

FORM
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	Particulars of Delay in Filing for Registration, Modification or Satisfaction of the Charge, if any	
1	10360815	16-05-2012	21-06-2012	All that immovable property known by the name of "Treehouse" Hotel with 1st floor retail mall having an area of 38687 sq. ft. at village centre situated at Vasundhara Nagar Phase-11, Bhind District, Madhya Pradesh land in layout of group housing scheme, administered by 30-05-2012 situated at Vasundhara Nagar Phase-11, Bhind District, Madhya Pradesh	5 years included the claim paid Rs 12.5 crore	Axix Bank Ltd. Jamshedpur branch, Vastav House, Main Road, Bistapur, Jamshedpur. (Jharkhand)	Rate of interest @ Bank's Base rate + 5% p.a. for the period of deposit for bank's guidance For collateral loan Ball + 3.25%	Hypothecation agreement, Sanction letter	28/01/14	24/02/14	Equitable mortgage of the amount of loan taken from Axix Bank for Rs 12.5 crore created in favour of Axix Bank, 3rd floor, Main Road, Bistapur, Jamshedpur. (Jharkhand)	By modification the amount of loan taken from Axix Bank has been reduced to Rs 12.5 crore created in favour of Axix Bank, 3rd floor, Main Road, Bistapur, Jamshedpur. (Jharkhand)				
									26/01/16	27/01/16	Memorandum of Understanding, Sanction letter	By modification the amount of loan taken from Axix Bank has been reduced to Rs 12.5 crore created in favour of Axix Bank, 3rd floor, Main Road, Bistapur, Jamshedpur. (Jharkhand)				Due to non-filing on bank's part
									02/3/16	19/4/2016	Sanction letter, NDC	By modification the amount of loan taken from Axix Bank has been reduced to Rs 12.5 crore created in favour of Axix Bank, 3rd floor, Main Road, Bistapur, Jamshedpur. (Jharkhand)				As the execution was done at late date and Bank did not file charge

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As on 1st April, 2014 (15 entries)

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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 Thoda & gram Vadipal Tehsil Tizda, Alwar along with construction both presents future thereon for "Ashiana Town"	84 months and Rs 50 Lakhs	HDFC Bank Ltd Regd. office "Ramon House 169 Backbay Reclamation HT Parkh Marg Mumbai - 400020 Maharashtra"	13.25% p.a interest rate chargeable to the facility shall be linked to the respective HDFC CPLS Terms → 84 month term → the repayment from the date of first disbursement or earlier at HDFC's option	→ Master facility Agreement → Agreement for assignment & Receivable → 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 → Agreement for deposit of RHE funds	Additional loan of Rs 20 crores thus making the loan of Rs 30 crore through mortgage of Parcel land A, B2, C1 & C2 total measuring 16.6793 sq. mts situated at gram Thoda & gram Vadipal Tehsil Tizda, Alwar along with construction both presents future thereon and Receivable of "Ashiana Town" both presents future	20.4.2018	21.4.2018		

For ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary

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3	10582835	30/3/15	1/8/15	Audi Q-3 Premium	36 monthly instalment	Volkswagen Finance (P) Ltd. 3 rd 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)					18-4-18	3-5-18		because, the Bank did not file the charge, hence we have to file the charge

