

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.	→ First Exclusive Mortgage of the land bearing Khata No. 255, 260, 441, 442, 443 at Village Saidpura, Bhiwadi, Dist. Alwar along with construction both present & future thereon. → 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). → Assignment of receivables from the Project Ashiana Arangan, Bhiwadi.	Fixed Charge	Master Facility Agreement dated 14th April, 2009.	Rs. 20 Crores (Rupees Twenty Crores Only)	Housing Development Finance Corporation Ltd. (HDFC) Add: Ramon House, HT Parekh Marg, 169 Backbay, Reclamation, Churchgate, Mumbai - 400020.		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. 2. Interest on the outstanding principal at the begining of each month will be paid monthly. <u>Rate of Interest:</u> 14% p.a. (CLR-0.75 = 14%)	22-05-09	20-06-09		for Modification of charge please see next page (Page No. 2)
For ASHIANA HOUSING LTD. Nitin Sharma NITIN SHARMA													

For Modification of charge please see next page. (Page No. 2)

For ASHIANA HOUSING LTD.

N. Sharma
JITIN SHARMA

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										15-03-2010	20-06-09	N.A.	Modification was done the basis letter from HDF dated 30-01-10 whereby 20 flats on which mortgage was created were released. Details of released flat 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 dues 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 admeasuring 86717.58 sq. mtr situated at Kheda No. 255 to 264, 441 to 443, 498 to 501 at Village Saidpur, Tehsil Tijara, Alwar by pass, Bhiwadi Chaprastiary day 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. Park, 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		For ASHIANA HOUSING LTD. NITIN SHARMA

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			Arising out of or in connection with or relating to the project Ashiana Rayans, Phase IV, V and VI and all insurance proceeds, both present and future.						Ashiana Housing Ltd. will ensure that the max. Principal amt. standing from the date of first disbursement of the loan does not exceed as per the Schedule below:- → At the end of 20th month Rs. 2000 lakhs. → At the end of 32nd month Rs. 1000 lakhs. → At the end of 44th month Rs. Nil → Or Earlier at HOF option. Interest on acc. standing principal shall be paid monthly. Rate of Interest:- 14% P.a. (CPLR-2.5) = 14% Date of Satisfaction of charge given from ROC Mumbai dated 04.05.2013				
3.	26.08.2011	Master Facility Agreement Dated 26.08.2011	1. First Exclusive mortgage of land admeasuring 3774.8 sq. mtrs. at Village Centre, Vasundhara Colony, Shivwadi along with Construction both present and future. 2. Exclusive charge on all receivables accruing from	Fixed Charge Master Facility Agreement dated 26.08.2011		Rs. 17.85 Crores (Rupees Seven Peen 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)	→ The Borrowers (i.e. Ashiana Housing Ltd.) shall make a 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	24 September 2011	24 September 2011		For ASHIANA HOUSING LTD. Nitin Chaudhary

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			The hotel cum club facility situated at Gyanikhana and Village Centre, Vasundhara colony, Phase-2, Bhivwadi and also from sale/lease of the units/shops situated at retail commercial space at Village Centre, Vasundhara colony, Phase-2, Bhivwadi.						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 24 months) Rs. 27,00,000 (for 25 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" 3rd Floor, Opposite Samartheswar Temple, Law Garden, Ellis, Bridge Ahmedabad, Gujarat.	11 yrs. including moratorium of 3 yrs.	→ A minimum of 50% 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 charge given at Vasundhara 2nd July 2012)

For ASHIANA HOUSING LTD.

(Signature)

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		HT Sub Station Equipments E/HT Panels, Power Distribution Systems, Transformer, Hotwater Boiler, Exhaust and Ventilators, Bx EPA, CCTV/Music System, Computers, Laundry Equipments, Swimming Pool Equipments, Filtration Plant, Aerator Treatment Plant, Business Centre Equipments, Pool Tables and Accessories, Voltage Stabilizers.	→ → → Also assignment of insurance policies noting the interest of facility providers in favour of Bank	others.					→ The borrower shall provide a Certificate from CA certifying end use of term loan. → Proposed list 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%. Presently payable at monthly basis.	10/07/2012			By this modification charge is created over the immovable property known as the name of "The House Hotel" with 101 Rooms and Retail Mall situated at Vasantham Nagar Phase-II, Shivajinagar, to secure the credit facility of Term loan of Rs. 35 Crores and Corporate loan of Rs. 15 Crores totalling aggregating to Rs. 50 Crores.
50	29/01/2014	Modification of charge created on Movable fixed asset & Current Asset			1. Letter from AXIS Bank I.R.O B.G. 2. Equitable Mortgage Extension Letter	Rs 12.5 Crore	AXIS Bank Ltd. Jamshedpur Branch, including Volta House, Main Road, Bistapur, Jamshedpur, Jharkhand.	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 2 x 13 Hing 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 & Town Planning, Haryana Govt. on a/c of IDW/EOC, thereby the total loan including corporate loan is 12.5 is now 27.5 crore against Tree House Hotel with 101 Rooms & Retail situated at Vasundhara Nagar, Phase II Bhivadi Rajasthan
60	13/06/2014	Charge created on immovable property through Master Facility Agreement	Parcel Land A, B, C & D total measuring 166.793 sq. mtrs situated at Gram Thada	Fixed Charge	Agreement Relating to deposit of 1st & 2nd deeds dated 13/06/2014				13.25% p.a Interest rate chargeable to				by the charge created over

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

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									respective HDFC CDA Tel. no. → 4 month after the disbursement from the date of per disbursement or earlier at HDFC's option				charge holder from HDFC Bank Ltd. to HDFC Ltd. Rest terms & conditions remain same.

For ASHIANA HOUSING LTD.

NITIN SHARMA