction Letter (2) HDFC Letter of Gaurantee	24.08.2016	17.09.2016	The gaurantee has been increased from 20 crore to 30 crore	The amount is increased to 30 crore	N.A.	N.A.	N.A.	No delay in filling the registration of charge
5	100017106	02.03.2016	11.04.2016	"Tree House Hotel" with 101 rooms and retail mall having area of 38,687 sq ft situated at Vasundhara Nagar,Phase-II, Bhiwadi, District Alwar, Rajasthan	8 years, 50crore	State Bank of India, B-4/7, Prince Road, Model town-1, Delhi-110009	11.30% p.a. at 2% above Bank Rate (floating) prepayment 2%	"Treehouse" Hotel with 101 rooms and retail mall having area of 38,687 sq ft situated at Vasundhara Nagar,Phase-II, Bhiwadi, District Alwar, Rajasthan	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	No delay in filling the registration of satisfaction of charge
6	100036429	09.06.2016	30.07.2016	(1)Exclusive charge on schdule receivables under the documents entered into with buyers and All insurance proceeds both present and future for the project Lawasa. (2) Charge on all tangible assets including Plant and machinery, tools and accessories, furniture, fixture, vehicles and all other movable assets and current assets of both present and future of the project.	10 equal quarterly installments of 20 crore (Repaymnet starts after 30months from first date of Disbursement)	Axis Bank Ltd., Red Fort Capital Parasvath Towers, Bhai Veer Singh Marg, Gole Market, New Delhi-110001	Axis Bank Rate +2.25% i.e. 11.70% p.a. (floating rate) Repayment in 10 equal quaterly installement of Rupees 2 crore.	Hypothecatio deed and Sanstion Letter	29.06.2016	29.07.2016	Memorandum of Entry. Extension of Equitable Mortgage	Term Loan of Rupees 20 crore shall be additionally secured by first and exclusive mortgage over company's immovable property i.e. all piece and parcel of lease hold land admeasuring 2.9091 hectors from Khasra No. 47870482,484,500,502,503,504/1,478/716 situated at village Jhai, tehsil Sanganer,Jaipur together with all building structure thereon and plant and machinery attached to the earth or permanently fastened to anything attached to the earth.	17.06.2020	22.07.2020	N.A.	Delay in filing of satisfaction of charge was on the account of Bank's delay in providing Signed form.
									31.10.2019	03.12.2019	Bank Letter date 31.10.2019	By this modification, Banks's charge over the company's immovable property of 2.9091 hectares of land at Jaipur is released and instead company's immovable property of specified plots at serene street, Ashiana Utsav- Maharashtra is brought as replacement property.	N.A.	N.A.	N.A.	Non-filing on Bank's Part
7	100044973	29.06.2016	22.08.2016	First and exclusive mortgage on "Ashiana Aangan" Khasara No. 268 to 275 admeasuring 15,348 sq mtr. At village Mohaldia, Tehsil Neemrana, Alwar (Rajasthan) and with all buildings urrection and construction on every description which are standing erected or attached or shall at any time hereafter during the continuance of the security hereby constituted, be erected and standing or attached to the aforesaid land and premises or any part thereof and all appertances whatsoever.	Rupees 11 crore and upto 13th July 2016	IL&FS Trust company Ltd. Plot No C-22, G Block, Bandra Kurla Complex, Bandra East,Mumbai-400051, Maharashtra. ; IL&FS Trust Company Ltd. Changed to Vistra ITCL (India) Ltd.	*11% AHL 2017 redeemable 31st March 2017.; * 11% AHL2018 reedemable 31st March 2018.; * 11.45% AHL 2020 redeemable at 13th July 2016.	Registered Mortgage Deed dated 29.06.2016	N.A.	N.A.	N.A.	N.A.	28.07.2020	N.A.	N.A.	N.A.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
8	100055101	09.09.2016	19.10.2016	All the "Project Receivables" (present and future) along with all right title, interest, benefits, claims, and demands, present and future, whatsoever of the company into under or in respect of "Ashiana Umang" & "Ashiana Aangan"	Rupees 50 crore and upto 13th July 2020	Vistra ITCL (India) Ltd., IL&FS Financial Centre, Plot No. C-22, G block, Bandra-Kurla Complex, Bandra East, Mumbai-400051	*11% AHL 2017 redeemable 31st March 2017.; * 11% AHL 2018 redeemable 31st March 2018.; * 11.45% AHL 2020 redeemable at 13th July 2020.; *11% AHL 2018 redeemable 30th July 2018.; *11% AHL 2019 redeemable 30th July 2019.;	Hypothecation Deed dated 09.09.2016	17.08.2017	N.A.	Hypothecation deed	In the Master Account all the project receivables shall be received. In RERA A/c 70% in Escrow A/c, 30% of collection received in master account shall be transferred automatically. The amount from the RERA A/c shall be withdrawn by the company after it is certified by the engineer, an architect, and CA in practise that the withdrawal is proportion to percentage of completed project	28.01.2020	N.A.	N.A.	N.A.
