REGISTER OF CHARGES **FORM** [Pursuant to Section 85 of Companies Act, 2013 and sub-rule (1) of Rule 10 of the Companies [Registration of Charges] Rules, 2014] CHG-7 Names and Addresses Particulars Period and Date of Short Date of S. Charge ID Description Date of Date of Description of Date Oute of Facts Reserves for Delay of the Terms and Particulary of the Charge Holder Amount Regis-Description Creation of the Instrument | Modifi- Registra | the Instrument of Sat. Regin. and in Filling for Mag. of Modifica-Secured by Conditions tration of the Property of Charge office tration Date of intration of Crea-Creating the cation tion of Modifying the of the Charge the Charge Charged tion of Condo-tion. Medification or Date of Charge of Modifi-Acquisition Creation Satin- nation or Satisfaction of Charge cation faction of Delay, the Charge, if any of of Property of Subject to Charge Charge Charge 21-06-29 Au that inverest 5 years Axie Bank Ado Bate of months Hypotheration 9861/424/02/4 Equitable By modification 1 10360 815 16-05-292 proberty known by were have of included the claim agreement. waspyletroop ancusty from "Trechouse" test pai od with Intomany Rs 12.5 an ana 9,38687 csou. Volton House, Mein Base 8ate +5 with from wan yes sway Penitin Axis fuck to viland but Road Bistour, p.a. for the letter Charles of Rs 12 50) period of die Janshedbue for bank leller Situated at in found & sirely (Thackband) Vasundhare, Mago Town & coulty For confedicate Planki 7, Hallow Phase-11; Berin hour. on Sistact whose +3.25-1. account of BW/FD land in layout huchy the result of group House of the 15 crows Scheme, admissings 12 now 27-5 Al 30.05 ALGE situated at against the Ragar shou-11 territy of immorable Dietrict-Muse propelately Parasthoun of Treehouse Hold with 101 Brance & Refail wall Brighedat Valudhair Dhate-11. Blings 26/01/67/706 Memoradury & proceed the tree week both Crey, Sarchim with property lives than No 42/11/2014 1 Due to nent fling on bank 1 pall Shard at village That Table Language again to the Language of the Table Language of the Table Language of the Table Language of the Language o by Maclification the total As the execution 62/3/16/19/4/206 Sanction 4 HL) was done Noc at lake de hem and Bank Warroll NITIN SHARMA clid net 1012050 10940 49m loury / file charge erki sircu para fally and lendy ser gibla soci continue on 19 No. 16

FORM CHG-7		[Pu	rsuant to Sect	tion 85 of	RECompanies Act, 201	GISTER OF	CHARGES	ая							MASE
S. Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration of Creation of	Short Description of the Property Charged	Period and Amount Secured by the Charge	7	Particulars of the Terms and Conditions of the Charge	Description of the Instrument Creating the Charge	Date of	Date of Registra- tion of Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modification	T	Date of	Facts and Date of Condo- nation of Delay, if any	Reasons for Dela in Filing for Reg istration of Crea tion, Modification or Satisfaction o the Charge, if an
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C1	10-1		[Pui	rsuant to Sect	ion 85 of (Companies Act, 201	3 and sub-rule (1)	of Rule 10 of th	e Com	panies (Registration of	of Charges) Ru	ıles, 2	014]		V
S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		tion of Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modification	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
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S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		of the Instrument Creating the Charge		Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion		Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
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CE	[G-7]		[Pur	suant to Secti	on 85 of C	Companies Act, 2013	3 and sub-rule (1)	,	of Rule 10 of th	ne Com	panies ((Registration	of Charges) Ru	iles, 2	014]		•
S. No.	to Seeding N	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Charge	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 Modifi- cation of Charge	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1.	100044973	29/6/2016	22/8/16	First and Exclusive Moetgage on "Ashidua Aougan"	Re 11 crow	ILDES Toust	\$19. AHL 2017	_	Registered				-	29/07/	2000		Man
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				Neeneway, Alway		bandra East	Medentable at										
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S. No.		Creation of Charge or Date of Acquisition of Property	of	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	7	Description of the Instrument Creating the Charge	Modifi- cation of	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
8.	100 055101	9/09/2016	19/10/16	All-the project	Resource	Vistra ITCL	> 11% Att 1 2017	1	Hypothication	17/8/17		Hypothecation	In the master of all the property	28/21/20	9		3.
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S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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 Modifi- cation of Charge	Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Satisfaction	Date of Regis- tration of Satis- faction	and	Reasons for Dela in Filing for Reg istration of Crea tion, Modification or Satisfaction of the Charge, if an
9.	100062781	28/6/16	30/9/16	First & Exclusive	1839	Vista ITCL (Indi	111- AML 2017		legistered			(MANAGE)		28 04 30	06		Delay in.
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S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Creation of Charge	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 Modifi- cation of Charge	tion of Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
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	HG-	4	T.	[Pu	rsuant to Sect	ion 85 of (Companies Act, 2013	3 and sub-rule (1)	1	of Rule 10 of th	e Com	panies	(Registration	of Charges) Ru	ıles, 2	014]		V
S	Cha		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration 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		Creating the Charge		Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
	1001	80415	91/04/2018	4 06 2018	315 censold units	3 years	VISTRA MCL (INDIA)	10.15-1 AHL		& Mortgage Dile	5 3 19		Master Appre					
	To a		- (of Aspiana Town	and	LIB	Secure		8 Telm shut	- 1		· ment of bhendrai	icin supert of				
		T			beta Residential	Relooura	112 FS Financial	Rateland	-	s ty potheration	G		> Agreement	withdrawal of 509				
					peoplet developed		centreplot WOLZ		1	> sud			to Escrow	of the money				
					by the turns		G Block Barden	× 101- 25-1		> Escrow Mc				deposited in				M [*]
					situand at Village		1 (12)	25-1-,20-1-,201						busis and				
					Thoolay Village		Bardia East	of the iller	100				V_,	depayment of		-		
					Volaipur, Bhirad		Mumber- 40081	erze	_					Interstand sidents on				
					as man specifical	4			-					of Principal				
					disclibed in Tu				L					monthly				
					Project selevol	ı		***	L					baris on the				
					from Ashiana									date of 7th		1		
					Town, Bhievali U	march)			-					month inthe				
			-		Les hiana dhuma				1					Le 10 Laples				
					Sohna Change									contiguent to				
					our Esuntation				-					Here collections				
					project Receivable				H					0 4				
					of Assianor Iver (1	modal)			H	2	28-03-23		Lien lette on	The modification is in respect of withdrawal of charge from units of Ashiana	08/05/	16/06		
					- Deliang Annal								fixed defasits	withdray of	२०३३	२०२३		
					harge one the				H				of vists o TTCL	units of Ashiana	Fol	ASHIA	NA HO	USING LTD.
					Interest Service								15030025309-	Town Beta Residential Project Project Receivable				TIN SHARMA Ompany Secretary
					fesum becomb							9	0245	from Ashiana			\$c	ompany Secretary
								4	建			2	25001	and from Ashiana				
												9	3092	all the Carlows				
									-				1389	Project Receivable from Ashiana Town (unsold units) and from Ashiana Annol, Sohne, Eschus all the Carhilous to meht gaged broperty, Charge on ISRA Account and in it's place 'rection of Lieh on				
									-	For	ASHIAN	NA HOUS	SING LTD.	and in it's place				
						-				A STATE OF THE STA		1	Stewn	Ds as mentioned				
												T	IN SHARMA	Ds as mentioned on oles cription of instrument mostlying the Charge.	F	or ASH	IANA H	OUSING LTD.
									-				1	the Charge. 400				Deart.