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5	100017106	02/3/16	11/7/16	"Tree house" Hotel with 101 Rooms and Retail Mall having an area of 38687 sq ft situated at Vasundhara Nagar, Phase II, Ghiniwadi, District Alwar, Rajasthan.	8 years Rs 50 crore	SBI State Bank of India > B-4/7, Prince Road, Model Town-1 Delhi-110009	11.30% p.a + 2% above BL (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, Ghiniwadi, District Alwar, Rajasthan					25/09/2022	21/09/2022		Because of non functioning of MCA 21
																For ASHIANA HOUSING LTD. NITIN SHARMA Company Secretary
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6	100036421	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 Kavaraj.	10 equal quarterly installments of Rs 20 crore (Repayment starts after 30 months from first date of disbursement)	Axix Bank Ltd Red Fort Capital Passurath Towers Bhai Veer Singh Narg, Gole Market New Delhi - 110001	Axix Bank Base Rate + 2.25% i.e. 11.75% 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 of Extension of Equitable Mortgage	Loan of Rs 20 crore shall be secured by first & exclusive mortgage over immovable property consisting of all piece and parcel of leasehold land admeasuring 2.9091 Hectares from Kharia No. 4767082, 484, 500, 502, 503, 504, 505, 506 situated at village Thai, Tehsil, Sanganis, Jaipur together with all building structure thereon and P.M. 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 Section of charge was on account of Bank's delay in providing the signed form.
				Charge on all tangible assets including P.M., tools and accessories, furniture, fixtures, vehicles, all other moveable assets and the current assets, both present and future of the project					31/10/2019	31/12/2019	Bank letter date 31/10/2019	By this modification, Bank's charge over its immovable property of 2.9091 hectares of land at Jaipur is released & instead its immovable property of specified plots at Sanganis Street, Ashiana Utsav				Non-filing on Bank's part.

For ASHIANA HOUSING LTD.

(Signature)

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1	100044973	29/6/2016	22/8/16	First and Exclusive Mortgage on "Ashiana Aangan" Khata no. 268 to 275 admeasuring 15,348 sq. ft. at Village. Mahaldia, Tehsil Neeravur, Alwar (Raj) and with all standing erection and construction on every description which are standing erected or shall at any time hereafter during the continuance of security hereby constituted, be erected and standing or attached to the aforesaid land and premises or any part thereof and all appurtenances whatsoever	Rs 11 crores and upto 4 th July, 2016	IL & FS Trust Company Ltd. Plot No. C-22, G Block, Bandha-Kurda Complex, Bandha East Mumbai - 400051 Maharashtra	51% AHH 2017 redeemable 31 st March, 2017 → 11% AHH 2018 redeemable 31 st March, 2018 → 11.45% AHH 2019 redeemable at 13 th July, 2016	Registered Mortgage deed dated 29.6.2016					22/07/2020	22/07/2020 19/09/2020		None

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8.	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, in whole or in respect of "Ashiana Umang" & "Ashiana Aangan"	upto 13 th July, 2020	Vistara ITC Ltd. (India) Pvt. Ltd. 11-2-25 Financial Center Plot No. C-22, 9 Block, Bandra-Kurla Complex, Bandra (E) Mumbai-400011	→ 11% AHL 2017 redeemable 31 st March, 2017 → 11% AHL 2018 redeemable 31 st March, 2018 → 11% AHL 2020 redeemable 13 th July, 2020 → 11% AHL 2018 redeemable 30 th July, 2018 → 11% AHL 2019 redeemable 30 th 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 amount from the RERA A/c shall be withdrawn by the company after it is certified by an engineer, an architect and a cost practitioner that the withdrawal is proportionate to the stage of completed project.	28/07/2020			

For ASHIANA HOUSING LTD.

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9.	100062781	28/6/16	30/9/16	First Exclusive Mortgage "Ashiana Housing" Co. Ltd. On Khassan No. 453, 454, 454A, 454B, 432, 433, 478, 479, 48, 484, 485, 434, 434, 735, 435, 436, 437, 437, 438, 439, 2440 measuring 51, 213.52 sq. Mts. at village Thaj, Tehsil Sanganeer, Taluka (Ray) along with all 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 13 th July, 2020	Vistara ITCL (India) Pvt. Ltd. 128PS Financial Center Plot No. C-22, 2y-Block, Bandra-Kurla Complex, Bandra (E) Mumbai - 400051	11% AML 2017, redeemable 31 st March, 2017 → 11% AML 2018, redeemable 31 st March, 2018 → 11.45% AML 2020, redeemable 13 th July, 2020 → 11% AML 2018, redeemable 30 th July, 2018 → 11% AML 2019, redeemable 30 th July, 2018	Registered Mortgage deed dated 28/6/2016						28/09/2020		Delay in filing because of the twice rejection of the form by MCA

