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

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1	10360815			All that immovable property known by the name of "Treehouse" Hotel with 101 Rooms and Retail Mall having an area of 38687 sq. ft. at Village Centre Situated at Vasundhara Nagar Phase-II, Bhiwadi District Alwar land in layout of group housing scheme, admeasuring 30.05 Acre situated at Vasundhara Nagar Phase-II Bhiwadi, District-Alwar Rajasthan	5 years includes the claim period Rs 12.5 crore	Axis Bank Ltd. Jamshedpur Branch Voltas House, Main Road, Bistupur, Jamshedpur (Jharkhand)	Rate of Interest @ Bank's Base rate + 5% p.a. for the period of default for Bank Guarantee For corporate loan Bank + 3.25%		28/01/14	24/02/14	Equitable mortgage Extension letter from Axis Bank to M/s. Bhj.	By modification amount of Term loan of Rs 3 crore has been reduced to nil and Bank guarantee of Rs 12.50 crore is created in favour of Director Town & country Planning, Haryana govt. on account of DNW/EDC thereby the total loan including corporate loan of Rs 15 crore is now 27.5 crore against the security of immovable property of "Treehouse Hotel" with 101 Rooms & Retail Mall situated at Vasundhara Nagar Phase-II, Bhiwadi				
									26/02/16	7/4/2016	Memorandum of Entry, Sanction Letter	By modification we have replaced the "Treehouse" hotel with property under Khasra No 478 to 482, 484, 500, 502, 503, 504/2 478/416 admeasuring 9.9891 hectares situated at village Jhai Tehsil Sangane Agra Road, Jaipur, Rajasthan				Due to non-filing on bank's part
									02/3/16	19/4/2016	Sanction Letter, NOC	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 Bg of 12.50 crore remaining.				As the execution was done at late date and Bank did not file charge

For ASHIANA HOUSING LTD.
NITIN SHARMA
Company Secretary

CHG-7

REGISTER OF CHARGES

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2	10507861	13/06/2014	11/7/2014	Parcel land A, B1, C1 & C2 total measuring 16 6793 sq mts situated at gram Thada & gram Udaipur Tehsil Tizara, Alwar, alongwith construction both presents & future thereon for "Ashiana Town"	84 months and Rs 50 crs	HDFC Bank Ltd Regd. office "Ramon House 169 Backbay Reclamation H T Parekh Marg Mumbai-400020 Maharastra"	13.25% p.a interest rate chargeable to the facility shall be linked to the respective HDFC CPLS Terms → 84 month after the repayment from the date of first disbursement or earlier at HDFC's option.	→ Master facility Agreement → Agreement for assignment of receivables → Hypothecation Agreement	8/7/14	16/7/14	Same as creation of charge.	The name of the company is changed from "HDFC Bank Ltd." to "HDFC Ltd."				
									8/7/16	5/8/16	→ Master facility agreement → Term sheet → Agreement of Assignment Receivable → Agreement for deposit of title deeds	Additional loan of Rs 20 crores thus making the loan of Rs 70 crore through Mortgage of Parcel Land A, B1, C1 & C2 total measuring 16 6793.39 mt. situated at gram Thada & Gram Udaipur Tehsil Tizara Alwar along with const. both present & future thereon and receivable of "Ashiana Town" both presents & future	20.4.2018	21.4.2018		

For ASHIANA HOUSING LTD.

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~~2~~													18-3-2018			
3	10582835	30/3/15	1/8/15	Audi Q-3 Premium	36 monthly instalment Rs29lakh only	Volkswagen finance (I) Ltd. 3rd Floor, Wing-A, Silver Utopia, Cardinal Gracious Road, Chakala, Mumbai-400099	10.25% p.a 36 monthly installment of Rs 93,916/-	Audi Q-3 Premium (Red in Colour)						3-5-18		because, the Bank did not file the charge hence we have to file the charge

For ASHIANA HOUSING LTD.