	10-1		[Pur	rsuant to Sect	ion 85 of (Companies Act, 2013	3 and sub-rule (1	1	of Rule 10 of th	e Com	panies	(Registration	of Charges) R	ules, 2	014]		V
S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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	The second secon	Creating the Charge	Date of Modifi- cation of Charge	Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
130	100244274	14/1/2019	14/3/2019	Muscedez	37	Axis bank Hel	9.01 P.A	1	Lo an Agreem	سا				28 03	14/04		Delay in
		1.5	1 /	Benz)	months	Axis MOWL-128	Car Loan		U					2022	२०२२		filing du
				Regiskation	De 55.50	Novida UP	on Murieller							Charge			to non-
				No-DI locus 385	Lakhe	201307	Benz						1-1-2-4	Salissie			availability
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CIT	CI	1G-7 ([Pu:	rsuant to Sect	ion 85 of (Companies Act, 2013	3 and sub-rule (1	Rule 10 of th	e Com	panies (Registration	of Charges) Ru	ıles, 2	014]		V
S. No.	S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	Description of the Property Charged	Period and Amount Secured by the Charge	of the Charge Holder	Particulars of the Terms and Conditions of the Charge	Description the Instrument Creating the Charge	Date of Modifi- cation of Charge	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
130	坞.	100244272	-14/1/2019	14/3/2019	Mirieder	37 Months	Axis Bank Hd.	9.017.pa	doan				-	28/03	14/04/		Delay in filing
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S	Charge ID	Date of	Date of		T .	Nomes and Address	F	Construction of the Constr						T		- (21 and 12
No.	Charge ID	Creation of Charge or Date of Acquisition of Property Subject to Charge	Regis- tration of Creation of	Description of the Property Charged	Period and Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms an Conditions of the Charge	Description of the Instrument Creating the Charge	Date of Modifi- cation of Charge	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	of Satis-	Facts and Date of Condo- nation of Delay, if any	Reasons for De in Filing for Re istration of Cr tion, Modificat or Satisfaction the Charge, if a
K	100244259	14/1/2019	14/2/2019	KODIAQ LEK	37 Months	Axis Bank Ltd	9-017-	Loan					28 03	17/04/		Delay in fi
				legict No.	h 38.39	Axis House 128 Norda 201302	Car Coan	Agreement				т.	111	२०२२		due to non.
				DL16619178		Noide 201302	on.						Charge			availability
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0	CHI	G-7		[Pur	suant to Secti		ompanies Act, 2013		of	Rule 10 of th	e Com	panies (Registration	of Charges) Ru	les, 20	014]	Si	V
N.	S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Creation of	Charged	Period and Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charge	of	Description f the Instrument Creating the Charge	Modifi- cation of	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
+	18 1	0360815	Continu Sion Pa	(2)	As mentio	ned o (1)	Tamshedpur, Branch	As mention, on lage		al		- 1 1	1 1 1 1	By madisication				Delay due
			(7		Kord Bistpur	No (1)		G LTD. SHARMA V Secretary	31/10/20		Application	ad measuring .	7.9091	hecteres		Silingon
							Jamsbeelpur			HOUSING NITIN SH COPPERING	Ne Vice	a m		Jamshedpur	1	1		Banks part.
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N	No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Creation of Charge	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		Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion		Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
	0	100351502	26/06/2020	23 of 2020	Charge is	735 (rores	HDFC Bank Hd.	As	Depd of					22/11	Hy01		Inadvectent
	139				created on	Speriod	Ramon House	mentioned	Guarantep	V.				रे०स्र	2023		delay
								in the	dated		-74:						
						mentioned	Reclamation	Master .	26.06.2020					For A	SHIANA		NG LTD
					Quaranter	in the	HT Parek Have,	Faility	3		4 - 1					MITIN	SHARMA
							Mumbai ,	Agree ment								Compa	ny Secretary
					Bank Utd.	Facility	Maharasht ra	dated	Jane "				e ter	-			
					to secure	Ag-sepment	400020	23-06-206									
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					Loan availed	M/s-Viste							the Room				
					Housing Sor Construction	Housing						Y-	the single	40			
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7					Project known	Ltd.							110000		-		
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		ie .	[Pur	suant to Secti	100 85 OI C	ompanies Act, 2013	Sun ann-tme (1	or knie 10 or tr	ie Com	panies	(Kegistration	of Charges) Ru	iles, 2	014]		•
S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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 Registra- tion of Modifi- cation of Charge		Particulars of Modifica- tion	Date of Sat- isfac- tion	Regis-	Facts and Date of Condo- nation of Delay, if any	Reasons for Dela in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
17.	100461542	09/07/2021	28/07/201	Exclusive	327	ICICI Bank Ud,	As pex	Depd of		9 -	2.		06/07	06/07/	_ 5	1000 Joseph 1
	13		1 1	Charge	(roves	ICICI Bank	the	Hypothesation					2023	2023		1
	THE STATE OF THE S			by way	Cperiod	Tower, Near	Credit	dated.		8 1			Charge			
		III III III	=	08 hypotheration		Challi Gircle,	trangement	09/07/2021				The state of	Satisfier	(
				on the	mentione	Old Padra	Cetter				the first services		in full			W.
				Suture	in	Road, Vadoda,	date	The Markey	0							
				Schoolyled	(redit	Cauja rat = 3/0007	09 06 2021	Serial series		W.	and the second	For ASHIANA			0	
				Receivables of	Rel	1	. 1	Maria A	Han	M. Fla	mille mil			N SHAF		
				the Project &				B- WE				d Zentin	Com	pany Secri	tary	
				other Project	letter			Am. No.			1 1 1					
				to the	dated			A.								
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				developer	2021	+1		MASS P. C.					H			
				Share and								- Park - I				
				all insurance												
				proceeds, both				<u> </u>								
				Present & Swar	ę		-									
				of Ashiana								a Ive Ive	- 6			
				Amantran												
				project being				-112								<u> </u>
				Constructed		<u> </u>										
1				on Rectangle			<u> </u>					-				
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				at Village Ke	shopura,							<u> </u>	For AS	HIANA		NG LTD.
				Aimer Road Jaipur Raj	Sangamer,			1		- 0		7			NITIN	SHARMA any Secretary
				Jaipur, Kaj	asthan.							Au very			Compa	any Secretary