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12.	601804/S	27/04/2018	9/06/2018	315 unsold units of Ashiana Town Beta Residential project developed by the trust situated at Village Thoda & Village Vadaipur, Bhivoli as more specifically described in Transaction document. Project receivable from Ashiana Town, Bhivoli (Mumbai) b Ashiana Anmol Sohana Charge over Escrow A/c for collecting Project Receivables of Ashiana Town (Vadali) b Ashiana Anmol. Charge over the Interest Service Reserve Account	3 years and Rs 100 crore	VISTRA ITCL (India) LTD 112FS Financial Centreplot Mac 22 G Block Bandra Kurla Complex Bandra East Mumbai - 400051	10.15% ATIL 2018 Secured Rate and Repayable Pattern i.e 10/-, 25/-, 25/-, 20/-, 20/- of the issue size	Mortgage Deed 8 Term sheet Hypothecation Escrow A/C	5/3/19		Master 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 7 th of every month in the multiple of Rs 10 Lakhs contingent to due collection of fund.				
									28-03-23		Lien letter on following fixed deposits created in favour of Vistara ITCL (India) Ltd: 1) 5030025309-0245 2) 503007713-25001 3) 5030045192-3092 4) 5030045192-1389	The modification is in respect of withdrawal of charge from units of Ashiana Town Beta Residential Project, Project Receivables from Ashiana Town (unsold units) and from Ashiana Anmol, Sohna, Escrow of all the cash flows of mortgaged property. Charge on ISRA Account and in it's place creation of Lien on FDs as mentioned in description of instrument modifying the charge.	08/05/2023	16/06/2023		
																For ASHIANA HOUSING LTD. JITIN SHARMA Company Secretary
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130	14	100244272	14/1/2019	14/5/2019	Mercedes-Benz	37 Months Rs. 55.50 Lakhs	Axis Bank Ltd. Axis House 128 Noida up 201302	9.017 p.a Car loan on Mercedes-Benz	Loan Agreement					28/02/2022	14/04/2022		Delay in filing due to non-availability of executed documents with Bank in time
					Reg No. DE1CAAT221									Charge Satisfy			
					CH No. - WDD									Satisfy			
					2131426L019414									Satisfy			

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1	10360815	Continued from Page ①		As mentioned on Page No. ①		Axis Bank Ltd, Jamshedpur Branch, Voltas House, Main Road, Bistapur, Jamshedpur (Jharkhand)	As mentioned on Page No. ①	at	31/10/2019	03/12/2018	Bank letter dated 13/10/2019	By modification, company's immovable property measuring 2.9091 hectares located at Jhumer Road, Jamshedpur is released and an additional security of 100% cash margin in the form of FDRs for BGL facility included as replacement security.				Delay due to non-filing on Bank's part.
For ASHIANA HOUSING LTD.								NITIN SHARMA Company Secretary								
For ASHIANA HOUSING LTD.								NITIN SHARMA								

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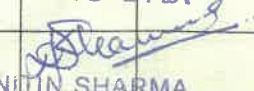
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20	Charge	26/02/2021	Charge not registered	Charge on hypothecation of car (Mercedes Model GLC 450 4MATIC LWB, Colour- Mojave Silver) Registration No: DLACAD 9814 New Registration Date: 06/03/2021 CH No - WIN 671596M00 2590 manufactured by Mercedes Benz India Pvt. Ltd.	Loan of ₹ 90 lakhs availed for a period of 60 months	ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old. Padra, Vadodara, Gujarat-390007	Loan of ₹ 90 lakhs availed by ICICI Bank Limited repayable in 60 equal monthly instalments. The loan is availed at interest rate of 7.40% p.a.	Charge not registered								
	could not be registered as delay in registration was beyond the time period prescribed in law & the application of condonation was not permitted to be filed as per the amended provisions															