9	100062781	28.06.2016	30.09.2016	First and exclusive mortgage on "Ashiana Umang" on Khasra No. 453,454,454/1,454/2, 432,433,478,479,48,484,485,434,434/735,435,436,437,437/736,438, 439,440 measuring 51,213.52 sq mtr at village Jhai, Tehsil Sanganer, Jaipur (Rajasthan) along with unsold units as more specifically described herein below with all building erection and construction of every description which are standing erected or attached or shall at any time hereafter during the continuance of security hereby constituted.	Rupees 39 crore upto 13th July 2020	Vistra ITCL (India) Ltd., IL&FS Financial Centre, Plot No. C-22, G block, Bandra-Kurla Complex, Bandra East, Mumbai-400051	*11% AHL 2017 redeemable 31st March 2017.; * 11% AHL 2018 redeemable 31st March 2018.; * 11.45% AHL 2020 redeemable at 13th July 2020.; *11% AHL 2018 redeemable 30th July 2018.; *11% AHL 2019 redeemable 30th July 2018.;	Registered Mortgage Deed dated 28.06.2016	N.A.	N.A.	N.A.	N.A.	28.07.2020	N.A.	N.A.	Delay in filing due to twice rejection of form by MCA
10	100078627	05.01.2017	23.02.2017	To the extent of FD maintained with HDFC Bank Ltd. Bearing No. "00274640004401", "00274640004688", "00274640004730", "00274640004767", "00274640004774", "00274640004784", "50300074172484", "50300141572970", "50300146271073" & "50300146271191"	Rupees 30 crore and 1 year	HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai-400013	FD Rate of Interest plus 1%	Memorandum relating to charge over fixed deposit/cash deposit.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
11	100158285	05.12.2017	06.03.2018	Mutual Funds held by the company with their interest cost, charges expenses.	Rupees 70 crores and 12 months	HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai-400013	As per prevailing MCLR 8.10% + 0.70% P.A subject to revision by Bank	Memorandum relating to pledge of shares, stocks and securities and sanction letter	N.A.	N.A.	N.A.	N.A.	29.03.2019	04.04.2019	N.A.	Delay in filing on banker's behalf as the charge was filed by them.