7 6	нα-7		[Pu	rsuant to Sect	on 85 of C	Companies Act, 2013	and sub-rule (1)	of Rule 10 of th	ie Com	panies	(Registration	of Charges) Ru	ıles, 2	014]		
S N		Creation of Char or Date Acquisit of Prope	n Regis- ge tration of of on Creation rty of to Charge	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		Modifi-		Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
4 4	8. 10046	64484 28/07/20	21 05/08/202	Mostgage by	Ruper	ICICI Bank	As per	No instru-	1				06 07	06/07		111 0
	_		- 1	actual	Term	limited,	bhe'	ment was					2023	2023		***************************************
							Creclit	execut ed					Charge			1
				title depols		Tower Near	Arrange-	but mostgage					2a tisfie			
				Sor all		Chakli Circle,		was					in full			M.
				that piece			letter	created by				For ASHIA	NA HO	ICINIC	LTD	
	-		IT SIMIS	& parcel		Road, Vadod sa,		actual				FOI ASHIA	NA NO	SING	0.00	<u></u>
				os land adm	casuima	anjaret-390007.	16 03 2021.	deposit 08			and _f			TITIN SE	ARMA	
1				22. 344 acrs				fitle dends								
				Situated in				on 26th		1						
					100	x dated 16/03/2021.	-	July 2021.								
				sector 93, 640				The								
				Haryana, including al		1		os title								
1	-			including a	1 the			depols is								
				structures	,			acros is		- X						
-			-	thereon bot	h			by ICICE								
				present & 8				By ICICA			r e					
				along with al				Bunk	1							
1				developmen				(Change bolder vide it's letter dated 30th July 2021								
			7111	Potential a	sing			latter 11.1								
				thereon Cir	oluding			20th T. 1 2011		1						
				additional		R		Sury text						92f		
	-		-	potential i	n the											
-				Sorm of Premium	FOT.							<u>es</u>				
-				Premium	I rst,			777								
-				etc.), bot	h present					-						
				& Suture	•	N. 1					-	3	FO	r ASHI	NA HO	USING LTD.
														AOIT	NA HU	wolant.
															-	HTH OHARMA

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, N	S. (No.	10.	Creation of Charge or Date of Acquisition of Property	Date of Regis- tration 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 Registra- tion of Modifi- cation of Charge		Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condonation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
4	9.	100367206	29/07/2020		Working	7. %	HDFC Bank Utd.				1 1		1.1	Charge on				
-					Capital		HDFC Bank House, Senapati	Cepital		Agreement	२०२3	2023		() ()		P.		
-					against		Bapat Marg,	loan		Cum Guaranter				mutual Sunds to avail addit				
					pledge 08		Lower Pare W	availed		executed			and Sanction					Ar .
					ICECI		Mumbai,	@ 8,30/0		on				Sacility of				
_ *					Prudential Corporate		Muhazashtra -	repayable		29/07/2020.			21/08/2023.	748 Crores				- 1
					Bond Fund		(000)3,	in 12						in addition to the				
					Growth			months					For A	existing Sacility	U			
2 0								on demand					N HS	os Fiz (rores				
-								Sor loan						such that				
		- S										u pa	- KE (0)	the total Sacility is				
								is pledge				1 223	17/60	now 7 60				
-								Mutual				â	¥ /00	Crores.				
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No.	H_ =	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Creation of	Short Description of the Property Charged	Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charge		Modifi- cation of	Date of Registra- tion of Modifi- cation of Charge	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Dein Filing for Reistration of Cretion, Modification Satisfaction the Charge, if a
20.	Rahmis 0			Creation	I 3 George	ICICI Bank	As per	No instrument			<u> </u>	21.2	15/11	19/11)		2)4-7
	749045529	09/09/2021	28/09/202	108 Charge	Ba	Ltd,	the Credit	was creuted						रे०२२		10
	Charge ID:	1 1	1 -1	w.r.b.	Soutity	ICIEI Bank	Arrange-	but mostgage				n 5				
	100442191			Bank Guarante	availed	Tower, Near	ment	was created				For AS	HIANA	HOUS	ING LT	D.
						Chakli Circle,	Cetter	by actual	p.	h		18 11 4	12	0	Klam	Pil .
						Old Padra	dated	deposit 08		age w		21 6 20 1		Com	N SHARN pany Secret	ary
				of proposed			03rd May	title deeds		- 3	MAY SHOW	or make 8				
	×	1			ment		2021.	on ogth		t la	in pile in the same	1 1 3				
						aujarat = 39000+		September								
					dated	India		2021.				[A34,44]	J. T.			
				created on	03 rd May			Contract T				1 - 4" 1				
				BSCrow,	2021.			Laline 24				of Police La	AF .			Hall
				kuounts				Land In				- Sept 3-7				Taken.
				Receivables		37 4						Marina	7)			
				08 22 lacres		5 14						325.24				A de Sen
				os land												
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1				in village								- Telesi				
				Wazirpur,								LANE LT				Lift or Yes
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				aurgaon,							- Ange					
				Harrana.												k
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9		IG-1		[Pur	suant to Secti	on 85 of C	Companies Act, 2013	and sub-rule (1)	4	of Rule 10 of th	e Com	panies (Registration	of Charges) Ru	ıles, 2	014]		V
; N	S. No.	A	Creation	of Creation of	Charged	Period and Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charge		of the Instrument Creating the Charge		tion of Modifi-		Particulars of Modifica- tion	of Sat- isfac- tion	of Satis-	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1	76-1	Charge	26/02/2021				ICICI Bank	Loan of	1	Charge not		3 5			3			Language Ans
		Could		not	hypothesation	7 90 lakks	Limited,	2 90 lakhs	1	registered								
		not be						availed	1	C			112 111 17	5 1 1				
		registered						by ICICI	1	2			F. & w	de la la vista				1
	1	as delay	THE IS				Chakti Circle.	Bank limit	ed		1							sil.
		in			450 4MATIC	08 60	Old Padra,	repayable	1		-			4 1 4	LE L			
		registeration	TD.		LWB, Colour-	months	Vadodara,	in 80	N. Control						1			
		was	1		Mojave Silver)		Cuija-nat-39000+	Equa!	1	Depter St. 75		7						
		beyond			Registration		9	monthly	1	1								
		the			No: PLACAD			instalmen	रेड	-				4.4.				
		time period			9814 New			The loan							-			
		prescribed			Registration			is availed	1	I division				A ME				
		in law			Date: 06/03/20			at interest	1	De La San								
		'é the			CH NO - WIN			rate of		of the same								
		application			67 1596 MOO			7.400/0	1	5								=
		os condo-			2590 manusac			p.a.	1									
		nation			tured by													
		was not			Merceder				1	£ 1-3								
		permitted			Bonz India				1									
		to be			Put Ltd.				1	3								4
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		as per							1									
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		Provisions						-						1				
		1				1.				= = H				For A	SHIAN,	A HOUS	SING LT	D. 9
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					N.											Com	npany Secreta	tary
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9	CH	G-7		[Pur	suant to Secti	on 85 of C	Companies Act, 2013	and sub-rule (1)	1	of Rule 10 of th	e Con	panies	(Registration	of Charges) Ru	ıles, 2	014]		- No. 121.
, N	S. O	m trade from the	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of Creation of		Period and Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charge		of the Instrument Creating the Charge	Date of Modifi- cation of Charge	Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1	20.	In 5440.00	27/10/2-20	15habas	Charge	Loan	Bank o8	Charge		boan cum					03 07	06/07/		
H	OC BE	1005 1 1784	11014648	10 popular	against	08	Baroda	on hypother		Hypothecation	-				2023	2023		
							Address &	cation o8		Agreement		200	1 - GM		Charge			- 3
							B-3, Conought			executed					Satisfie	.0		
					(ax 1.7.0		Circus, Dethi-	V -		on 28 01722					in full			
I					loan availed		110001	Sox loan		boan	4							
					Srom	08		avai os	-	Sanctioned				For ASI	IANA	HOUSI	NG LTE	6
					Bank of	Baroda		2 66 Jakhs	Ц	as per						NITH	STARM	
					Baroda			availed	Н	Sanction						Compa	ny Secreta	У
					808		l L	Srom	H	Letter					ļ			
					purchase		*	Bank o8	H	duted								
					os car.			Baroda	+	27 01 2022.								
								repayable	-									
			1		Jan In			in 854	+									
		34	Y = -		7 Ph. 1			equal	H									
							-	monthly	+					-				
								installments	+					140				
								@ 7.10%	+									
					<u> </u>			per annum	+									
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														-				<u> </u>
			THE STATE OF											For	ASHIA	NA HO	USING	LTD.
					Fe								a a				Klo	mil.
																	VITIN SH	ARMA ecretary
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Section 1	HG-7		in the	quant to Secti	on 85 of C	companies Act, 2013	and sub-rule (1)	0	of Rule 10 of th	e Com	panies (Registration	of Charges) Ru	iles, 2	014]		
S. No.	Charge ID	Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration 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	Modification of Charge	Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
20	100569545	39-03-2022	13.05.200	chaye m	LOAN & RI.	ICICIBANE Ltd.,	As per		Personne					4,			
2	100,000			hypothecation of	to be se pay	whe ICILI Bank touch,	ment and	10	Repayment phidule.								
				tubred France	in 60 ments	Livele sod Padra	repayment		Land bed								2.000.00
				Number-425B	as been	Circle sold Padres Road, Vedodran 4 wheret -39000+	shoule	1				-7,1					
	1			NO-MBJB714K 306001172 Platinu				1									st.
				while bear)			7	1									
				2200000 = 5 , Ru				1								-	
			Traf III	sy trayota	kon			-	I.E.								
				Kilookai and	la						FB				-		
				limited													
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								1							. 4	N SHARM	A
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190	HG-	1		[Pur	suant to Secti	on 85 of C	Companies Act, 2013	and sub-rule (1)		of Rule 10 of th	ne Com	panies	(Registration	of Charges) Ru	iles, 2	014]		
r Ne	Char	A A	Creation	of Creation of		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	Modifi-	Date of Registra- tion of Modifi- cation of Charge		Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1 2	1006	61532 I	TOBROWN.	23 09 2022	Charge by	Financial	Yes Bank Limited	As mendoned	1	Depd os	30/08/	2022		Additional				3
					Hypotheration	Facility	Address: 058	in the	+	Hypo heation	२०२२	२०२२	08 Entry		-2			Trail 2
					oSentire	. /	Western Express	Depo or	-	dated			dated	created				
		* 4			excisting 8	7 25 Cva.		Hypotheedion	-	17 08 2022			30/08/2022	by creating				
					Suture Current	Sor	Santa cruz (bag)	dated	1				in relation	charge over			35	
	IV .	,			Assets of	60	Humbai,	17/08/2022.					to Mostgage	Building		-		*
					Dwarka Ph-405	months	Hahrashtra-	1 1	1				by Deposit	ob Village				
					2) Hypotheestion		400055			Contract Contract		-		Centre				
					08-Sold &								Derds	6 mmercial				
					Ungold replyable	1							Sor the	Mall construc-				
					oS. ongoing								property	ted on Group				I_
					Durante Pb-5								additionally	Housing Scheme				
					(Todbjux).								Secured	being an				
					3) Hy Potheration				1		. v		by the	integral		or A		
			22		on recpivables			-		A Table			Charge.	part of		SH		8
					08 Trephouse	30							7	"Ashiana		ANA		
					Hotel, Resorte									Village"	03	, HO		
		-			Spa.									situated at	ompar	200		
							1							Vasyndhya	y Sec			
			I I										8	Colony, Alway	etary	الح ا		
														Rajas than.		40		
														U				
									4									
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							4)							(4			110110	NO LTD
								4						* " - 1	ror AS	HIANA		NG LTD.
								,									NITI	HSHARMA any Secretary
																	compa	any Secretary
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																-		