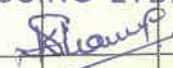
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23	100569565	29-03-2022	13-05-2022	Charge on hypothecation of car (Toyota Camry Hybrid Engine Number-A25B 09999672, chassis NO-MB3B74HK 30600172 Platinum white pearl) order no. KD 220000075, Reg. no. 83944 manufactured by Toyota Motor Sales India Limited	Loan of Rs. 46,56,000/- to be repaid in 60 monthly instalments as per repayment schedule	ICICI Bank Ltd., ICICI Bank Tower, Haveli Chawl Circle, Old Padra Road, Vadodra, Gujarat -390007	As per attached agreement and repayment schedule	a) Deed of Hypothecation b) Repayment schedule.								

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24	100601532	17/08/2022	23/09/2022	① Charge by Hypothecation of entire existing & future current Assets of Dwarka Ph-4/5 months	Financial Facility of ₹ 25 Crores for 60 months	Yes Bank Limited Address: DSS Western Express Highway, Santa Cruz (East) Mumbai, Maharashtra - 400055	As mentioned in the Deed of Hypothecation dated 17/08/2022.	Deed of Hypothecation dated 17/08/2022	30/08/2022	30/10/2022	Memorandum of Entry dated 30/08/2022 in relation to Mortgage by Deposit of Title Deeds for the property additionally secured by the charge.	Additional security created by creating charge over Building of Village Centre Commercial Mall constructed on Group Housing Scheme being an integral part of "Ashiana Village" situated at Vasundhara Colony, Alwar, Rajasthan.				
				② Hypothecation of Sold & Unsold receivables of ongoing Dwarka Ph-4/5 (Todbux).												
				③ Hypothecation on receivables of Treehouse Hotel, Resort & Spa.												

For ASHIANA HOUSING LTD.

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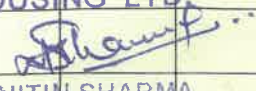
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1.	100610636	03-02-2023	04-02-2023	Creation of charge in favour of ICICI Bank Limited	Rs. 3.55 Crores	ICICI Bank Limited Address: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, RacPourse, Vadodra, Gujarat-390007.	₹ 3.55 Crores Guaranteed availed in terms of Hypothecation deed dated 03.02.2023.	Deed of Hypothecation deed dated 03.02.2023 and Mortgage created by deposit of title deeds on 03.02.2023.								
				availed for development of proposed project in Gurugram. Charge created by way of equitable mortgage on parcel of licensed land ad-measuring 22.1 acres situated in the revenue estate of Village Wazirpur, Sector-93, Gurugram, Haryana along with all the development potential existing thereon.												

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29	100900118	19/12/2023	18/04/2024	Charge by hypothecation of Motor Vehicles Toyota Innova Hycross and Volkswagen Tiguan	Loan of ₹30.60 Lakhs repayable in 37 months at interest rate of 8.80% per annum for purchase of Toyota Hycross. Another loan of ₹31 Lakhs repayable in 37 months at interest rate of 9.00% per annum for purchase of Volkswagen Tiguan	Axis Bank Limited Trishul, 3 rd Floor, Opp to Sumartheswar Temple, Law Garden, Ellis Bridge, Ahmedabad Gujarat-380006.	Charge created against loan of ₹30.60 lakhs and ₹31 lakhs repayable in 37 months at interest rates of 8.80% and 9.00%, respectively for purchase of motor vehicles Toyota Hycross and Volkswagen Tiguan, respectively. Security provided: Hypothecation of the said two motor vehicles.	Loan cum Hypothecation Agreement date 19/12/2023								

For ASHIANA HOUSING LTD.