12	100180415	26.04.2018	04.06.2018	315 unsold units of Ashiana Town Beta residential project developed by the issuer situated at Village Thada and village Udaipur, Bhiwadi as more specifically described in transaction documents. Project receivables from Ashiana Town, Bhiwadi (Unsold) and Ashiana Anmol sohna, charge over Escrow A/c for collecting project Receivables as Ashiana Town (Unsold) and Ashiana Anmol charge over the Interest service reserve Account	Rupees 100 crore and 3 years	Vistra ITCL (India) Ltd., IL&FS Financial Centre, Plot No. C-22, G block, Bandra-Kurla Complex, Bandra East, Mumbai-400051	10.15% AHL Secured rated and Repayable pattern is 10%, 25%, 25%, 20%, 20% of the issue size	Mortgage deed, term sheet, hypothecation deed and Escrow account	05.03.2019	N.A.	Master Agreement Amendment and Agreement amendment to Escrow	The modification is in respect of withdrawal of 50% of the money deposited in escrow on daily basis and repayment of Interest and redemption of principal amount on monthly basis on the date of 7th of every month in the multiple of Rs.10lakh contingent to the collection of fund.	N.A.	N.A.	N.A.	N.A.
13	100244274	14.01.2019	14.03.2019	Mercedes Benz, Registration No. DL10CL8385, CH No. WDD21314261020232	Rupees 55.50 Lakh and 37 months	Axis Bank Ltd. Axis House-128, Noida, Uttar Pradesh-201302	9.01% p.a. Car Loan on Mercedes Benz	Loan Agreement	N.A.	N.A.	N.A.	N.A.	28.03.2022 (charge satisfied in full)	14.04.2022	N.A.	Delay in filing due to non-availability of executed paper with the bank in time.

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14	100244272	14.01.2019	14.03.2019	Mercedes Benz, Registration No. DL1CAA7221, CH NO. - WDD2131426L019414	Rupees 55.50 lakh, 37months	Axis Bank Ltd. Axis House-128, Noida, Uttar Pradesh-201302	9.01% p.a. Car Loan on Mercedes Benz	Loan Agreement	N.A.	N.A.	N.A.	N.A.	28.03.2022 (charge satisfied in full)	14.04.2022	N.A.	Delay in filing due to non-availability of executed paper with the bank in time.
15	100244259	14.01.2019	14.03.2019	KODIAQ L&K, Registration No. DL10CL9178, CH No. TMBMJMNS8JA402120	Rupees 38.39 Lakh, 37 months	Axis Bank Ltd. Axis House-128, Noida, Uttar Pradesh-201302	9.01% p.a. Car Loan	Loan Agreement	N.A.	N.A.	N.A.	N.A.	28.03.2022 (charge satisfied in full)	17.04.2022	N.A.	Delay in filing due to non-availability of executed paper with the bank in time.
16	100351502	26.06.2020	23.07.2020	Charge is created on account of corporate Gaurantee to HDFC Bank Ltd. To secure construction finance non corporate housing loan availed by M/s Vista Housing for construction and development of the residential project known as "Vrinda Garden" phase-IV and phase-V situated at Jagatpura, Jaipur	Rupees 35 crore (period as mentioned in the master facility agreement executed between borrower M/s Vista Housing and the lender HDFC Bank Ltd.)	HDFC Bank Ltd., Ramon House 169 Backbay Reclamation, HT Parikh Marg, Mumbai-400020, Maharashtra	As mentioned in master facility agreement dated 23.06.2020	Deed of Gaurantee dated 26.06.2020								
17	100461542	09.07.2021	28.07.2021	Exclusive charge by way of Hypothecation on the future scheduled Receivables of the project and other projects to the tune of the developer share and all insurance proceeds, both present and future of Ashiana Amantran project being constructed on Rectangle number khasra No. 185 to 187, 189 to 194 and 195 and 196 situated at village keshopura, Ajmer Road, Sanganer, Jaipur, Rajasthan.	Rupees 27 crore (period as mentioned in credit Arrangement letter dated 9th June 2021)	ICICI Bank Ltd., ICICI Bank Tower, Near Chakli circle, old Padra Road, Vadodra, Gujrat-390007	As per credit Arrangement letter dated 09.06.2021	Deed of Hypothecation dated 09.07.2021								