1		G-7		Pur	suant to Secti	on 85 of C	Companies Act, 2013	and sub-rule (1))	of Rule 10 of th	ne Com	panies	(Registration	of Charges) Ru	ıles, 2	014]		V
Þ	S. Vo.	Month Modification	Creation	of Creation of	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				Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion		Date of Regis- tration of Satis- faction	and	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1	5.	1006	10/08/2012	# II 10	/ \			Charge	-	Loan aum					14/07	17/07/		à
		1006983.13	. ,	2022	against		Bank limited		-	Hypothecation				a	2023	2023		1
		o 9 s	ary	Approved	hypothecetion	lakhs		hypothecetion		tarepment		7						7
		S LT	Secre	by MCA	of Lunit	availed	Address: Trishul,	of Jaquas		dated		V		For As	HIAN	HOUS	ING LT	D.
		S S	5	on	of Jaquer	from	3rd Floor, Opp	Car Sor		10/08/2022.		5-1.					IN SHAR	
			.9		Cax Flace		to Samar theshwar	cloan of		1						Con	pany Secre	lary
							Temple law	£ 76.04	-					5 3 4				
		Ï			Year of		Gurdens	lakhs availed				LIE	WIT THE					
		or A			MGF 2022			Som Axis			3							
		Щ			i. 1.0 Less		Ambawadi,	Bank Limited										
					loan availed		themdabad,	repuyable	-						7			
					Sor purchase		Cryjanat - 380006		-									
					of this		U	equal.	-									
			The state of the s		car.			monthly	-		-							
-					2.1			installments	-			- 2						
					1,000			@ 8.03%	-							-		
-					W. a	1		per annum.	-				1					
						-		/	-									
			9						H	-							(a	
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					والربا	List			4									
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	Y						·		4	1								
									1			9,1						
									1						or Ac	HIANA	HOUSIN	IC LTD
									1						UI Ma	HANA	HOUSIA	Many.
									1							2	MUNTIN	SHARMA Ly Secretary
									1								Control	, occident
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3	HG-/		[Pur	suant to Secti	on 85 of C	companies Act, 2013	and sub-rule (1)		of Rule 10 of th	ne Com	panies	Registration (of Charges) Ru	ıles, 2	014]		
n No	end to invitation of the second of the secon	Creation of Charge or Date of Acquisition of Property Subject to Charge	of Charge	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	Modifi-	Date of Registra- tion of Modifi- cation of Charge		Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
1 3	100639084	28/10/2022	19 11 3.22	(rection	73.55	ICICI Bank	73.55 (rores	1	Deed 08					18/01	19/01/		
		1 /		of charge	Croses	Limited	Ban le bena surtes	4	Hypothecation					1	२०२३		
				w.r.t.	Bank	Address: ICICI	availed in		dated 28/10								
		L. Dept.		Bank Guara-	Guasanter	Bank Towers	te 5 m 5 0 8		2022 and			<u> </u>	For	ASHIA	NA HO	ISING I	0 .
		200				Near Challi	Hypo theeation	-	Letter Sos						N	HTIN SHA	RMA
				Sor develop	as per		Depd date	-	Equitable						C	ompany Se	cretary
				ment of	Depd os	Padra Road,	76/10/2022,		Mostgage.				V				
				project in	It ypothe-	Alkapuri)			30								
				aurugram.	cution	Vadodra,											
11				Charge	dated	aujasat -390007		-					1	-			
11		-		created by	28 10 3033		12	-									
1				bypothecation			1						Crissian in				
11		+		on all piece													
				and parcel of				-									
1				licensed land				1									
1-				admeasuring													
		 		22.1 aures situati									The letter				
				in village Wazing									- Author	one.			
		5		Sc- 93, Gurugras			1										
1	7 7 7			including all													
				structures they													7
				along with all to					THE WORLD								
		17		potential axisi							-		5				
				thereon, both	4						-		For ASI	HANA			
	# #			present and			,			-					NITI	SHARM	A
				Suture.									79.		Compa	ny Secretar	
				OUTU10		-											
									-								2- %