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4	10001675 7	25/02/16	8/4/2016	Project name "Vrinda Garden" Phase-1&2 situated at Village Khorgaeiyan Jagatpura, Jaipur, Rajasthan -302017	60 month from the date of 1st disbursement	HDFC Ramon House, 169 Backbay Reclamation H T Parekh Marg, Mumbai-400020	The charge is a corporate guarantee of Rs 20 crore 15% of repayment towards principal amount from the receivables of sale of per unit of Vrinda Garden as per the escrow account	Sanction letter, HDFC letter of guarantee	24/8/16	27/9/16	The guarantee is increased from Rs 20 crore to Rs 30 crore	The amount is increased to Rs 30 crore				No delay in filing of registration of charge.
													30/08/2019	20/09/2019 (Charge satisfied in full)		No delay in filing for registration of satisfaction of charge

For ASHIANA HOUSING LTD.

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5	100017106	02/3/16	11/4/16	"Tree house" Hotel with 101 Rooms and Retail Mall having an area of 38687 sq ft situated at Vasundhara Nagar, Phase-II Bhiwadi, District Alwar, Rajasthan.	8 years Rs 50 Crores	SBI (State Bank of India) B-4/7, Prince Road, Model Town-1 Delhi-110009	11.30% p.a. at 2% above BR (floating) Prepayment 2%	"Tree house" Hotel with 101 Rooms and Retail Mall having an area of 38687 sq ft. situated at Vasundhara Nagar, Phase-II Bhiwadi, District Alwar Rajasthan								Because of non function of MCA site

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6	10003629	9/06/16	30/7/16	Exclusive Charge on Schedule receivable under the documents entered into with the buyers, all insurance proceeds both present & future for Project Lavasa. (2) Charge on all tangible assets including P&M, tools and accessories, furniture, fixtures, vehicles, all other movable assets and the current assets, both present and future of the project	10 equal quarterly installment of Rs 20 crore (Repayment starts after 30 months from first date of Disbursement)	Axis Bank Ltd Red Fort Capital Parsvnath Towers Bhai Veer Singh Marg, Gole Market New Delhi - 11000)	Axis Bank Base Rate + 2.25% i.e 11.70% p.a (floating Rate) Re payment in 10 equal quarterly installment of Rs 2 crore	Hypothecation Deed and Sanction Letter	29/6/16	29/7/16	Memorandum of Entry, Extension of Equitable Mortgage	Term Loan of Rs 20 crore shall be additionally secured by first & exclusive mortgage over company's immovable property i.e. all piece and parcel of leasehold land admeasuring 2.9091 Hectare from Khasra No. 478/1/1, 484, 500, 502, 503, 504/1, 478/1/6 situated at village Thai, Tehsil Sanganer, Jaipur together with all building structure thereon and P&Machinery attached to the Earth or permanently fastened to anything attached to Earth	17.06.2020	22.07.2020	N.A.	Delay in filing of Satisfaction of charge was on account of Bank's delay in providing the signed Form.
									31/10/2019	3/12/2019	Bank letter date 31/10/2019	By this modification, Bank's charge over Co's immov. property of 2.9091 hectares of land at Jaipur is released & instead Co's				Non-filing on Bank's Part.

For ASHIANA HOUSING LTD.

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6	100044973	29/6/2016	22/8/16	First and Exclusive Mortgage on "Ashiana Aangan" Khasra no. 268 to 275 admeasuring 15,348 sq. mtrs. at Village Mohaldia, Tehsil Neemuch, Alwar (Raj) and with all buildings erection 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 appurtances whatsoever	Rs 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 Maharastra IIFS Trust Company Ltd. changed to Vistra ITCL (India) Ltd.	11% AHL 2017 redemable 31st March, 2017 11% AHL 2018 redemable 31st March, 2018 11.45% AHL 2020 redemable at 13th July, 2016.	Registered Mortgage Deed Dated 29.6.2016					29/07/2020	29/07/2020		NIL