18	100464484	28.07.2021	05.08.2021	Mortgage by actual deposit of title deed for all that piece and parcel of land admeasuring 22.344acres situated in village Wazirpur, Sector 93, Gurgaon, Haryana including all the structure thereon both present and future alongwith all the development potential arising thereon (including additional development potential in the form of TDR, premium, FSI, etc.) both present and future.	Rupee term loan of 40 crore (period as per credit arrangement letter dated 16.03.2021)	ICICI Bank Ltd., ICICI Bank Tower, Near Chakli circle, old Padra Road, Vadodra, Gujarat-390007	As per credit Arrangement letter dated 16.03.2021	No instrument was executed but mortgage was created by actual deposit of title deed on 28th July 2021. The Receipt of title deed is acknowledged by ICICI Bank (chargeholder) vide its letter dated 30th July								
19	100367206	29.07.2020	16.09.2020	Working Capital loan availed against pledge of ICICI Prudential Corporate Bond Fund Growth	Rupees 12 crore	HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai-400013	Rupees 12 crore working capital loan availed @8.3% p.a. repayable in 12 months on demand. The security for loan is pledge of mutual funds.	Loan Agreement cum Gaurantee executed on 29.07.2020								
20	T49045529	09.09.2021	28.09.2021	Creation of charge w.r.t. Bank Gaurantee availed for development of proposed project in Gurugram. Charge created on Escrow account receivables of 22.1 acres of land situated in village Wazirpur, sector-93, Gurugram, Haryana.	Rupees 3 crore, Bank Gaurantee facility availed as per credit arrangement letter dated 03.05.2021	ICICI Bank Ltd., ICICI Bank Tower, Near Chakli circle, old Padra Road, Vadodra, Gujrat-390007	As per credit arrangement letter dated 03.05.2021	No instrument was executed but mortgage was created by actual deposit of title deeds on 09.09.2021								

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21	Charge could not be registered as delay in registration was beyond the time period prescribed in law and the application of condonation was not permitted to be file as per the amended provisions.	26.02.2021	Charge not registered	Charge on hypothecation of car (Mercedes Model GLE 450 4MATIC LWB, Colour-Mojave Silver), Registration No. DL1CAD9814, New Registration Date:06.03.2021, CH No. W/N 671596Moo2590 manufactured by Mercedes Benz India Pvt. Ltd.	Loan of Rupees 90lakh availed for a period of 60months	ICICI Bank Ltd., ICICI Bank Tower, Near Chakli circle, old Padra Road, Vadodra, Gujarat-390007	Loan of Rupees 90lakh availed by ICICI Bank limited repayable in 60 equal monthly installments. The loan is availed at interest rate of 7.40% p.a.	Charge not registered								
22	100544922	27.01.2022	15.03.2022	Charge against hypothecation of Mercedes Car i.r.o. loan availed from Bank of Baroda for purchase of Car	Loan of Rupees 66lakh taken from Bank of Baroda	Bank of Baroda address: B-3, Conought Circus, Delhi-110001	Charge of Hypothecation of Car (Mercedes Benz) for loan of Rs. 66lakh availed from Bank of Baroda repayable in 84monthly installments @7.10%p.a.	Loan cum hypothecation agreement executed on 28.01.2022 loan sanction letter dated 27.01.2022								
23	100569565	29.03.2022	13.05.2022	Charge on Hypothecation of Car (Toyota Camry Hybrid Engine Number : A25B 0999672, Chassis no: MBJB7YHK306001772 Platinum white pearl) Order no: ord220000075, Key no. 83944 manufactured by Toyota Kirloskar India Limited.	The Loan of Rs. 46,56,000/- to be repayable in 60 monthly instalments as per the repayment schedule.	ICICI Bank Ltd., ICICI Bank Tower, Near Chakli circle, old Padra Road, Vadodra, Gujarat-390007	As per the attached Agreement and Repayment schedule	Deed of Hypothecation, Repayment schedule								

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For ASHIANA HOUSING LTD.


NITIN SHARMA
Company Secretary