40	CHG-7		[PIDE]	amont to Socti	on 85 of C	companies Act, 2013	and sub-rule (1)	6	of Kine 10 of th	e com	panies (veRiariarion o	n charges) we	uco, 4	ULTI		
HE	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration of Creation of	Short Description of the Property	Period and Amount Secured by the Charge	Names and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charge		of the Instrument Creating the Charge		Registra- tion of Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion		Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
	1 14 121	.2 -2 2 22	W - 2 2 22	Cracking of	Pc. 3.55	ICICI Bank	73.55 (xoxes	-	Depd os					l Re			170,513
1 3	1006 (06 06	03.07.4043	04-04,4043	charten 00	lypres	Limited	Rock	1	Hy Pothecation								
				Rank Guarante	Bank	Addres: ICICI	Guarantee		deed dated								
							availed in		03:02: 2023							4	
				deve looment	availed	Hear Chakli	terms 08		and Mostgage		-						*
				of proposed	in terms	Circle, Old	Ity Pothecation		created by								
				project in	08	Padra Road,	dead dated		deposit os			HOW BEIN	ANTEN OF				
H				Gurug ram.	hy potheceli	on Racecourse,	03.02.2023.		title depds								
H				Charge created	depd	Vadodsa,		-	on 03.0२.२० थ.								
				by way of	dated	Gujazet - 390007		O CONTRACTOR OF THE PARTY OF TH			-		11				
		14		equitable	03.02208			Autom		5							
				mortgage or				-						-			
				Parul 08				-				6,317578.				14	
				licensed land	1			-		_							
				ad-measuring				-									
				22. Lacres													
				situated in				1									
				the revenue				1									v e
				estate of				1	*								
				Village			1	1									
				Wazirpur,				1									
				Sector-93,				-									
				Gurugram													
		111 200	STORTA	Haryana				-									
				along with				1					For AS	HIANA	HOUS	NG LTE	
					1			-							S	NG LTE	
		-	1 - 1	developmen				1							Comp	SHARM any Secreta	ry
				potential axi				1									
				II L U									The second second				

CI	HG-7		[Pur	suant to Secti	on 85 of C	Companies Act, 2013	The second secon	-	of Rule 10 of th					_		T	Process 6 P. 1
S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion		Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Dela in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
38	AA6432124	16/12/2033	18/04/2019	Charge	Loan	Axis Bank	Charge	-	Loan cum						100		
	(SRN)	17		by	of	Limited	created		Hypothecation								
	Charge			by Potheration	Rs 60 lakhs	Trishal , 3 Floor,	against.	4	Agreement					P.			
	D:			nC.	repoundle	Dop to	loan od		dated		-						
	100900122			motor	in 37	Samax theshwax	760 lakhs	4	16 12 2023.								N.
				vehide	months	Temple, Law	availed	-	1								
I				(Volvo XC60)	at interes	Garden, Ellis	Srom		ST 3514 (17)		1_00	end still		=0			<u> </u>
-					rate of	Bridge, Ambawadi	Axis Bank	H				Market I					
F				w	8.80%	Ahemda bad	at interest		- Louis !								
					per annum	Gujaret - 380006	rate of		Cont Manager				Mary				
	1				EHI	0	8.80%										
					amount	16	per annum	H		61			6			-	
					Rs. 1,85,746		repayable					- Viditiy	2				-
						1	in 37	4	The days of				4	-			
							months		in a station	CI.							
							to purchase		Charles of								
							motox	+		1							
					Ja		vehicle		V , = 171	1		stat	3				
D Die							Volvo XC60.	-	ONE VETT								8
1							Secrity	-									
	-						Provided =7	1									
							hypothecation	+					In t				
							hypothecation of the	-					For ASHIAN	A HOU	ISING I	.TD.	
-							said	-				4			u/Ble	wil-	*
							motor	-					-1	N Co	TIN SHA mpany Sec	RMA	
The same of							vehicle	-									
14			6					1									
(000								1									* * * * * * * * * * * * * * * * * * *
								1					d -				7.1

C	10-7		[Pu	rsuant to Sect	ion 85 of (Companies Act, 2013	3 and sub-rule (1	Rule 10 of th	e Com	panies (Registration	of Ch	arges) Ru	les, Z	014]	grego sin p	/ Charles charles	~
S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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 the Instrument Creating the Charge	Date of Modifi- cation of Charge	Registra- tion of Modifi-	Description of the Instrument Modifying the Charge	of N	1 odifino	of Sat-	Date of Regis- tration of Satis- faction	Pacts and Date of Condo- nation of Delay, if any	Reasons for De in Filing for Re istration of Cre tion, Modificat or Satisfaction the Charge, if a	ega- ea- ion of
₹9.	100900118	19/12/2023	18/04/2024	Charge by	Loan	Axis Bank	Charge	1 Loan						4		o Konz * "photitipa * j. 1970ani, ph. p. 1974. – je t	ina di managana da	Ç
34				hypothecetion	08			cum	421								4	
				of Motor	₹30.60	Trishul, 3 door,	against	Hypotheration			Stranger and desire					al value and beauty for a	AND THE PROPERTY OF THE PROPER	
				Vehicles	Lakhs	Opp to	loan os	Agrepment			V					The section is the section of the se		1
FL				Toyota Innova	repayable	Samar the shwar	730.60 lakhs	date		2				No. 1 and the second second			W -	
				Hycross	in 37	Temple, Law	and 7-31 lakt	5 19 12 2023					***				Victoria de la constantina della constantina del	
				and	months	Garden, Ellis	repayable -				Just Bad		Marin y					
				Volkswagen	at	Bridge,	in 37 months		36-4	N No			m . m .	ale t				
				Tiquan	in terest	Ahemdahad	at interest		107 -12					101				
		1 n.		-0	rate of	Gujarat - 380006.	rates of 8'8"/.	11 - 5 . 7							1			
T_					8.80%	0	and 9.00%,								-		4	
					Per annum		respectively	1-5 N-1		- A C		25					4	
					for purchase		Sor purchase				#1.5		- 2 -					
					Ob Toyota		as motor	100 357	-		1.53					-		-
					Hy 005.		vehicles	Barrier Services										-
	-				Another		Toyota Hycross											12
		1			loan of		and Volks wager		-		Terror L	O ESTA				3		7
					₹ 31 Lakhs		Tiquan,	STATE OF			318						E 51 - 12 - 14	1
	£				repayable		respectively.	· ·					Suite.	-18				
1			* 1		in 37		Security											1
		11-			months		provided:											F
					at interest		Hypothecation	<u> </u>			For A	SHIAN	A HOUSIN	G LTI).			
		12.			rate os		of the said				3		NITIN Compar	lan	£			-
			13.		9.00% per		two motor						Compar	SHARN Secrete	A.		Transfer on the Community of the Communi	F
					annum Sor		vehicles.		4				- Cei					
					purchase								or Solarin		HS-I			
					os Volksweg	n e			B		-							1
			-		Tiguan				I I							NA AREL OF STADY	general American Section 1	
lu L								~					War to see a see		- Harangara	Fo 17273 - 376	A TONE THE REAL PROPERTY.	1