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7	100055101	9/09/2016	19/10/16	All the "project Receivables" (present and future), along with all right title, interest, benefit, claims and demands, present and future, whatsoever, of the company, inter alia under or in respect of "Ashiana Umang" & "Ashiana Aangan"	Rs. Soc. and ~~till~~ upto 13th July, 2020	Vistra ITCL (India) Ltd. IL&FS Financial Center Plot No. C-22, G Block, Bandra-Kurla, Complex, Bandra(E) Mumbai-400051	→ 11% AHL 2017 redeemable 31st March, 2017 → 11% AHL 2018 redeemable 31st March, 2018 → 11.45% AHL 2020 redeemable 13th July, 2020 → 11% AHL 2018 redeemable 30th July, 2018 → 11% AHL 2019 redeemable 30th July, 2019	Hypothecation Deed dated 09-09-2016	17/8/17		Hypothecation Deed	In the master A/c all the project receivables shall be received. In RERA A/c 70% in Escrow A/c, 30% of collection received in Master A/c shall be transferred automatically. The amounts from the RERA A/c shall be withdrawn by the company after it is certified by an engineer, an architect and a CA in practice that the withdrawal is proportion to usage of completed project	28/07/2020			

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8	10006278	28/6/16	30/9/16	First & Exclusive Mortgage "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 mts. at village Jhag, Tehsil Sanganer, Jaipur (Raj) along unsold units as more specifically described hereinbelow with all buildings erections and construction of every description which are standing erected or attached or shall at any time hereafter during the continuance of security hereby constituted	Rs 39 crores upto 13th July, 2020	Vistra ITCL (India) Ltd. ILFS Financial Center Plot No. C-22, G-Block, Bandra-Kurla Complex, Bandra (E) Mumbai-400051	11% AHL 2017, redeemable 31st March, 2017 → 11% AHL 2018 redeemable 31st March, 2018 → 11.45% AHL 2020 redeemable 13th July, 2020 → 11% AHL 2018 redeemable 30th July, 2018 → 11% AHL 2019 redeemable 30th July, 2018	Registered Mortgage Deed dated 28/6/2016					28/04/2020			Delay in filing because of the twice rejection of the form by MCA

For ASHIANA HOUSING LTD

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9	100078627	05/01/17	23/2/17	To the extent of FD maintained with HDFC Bank Ltd. bearing no. "00274640004401" "00274640004688" "00274640004730" "00274640004767" "00274640004774" "00274640004784" "56300074172484" "56300141572970" "56300146271073" & "56300146271191"	Rs 30 year 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								

For ASHIANA HOUSING LTD.

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10	100158285	05/12/2017	6/3/2018	Mutual Funds held by the company with their interest costs, charges expenses	12 months and amount 70 crore	HDFC Bank Limited 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.					29-3-2019	4-4-2019.		Delay on filing on bankers behalf as the charge was filed by them

For ASHIANA HOUSING LTD.

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11	10018041/5	26/04/2018	4/06/2018	315 leasehold units of Ashiana Town Beta residential project developed by the Issuer situated at Village Thada & Village Udaipur, Bhiwadi as more specifically described in Transaction document. Project receivable from Ashiana Town, Bhiwadi (Leased) & Ashiana Amrut Scheme, Charge over Escrow A/c for collecting Project Receivables of Ashiana Town (Leased) & Ashiana Amrut Charge over the Interest Service Reserve Account	3 years and Rs/- 100 crore	VISTRA ITCL (INDIA) LTD ILFS Financial centre plot No C22 G Block Bandra Kurla Complex Bandra East Mumbai - 400051	10.15% AHL 2020 Secured Rated and Repayable Pattern i.e. 10%, 25%, 25%, 20%, 20% of the issue size	1. Mortgage Deed 2. Term Sheet 3. Hypothecation 4. Deed 5. Escrow A/c	5/3/19		1. Master Agreement Amendment 2. 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 10 lakhs contingent to the collection of funds.				

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12	100244274	14/1/2019	14/3/2019	Mercedez Benz, Registration No. DL 10CL8385 CH No. WDD2131 4261020232	37 months Rs 55.50 lakhs	Axis Bank Ltd Axis House-12B Noida UP 201307	9.01 P.A Car Loan on Mercedez Benz	Loan Agreement								Delay in filing due to non-availability of executed papers with the Bank in time

For ASHIANA HOUSING LTD.