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30.	10097293F	03/05/2024	17/09/2024	Charge created by mortgage on unsold units of Ashiana Town and on Phase land 2 of Ashiana Advik along with the land underneath located in Bhiwadi, Rajasthan and all other rights, title, interests etc. accruing to the mortgagor in respect of mortgaged properties of the more particular described in Indenture dated 09/05/2024.	Amount of ₹125 Crores raised against issue of secured NCDs repayable in 60 months at interest rate of 9.95% p.a. The terms of repayment more particularly described in the transaction documents of the said NCDs allotted on 13/05/2024.	Vistara ITC Limited Address: The Capital Building, B Wing, 5 th Floor, Unit No. 505A2, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra 400051.	Amount of ₹125 Crores raised through issue of secured NCDs allotted on 13/05/2024 to ICICI Prudential Regular Savings Fund and ICICI Prudential Credit Risk Fund. The NCD issued being secured by mortgage of assets as more particularly described in the Indenture dated 09/05/2024.	Debtenture Trust Deed dated 03/05/2024 along with Indenture of Mortgage.								
												For ASHIANA HOUSING LTD.  NITIN SHARMA Company Secretary				

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

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33.	100956371	19/07/2024	18/09/2024	Exclusive charge by way of mortgage on entire land of the project being part of plot no. 23, Mahindra World City situated at Village Paranus, Chengalpattu Taluk, Tamil Nadu-603002 and charge by hypothecation and hypothecation of scheduled receivables and such assets receivables from as more unsold units of said project described and all insurance in deed proceeds both of Hypothecation present and future dated cash flows including 17/07/2024 charge on the escrow account of the project and all	Ruper Term Loan of ₹ 20 Crores availed for a period of 12 months @ 10.10% per annum against charge by mortgage and hypothecation of project and assets as more particularly described in Hypothecation Deed dated 17/07/2024 and Mortgage Deed dated 19/07/2024.	Bajaj Housing Finance Limited Address: Bajaj Auto Limited Complex, Humbari-Pune Road, Akurdi Pune, Maharashtra - 411035.	Ruper Term Loan of ₹ 20 Crores availed for a period of 12 months @ 10.10% per annum against charge by mortgage and hypothecation of project and assets as more particularly described in Hypothecation Deed dated 17/07/2024 and Mortgage Deed dated 19/07/2024.	Deed of Hypothecation dated 17/07/2024 and Mortgage Deed dated 19/07/2024.								

For ASHIANA HOUSING LTD.

[Signature]
NITIN SHARMA
Company Secretary

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	101085506	12/03/2025	01/05/25	Corporate Guarantee given by Ashiana Housing Limited in respect of Master Rent Agreement involving amount of 5.72 crores (Approx.) between Kairaw Developers Limited and Novus Procure India Pvt. Limited	48 months (INR 5.72 crores Approx.)	InCred financial services Ltd. Address:- Unit no. 1203 12th floor B Wing, The Capital Plot No C 70 G1 Block, Bandra Kurla complex, Mumbai, Maharashtra India-400051	Ashiana Housing Ltd. the Guarantor has given a corporate Guarantee to InCred financial services Ltd. in respect of Master Rent Agreement between Kairaw Developers Limited and Novus Procure India Pvt. Ltd. (for operational purposes lease certain equipments from Novus Procure India Pvt. Ltd.)	Corporate Guarantee Agreement dated 12/03/2025								

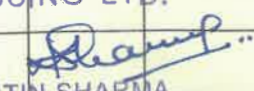
For ASHIANA HOUSING LTD.


 NITIN SHARMA
 Company Secretary

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	101085821	23/03/25	30/04/25	Charge is created on (INR) account of Hypothecation of Motor Vehicle - TOYOTA VELLIFIRE VIP LOUNGE	60 months 1.32 (crores)	HDFC Bank Ltd. House senapati Bapat marg, Lower Parel W, Mumbai, India 400013	Charge created against loan of ₹ 1.32 (crores) repayable in 60 months at 8.50% for purchase of motor vehicle. TOYOTA VELLIFIRE VIP LOUNGE Security provided: Hypothecation of the said motor vehicle	loan cum Hypothecation Agreement (Loan Agreement no. 161202237)								

For ASHIANA HOUSING LTD.


 NITIN SHARMA
 Company Secretary