S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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 Modifi- cation of Charge	Registration of Modifi-	Description of the Instrument Modifying the Charge	of		of Sat-	Date of Regis- tration of Satis- faction	Pacts and Date of Condonation of Delay, if any	Reasons for De in Filing for Re istration of Cre tion, Modificati or Satisfaction the Charge, if a
30.	100968541	०३ ०५ रुस्प	05 09 224	Charge	Amount	Vistra ITCL	Amount.	Perd of			The same of	, E	-				THE T
			()	created	08 F175	(India) Limited	067125	Hy pothecation	TÁ.S								4
				by hypothe-	Gores	Address: The	Crores	dated							Mal.	1 (March 1976) 1 (Mar	
						Capital Building,		03/05/2024				- >					
			-	recpivables	against	B Wing, 5th	through	i lin bere	-		ne 1	er h					s)r
				Sor Ashiana	1554008	Floor, Unit	1554e 08	are business						131		an and a	
						No. 505 AZ,		THE PARTY		0	Tien has		339 -	les.			V F () 341 AND F 14
				Bhiwadi,	NOS	Bandra Kurla	NODS	Turning State	39 1	di ve	December 1	TM		4			
		н				Complex, Bandia				**	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FEE		/4			
				208 Ashiana	in 60	(East), Mumbai,	on 13 05)	L district			1. 1 .3	arri l		T.	1 at 15 NAC 1 at		
				Advik project,	months	Maharashtra	2024 to			ور الى الما		-					
		6		Bhiwadi,	at interest	400051.	ICICI	THE RELIEF		HT R		P	_ 100	Fit			
				Phuse-Rand	rate os		Prudential	TOTAL AND A	la de		ENTO BO	1500	***	e cett			
				\$3 of Ashiana	9.95%.		Regular	Markey !			5-1	17/6	100	15			
				Anmol project,	The		Savings Fund					1	1.4,				
				Gurugram	terms of	t di	and ICIT										
				and such	repayment	1	Prudential	NEW CO				DIK-	111	li or			
				and such other assets	more		Gredit Risk	Inget of				15	A see				
				as more			Fund. The	The same			The state of	1-2	-	3			-
				particularly			NO issue	A Arrest				-1					T-20- 100-100-101-1-1-1
				described			being secural	- Union		1)	For ASHIAI	Δ 14	OHSING LT				
				in the			by hypotherati				TOT MOTIFY	UF T	Dian.	e.			
		9: 1		Hypothecetion		·	on or assets	A design of				5	NITIN SHAR Company Secre	MA tary			
				Depd dated	08 the		and receivable		P.L.								-
				03 05 2024,	and the same of th		more particular						100			1111	
	2				allotted		described in										
					6n		Hypotheration	DEP C			J-Li						
-				8:	13/05/2024.		Deed duted										
							03 05 2024		11=								

			[Pu	rsuant to Sect	ion 85 of (Companies Act, 2013	3 and sub-rule	of Rule 10 of th	e Com	panies (Registration	of Charges) l	Rules, 2	014]		enderthe.	V
S. Cha		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		Registra- tion of Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- trations of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for in Filing for istration of tion, Modific or Satisfact the Charge,	r Reg Crea catio
34. 100	977937	03/05/2024	17 09 2024	Charge	Amount	Vistra ITCL	Amount	Debenfuse		1		N. cas	100			T. II.	4
				created	०४ स । २५	(India) Limited	of 7125	Trust Depol								3	
	**			by mostgage		Address: The		dated				1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1				18-7-18-11-11-11-11-11-11-11-11-11-11-11-11-	
				on unsold	raised	Capital Building,	through	03/05/2024				* 2 - 3					1
			- 1v	units of		B'Wing,	issue 08	glong with		4 = 4 1			114			st.	
				Ashiana Town	issue of	5th Floor,	secured NOs	TDINE								Latina de la companya	4
			×	and on Phase	gewree	Unit No. 505 AR	allotedon	08 Mostuage		TORK .		T mel					
				land 208	NCDs	Bandoa Kurla	13 05 2024	77		e della							
				Ashiana Advik	repuyable		to ICICI		13.4				in elli				
			-	along with	in 60	/	Prudential			,		2 3					
		_		the land		Humbai,	Regular	- Artical and	-								
				underneath	at interest	Haharash tra	Savings Fund	1242	-			* ***	t. o				
			_	located in		40005).	and IUI	and the				La Subday					
				Bhiwadi,			Prudential	A Harris			s Je						
-				Rujasthan	The terms		Gredit Risk	San Till							1		
-				and all other	or epaymon		Fund. The	The Name									
				rights, title,	more		NO issued	207 J. 750					100				
			-	interests etc.	14		being secured						dia.				
				acircing to			by mostgage	700 11									
				the mostgage			of assets	ET 3 10 10				N S-1					
				in respect of			as more	Total Iven Land									
				mortgaged			pasticularly				For ASHIANA	HOUSING LT	rD.				to 1 - 4
	4:			properties			described		4			Daw	-6-			TO A COLUMN TWO STATES AND ASSESSMENT TO A SECOND STATES ASSESSMENT	replace by
				more partial			in the					NITIN SHAR Company:Secre	MA		-	vetting	
				asly described			Indenture					Tele T					- 1
				in Indenture			08 Mostgage										
				as Mostgage	13 05 2024.								3				
				dated	3.0		0908 2024.										-
2 14 1 - 5				०१/०६/२०२५.								- Angerson -					