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12	13	100244272	14/1/2019	14/5/2019	Mercedes Benz Reg No. DL1CAA7221 CHNo.-WDD 2131426L019414	37 Months Rs. 55.50 Lakhs	Axis Bank Ltd. Axis House 128 Noida UP 201302	9.01% p.a Car Loan on Mercedes Benz	Loan Agreement								Delay in filing due to non-availability of executed documents with Bank in time

For ASHIANA HOUSING LTD.

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12	10024M259	19/1/2019	14/3/2019	KODIAQ L&K Regist No. DL10CL9178 CH No.-TMBM JMNS8JA4021 20	37 Monthly Rs 38.39 cm	Axis Bank Ltd Axis House 128 Noida 201302	9.01% car loan on	loan Agreement								Delay in filing due to non-availability of executed document with Bank in time

For ASHIANA HOUSING LTD.

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12	1.	10360815	Continued from Page (1)	As mentioned on Page No (1)			Axis Bank Ltd, Jamshedpur, Branch, Voltas House, Main Road, Bistpur, Jamshedpur (Jharkhand)	As mentioned on Page No (1)		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 located at Ajmer Road, Jamshedpur is released and an additional security of 100% cash margin in the form of FDR's for BG facility included as replacement security.				Delay due to non-filing on Bank's part.

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12	15	10035150 2	26/06/2020	23/07/2020	Charge is created on account of Corporate Guarantee to HDFC Bank Ltd. to secure Construction Finance Non Corporate Housing Loan availed by M/s. Vista Housing & Construction & Development of the Residential Project known as "Vinela Gardens" Phase-IV & Phase-V situated at Jagatpura, Jaipur.	₹ 35 Crores (period as mentioned in the Master Facility Agreement executed b/w the borrower M/s. Vista Housing & the lender HDFC Bank Ltd.	HDFC Bank Ltd. Ramon House 169 Backbay Reclamation HT Parekh Marg, Mumbai, Maharashtra 400020	As mentioned in the Master Facility Agreement dated 23.06.2020	Deed of Guarantee dated 26.06.2020								

For ASHIANA HOUSING LTD.

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FORM CHG-7

[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	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
12	16	100461542	09/07/2021	28/07/2021	Exclusive charge by way of hypothecation on the Suture scheduled Receivables of the Project & other Project to the tune of developer share and all insurance proceeds, both present & Suture, of Ashiana Amantran project being constructed on Rectangle number khasra no. 185 to 187, 189 to 194 & 195 & 196 situated at Village Keshopura, Ajmer Road, Sanganer, Jaipur Rajasthan	₹ 27 Crores (period as mentioned in credit ~~Reb~~ Arrangement letter dated 9th June 2021	ICICI Bank Ltd, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat, 396007	As per the Credit Arrangement letter date 09/06/2021	Deed of Hypothecation dated 09/07/2021								

For ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary

FORM CHG-7

REGISTER OF CHARGES

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12	17	10046434	28/07/2021	05/08/2021	Mortgage by actual deposit of title deeds for all that piece & parcel of land admeasuring 22.344 acres situated in village Wazirpur, Sector 93, Gurugram Haryana, including all the structures thereon both present & future, alongwith all the development potential arising thereon (including additional developmental potential in the form of TDR, premium, FSI, etc.), both present & future.	Rupee Term loan of ₹40 Crores (Period as per Credit Arrangement letter dated 16/03/2021.	ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat-390007.	As per the Credit Arrangement letter dated 16/03/2021.	No instrument was executed but mortgage was created by actual deposit of title deeds on 28th July 2021. The receipt of title deeds is acknowledged by ICICI Bank (Chargeholder) vide it's letter dated 30th July, 2021								

For ASHIANA HOUSING LTD.

FORM CHG-7

REGISTER OF CHARGES

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12	18	100367206	29/07/2020	16/09/2020	Working Capital loan availed against pledge of ICICI Prudential Corporate Bond Fund Growth	₹ 12 Crores	HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (W) Mumbai, Maharashtra - 400013.	₹ 12 Crores 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 Guarantee executed on 29/07/2020.								

For ASHIANA HOUSING LTD.