				[Pu	rsuant to Sect	ion 85 of	Companies Act, 201	3 and sub-rule (of Rule 10 of th	e Com	panies	(Registration	of Charges) Ru	iles, 2	014]		
r	S. Vo.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Creation of	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 Modifi- cation of Charge	Modifi-		Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
**	2:	100949518	२७ ०६ २०२५	24/07/2024	Extension	Amount	ICICI Bank	Kmf. 08	Mostuage			¥ .	2				MEATEN S
			, ,	- 1	of charge.			7 15 Croves	Mostgage Annexure					1			ha a
							Address: ICITI		dated		T.E.I						
	4				os equitable	availed	Bank. Tower,	by way	27/06/2024			- 4	- Sugar			price processing	
1	4				mostyage	in the	Near Charli	of Bunk	and								sif
					on the	Sorm		buaranter	Deed of						18		
-					land having	08	Padra Road	Srom IIII	Hypothecation			HAR LINE		1			
			_		plot area	Bunk	Vadodra,	Bank limited	71			LUR IT					
-	-				os approx.	augrante	Cruja rat-390007.	Sor a tenor	A Females				1 pr 100 - 100				
-	1				22. acreas	grom.	G	08 60	al street	1	-		Salaki	F31			
-	4				in the revenue	ICICI		months				HILL TO THE		Parts.			
	-				estate of	Bank		against	THE AT I				er kaken	2			<u> </u>
-	-				Village Wazirpux	limited,		extension	A Page - not				of the said				
1	+				in Scelor-93,	& the		osequitable	A CONTRACTOR	liv-			A PER PE	156			
1	-				Gurug sam,	Bank		mostgage	Jeh Ir lan	H.							
-	+				Hanciar Compley			on land									
1	-					being		acea, in					4-1			7	
1	-				2			Sec-93,				120	Park Bull	- 7			
1	-				way of			Village Wair					25 独市与	1-10			
-	-				hypothecotors	08 60		pur Gungram	TON EL								
1	+				on Esciou	months.	*	and hypother lation on	1 46 4								
1	+				Accounts of		*		There it is								
-		2			Phase-1, 2and			BSCrow Accords	The state of the s			For ASHIANA H	HOUSING LTD.	3			
					3 of the suid			of Phuse-1,2	Ale a			The state of the s	De auns	•			
					Project and			and 308 the	Allers No. 2				NITIN SHARMA - Company Secretary	a 5			
					DSRA more		15	Suidproject					A Sper	-		10 00	
					particulary			and DSRA					The state of				
-					described in			as described in Hypotheration		Q							
L					Hypothe cation		Harris Harris	in Hypotheution				les succedes success	A A server see 2				

		-					0	I Kuie 10 of cu	C COM	hamon	Janes				
S. Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Creation of	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		Modifi-	Description of the Instrument Modifying the Charge	Particulars of Modifica- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
33. \009563	Charge	18 08 707	being part being part of plot no. 23 Habindra World City Situated at Village Paranus Chengal pettu Taluk Tamil Nedy 603 and charge	availed box a Period obo Te months @ 10.1010 Per annum against Charge by mostgage whe project		per annum against charge by most gage and hypotheration of project and agets as more particularly		Depd 08 Hypotheration deted 17/04/2024 and Moxtgage Depd duted 19/07/2024.		Charge					The property of the property o
			by hypotheration of schoolyled receivables and units of said project and all incuran proceeds both present and sold cach flows including on the escrow account of the project of the proje	rand hypothe Castion of Such age mas more Punticulary described of in Tend of Hypothera		described in Hypothe- cation Deed duted It of Rozyand Mostgage Deed dated 19/07/2024				4.13%	or ASHIANA HO	NITIN SHARMA Company Secretary			The training to the gradual to

-		-	[Pu	rsuant to Sect	ion 85 of (Companies Act, 201	and sub-ruie (of Rule 10 of t	ne Com	panies	Kegistiation	טו טונואקטטן איני	, -	,		
S. No.	Charge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration of Creation of	Short Description of the Property Charged	Period and Amount Secured by the Charge		Particulars of the Terms and Conditions of the Charge	Description of the Instrument Creating the Charge	Date of	Date of Registra- tion of Modifi-	Description of	Particulars of Modifica- tion	Date of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
34.	10/036566	24/07/2024	19/01	Charge	Amount	Vistra ITCL	Amt. 08	Memorandum		1						WB:
			2025	(reat ed	08 र १२५	(India) Limited		os Hypothec-								1 4
				by hypothec-			raised through	ation cum								
		× 1		ation of		Capital Building,	1954E 08	Charge								
		1		receivables	aquinst	Buina	Scenard NOs	dated			V I I I I I I I I I I I I I I I I I I I					4
				Sos Phase-1	issue	5th Floor,	alloted on	24/01/2024	HEL					- 5		
				and Phase-2	So semsed	Unit No. 505	13/08/2024 to				A	No. of Street, or other Parks	ha T			
				of the	NIDS	AZ Bardra	ICICI Prudenta	Maria Section			- Later 2					
				project,	repayable	Kusla Complex,		A STATE OF THE PARTY OF THE PAR			-					Non-
				namely	in 60	Bundra (Bast)	Fund and	Tallian englis				- ,				
				ONEYY	months	Humbai,	ICICI Prudential	Total .								
				located	at interest	Maharashtra-	Credit Risk	pitch state			10-1-0					
	-			in Juipux,		400051,	Fund. The	The state of	1		102.54	His No.				
				Rajusthan	9.95%.		NO) issue				Also					
				and such	10.0	•	being seared					The second second				t.
				other assets	08		by exection				- a	1-114				
				as more		A	Sadditional	Marie .				LEGGE STATE OF				
				pusticularly			Security by					Marine Co.				
				described			theretion of	No.				-100	less]			
				in the												
				Memorandur			receivables and	No.								+ .
				08	transaction		such other		n			18.00		-		
				Hypo theration	downents		assets as	+	1			FEPTAS SHUMMA	-	INGLET	D.	
				Hypotheration Charge	of the		more particularly					* Kho	NITI	N SHAD	VI A	
				dated	said Nos		described in					Mary No.	Com	N SHAR any Secre	ary	
				24072024.	alloted		Hemosandum of									
					on		tum Charge									N - I
					13/05/2024.	_	ium Charge					-x-		- 17		
							dated 24/07/2024							5.5.1		

			[Pu	rsuant to Sect	ion 85 of (Companies Act, 2013	and sub-rule ()	0	f Rule 10 of th	ne Com	panies	(Registration	of Charges) Ru	ıles, 2	014]	-	
S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		Modifi-		Particulars of Modifica- tion		Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Dela in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
<i>35.</i>	100184706	13/09/2024	12 10 2024	Charge is acated	Rupes 15 anc	ICICI Bank limited,	Ashiana Mousing Limit		Need of								75.55
		2.00		1/	7	Address: ICICI Bank			lwarantee		19	4 -					
				W/	C*	Towa Near Chakli	- (1		executed								
				given to ICICI Bank	naem Orandum	Circle, Old Padia	Guaranta to ICICI Bank		on 13/09/2024					ria.			
				Limited to secure RTL	for deposit	Road, Vadodia,	to secure RTL of										n'
				of Rs. 25 Croves	of title	Gujarat - 390007	Re. 25 Groves availed		2	-				-			
				availed by M/s	V V	0	by M/S Kairon Develope						in the control of the				
		1		Kairar Developers.	hypothecation		Limited for which										
				limited for which	deed executed		exclusive change is				r						
				exclusive changes is	between bomown		created by way of						at the delication				
				Created by way of	H/s Kairar		quitable mortgep on										. L
				equitable matgage	Developer		the brokerty including										
				on the highesty including			the Projectiva mely						12 3 202 0				
				the broject, namely	the lender		Ashiana Swavang		8				HELD WE ALL				
				Ashiana Swaring located			located in Channai as										
				in Chennai as more	Ltd.)		described in Dadel										
				partialogy socibed			Quarantee and other										
				in Dud of Guarante			lean documents		-7								
				and other lan			alongwith hypothe										
	1,21			documents dongwith			-cation of Future									4	
				hypothetication of	- Jac		Scheduled Receivables										
				Future Scheduled			Escrow Account and						For ASHIAN			0	
				Receivables, Eswaw			DSRA Account of							NI	TIN SHA	RMA	
				Account and DIRA			the said project		175					Co	mpany Sei	retary	
				Account of the said			bearing blo.										
				Project bearing No.			77770522330 and										
				777-05223330 and			777705223353										
				744705213353			respectively										
				respectively													
			-	V										VI TOTAL		-	

	HG-7	-	[Pur	suant to Secti	on 85 of C	companies Act, 2013	and sub-rule (1	0	f Rule 10 of th	e Com	panies	(Registration	of Charges) Ru	iles, 2	U14J		
S	o.	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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	Modifi-	Registra- tion of Modifi-	Modifying the Charge	Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
	100972937	Creation of	06/08/202	Mortgage on Unedel with of	Amount of TNR 125	Vistra ITCL (INDIA)					*			1			Name I I
	1009 72131	charge		Ashinus Cown	Croves rainer	d Ltd. The Constal Builds			-								4
	SRN: AA831	03/05/2024		project and	through the	B-Wing 5th Floor,	7	1									ALTERNATION OF THE PARTY OF THE
	,007			Thase Land Log	Secured, Rad	ed Unit No. 505 AZ		+									
				Ashiana Advik	Listed, Non	Bandre Kurla Complex, Mumber		1				A STATE OF THE STA	1 0-0-5	*			
				Lude-neath lich	Lonvertible	Malarantitra 4000S			The same of the sa								w
				in Blimadi (Rajas)	@ 9.95/.			1									
				title interests	P. A. Payard			+									
				according to the	14 60			+			6.	SVA	10.19.11				
	1			mortgager include all easement	from the					4		1287					
				rights, rights of			, V.							/			
	PY/	etary		and some some	Pi.e. Princip	of .	2,	IT					-				
	1 2/	Secr		in respect of the	is passable			1									
a parent	USING	Dany		morte aged proper	1 within 60			+									
	Sno	Com		described in the	marthy hou								/ THE THEORY				
	Ĭ			Hotorge dates May 09, 2024.	13/05/2024					1 -		/					
	Z		1	May 09, 2024										-	8	-	
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S. No.		Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration of Creation of	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	T	Description of the Instrument Creating the Charge	Date of Modifi-	Date of Registra- tion of Modifi-	Description of	Particulars of Modifica- tion	Date of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Dela in Filing for Reg istration of Crea tion, Modificatio or Satisfaction of the Charge, if an
	101085506	12/03/2025	01/05/25	corporate	48 month	s InCred	Ashiana		Сопронаве								trucker -
	SRN:			Gurantee	(INR 5.72	financial	Housing Ud		gurantee					h			
	AB3627926	*		given by	viores	services Utd.	the Gurantor		Agreement					di-			to the
				Ashiana	Approx.)	Address:-	has given		dated								
ř				Housing		Unit no 1203	a corporate		12 03 2025			Eod'					W.
				Umited		12th floor B	curantee to		and make		2			-			
n				in respect		Wing, The	Incred			ALT:			- 100				
		1		of Haster		9	financial			-Lead	1.50						
			r	Rent		No C 70 G1	Survices Ud.		Maria Land								×
	-			Agreement		Block, Bandra	in suspect of		a history								
				involving		Kurla complex,	, ,		ale la l								
				amount of		Mumbai,											
		-		5-72 croves		Maharashtra	0										
		1		(Approx.)		India-400051							1.1				-40
				between			Developers										3
				Kairou		la de la deservación dela deservación de la deservación dela deservación de la deser	limited and								,		
	2			Developens			Novus Principa										
				Limited			India Put Utd							4			
				and Novus		181	(for operations										
				Риосича			purposes leases	_					10,000				
		+ 1		India Put.			certain										
				Cimited			equipments										
	101						from Novus						10.50				
	780						Procura										
							India Py (H)						For ASHIAN	A HO			
							incua IVI H								TIME	Camp !	
							, , ,								TIN-SH Impany 8	cretary	
				x											2 .		
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	CHO-7			rsuant to Sect	ion 85 of (Companies Act, 2013	of Rule 10 of the Companies (Registration of Charges) Rules, 2014]									
S. No	Aller Medical Cardinal Medical	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	of	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		Modifi-		Particulars of Modifica- tion	Date of Sat- isfac- tion	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for Delay in Filing for Reg- istration of Crea- tion, Modification or Satisfaction of the Charge, if any
	101085507	13/03/25	01/05/25	Bharat	12 month	ICICI Bank	Pledge of	Loan			a = :					
	SRN:-			Bond	(15		unite of	against				100				:1
	AB324055			FOF -	croves)	ICICI Bank	Bhorrot !	sectivities							100	
				April	1 1	Toner, Near	Bond FOF-	documents								
				2030 -			pirect	(Booklet)		14.						10/
The state of the s				Direct		Old Padra.		and sanction				2	2	-		
				Plan		Road vadodoura	growth to	letter of				1 074		1= 1		
				Grower		Road, vadodara, Gujarat, India	avail	overdraft								
						390007	overdraft	facility								
-	4						pacility	provided by								
							against	Bank			X					
							security									
			-			- T	of mutual	-								
	1						of mutual funds									-
							•	Maria Carre								
		1														
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				2				1							5).	
	A															
									1							
												For ASHI	ANA H		S LID.	2
														NITIN 5	HARMA	
														Company	Desirelaly	

CHG-7 [Pursuant to Section 85 of Companies Act, 2013 and sub-rule (1)							of	f kule 10 of the Companies (Registration of Charges) Rules, 2014]									
S. Char	rge ID	Date of Creation of Charge or Date of Acquisition of Property Subject to Charge	Date of Regis- tration of Creation of	Short Description of the Property Charged	Period and Amount Secured by the Charge	25 T S	Particulars of the Terms and Conditions of the Charge	1	Description If the Instrument Creating the Charge	Date of Modifi-	Date of Registra- tion of Modifi-	Description of	Particulars of Modifica- tion	of Sat-	Date of Regis- tration of Satis- faction	Facts and Date of Condo- nation of Delay, if any	Reasons for De in Filing for Re istration of Cre tion, Modificati or Satisfaction the Charge, if a
	4=0E001	28 102/25	30/04/25	Charge is	60 months	HDFC Bank Ud.	Charge		loan cum								. \
		20103120	501-112	created on	INRE	House senapati	Created	+	upothecation			-					
	3610843			account of	1.32	Bapat mary,	against	E	greement					*	-		1
HO	ST POUL SC			Hupotheration	(cores)	IDILYA Parel Wa	loan of	30	loan								<i>w</i>
				of Motor		Numbai India	F 1.32 (4A41)	1	Agreement								
				Vehicle -		400013	repayable	n	16. 161202237								
				TOYOTA			in 60						17				
				VELLIFIRE			months at	-			-		-				
				VIP LOUNG			8.50% for	+	T								
							purchase of	-									
		+					motor	+									
							vehicle.	+									
							TOYOTA	+					,				
							VELLIFIRE	+									7
					100		VIP LOUNGE	#									
							Security	+									
							provided:	+				-					
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