

Form No. CHG - 7																
RAJA BAHADUR INTERNATIONAL LIMITED																
Register of charges																
[Pursuant to section 85 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 charge	Period and amount secured by the charge	Names and addresses of the property holder	Particulars of the terms and conditions of the charge	Description of the instrument creating the charge	Date of modification of charge	Date of registration of modification of charge	Description of the instrument modifying the charge	Particulars of modification	Date of satisfaction	Date of registration of satisfaction	Facts and date of condonation of delay, if any	Reasons for delay in filing for registration of creation, modification or satisfaction of the charge, if any
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
1	1029936	13.07.2011	10.08.2011	All that piece and parcel of land measuring 42,900 sq. mtrs located at Sy. No.30/1, Kharadi, Pune alongwith the present and future construction thereon. All of the Borrower's present and future book debts, outstanding monies, receivables, claims rights in respect of sold and unsold Units / Flats in the Project of the borrower known as "Pittie Kourtyard", situated at Sy. No.30/1, Kharadi, Pune which are now due, owing or payable or belonging to the Borrower	Principal & Interest amount to be repaid in 60 months. Amount Rs. 25,00,00,000/-	Dewan Housing Finance Corporation Limited Address: Warden House, 2nd Floor, 5r P. M. Road, Fort, Mumbai - 400001	Interest @ 2.75% p.a above RPLR (which is at present 17.50% p.a) i.e 20.25% p.a at monthly rest payable monthly	Deed Of Simple Mortgage And Hypothecation Of Receivables Dated 13.07.2011					04.07.2016	14.07.2016		
2	10342134	07.03.2012	21.03.2012	Hypothecation of 2 Nos. Equipments namely: 1 No. AQUARIUS BATCHING PLANT MP 30 (Year Of Manufacture: 2011) 1 No. PUTZMEISTER CONCRETE PUMP 14183 (Year Of Manufacture: 2011)	The Loan is repayable in 36 EMIs of Rs.276675/- (Rs.205190/- + Rs.71485/-) starting from 1st April, 2012 ending on 1st March 2015. Amount - Rs. 83,60,000	HDFC Bank Limited HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	Interest @ 11.75 % p.a.	Agreement for Loan and Guarantee. (Contracts No.: 3416738 / 3416741) (Rs.6200000/- + Rs.2160000/-) = Rs.8360000/-					28.04.2016	30.04.2016		
3	10356946	10.04.2012	29.05.2012	Hypothecation of Equipments namely: 1 EXE 119 944 LOADER BACKHOE (Year Of Manufacture: 2012)	The Loan is repayable in 36 EMIs of Rs.63580/- starting from 5th May, 2012 ending on 5th April, 2015. Amount- Rs. 19,35,000/-	HDFC Bank Limited HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	Interest @ 11.25 % p.a.	Agreement for Loan and Guarantee. (Contracts No.: 3421690)					28.04.2016	30.04.2016		
4	10356950	08.05.2012	29.05.2012	Hypothecation of Equipments namely: ANUPAM TOWER CRANE A 806 (Year Of Manufacture: 2012)	The Loan is repayable in 36 EMIs of Rs.130725/- starting from 5th June, 2012 ending on 5th May, 2015. Amount- Rs. 39,64,000/-	HDFC Bank Limited HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	Interest @ 11.50 % p.a.	Agreement for Loan and Guarantee. (Contracts No.: 3424902)					28.04.2016	30.04.2016		
5	10360597	08.06.2012	21.06.2012	Hypothecation of Equipments namely: DG SET 200 KVA (Year Of Manufacture: 2012)	The Loan is repayable in 36 EMIs of Rs.24986/- starting from 1st July, 2012 ending on 1st June, 2015.	HDFC Bank Limited HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	Interest @ 11.75 % p.a.	Agreement for Loan and Guarantee. (Contracts No.: 3429324)					28.04.2016	30.04.2016		
6	10547255	16.01.2015	09.02.2015	Plot of Land measuring 102021.21sq meter located at Plot No. 100+101, S. No. 449, C15 no. 10A, 10B, 11, 12B, 12C, 12D, Village Sangamwadi, Kennedy Road, Pune	Tenure 48 months including moratorium period of 24 months. Amount- Rs. 30,00,00,000/-	L&T Housing Finance Limited Address- L&T House, Narottam Moraji Marg, Ballard Estate, Mumbai- 400001	Rate of Interest - 21% per annum plus other statutory levy (if any) on the amount outstanding each day	Both The Documents Constitute A Single Charge					11/8/2016	11/17/2016		
7	100055349	28.09.2016	20.10.2016	All and singular properties comprised in the Unsold Units or Un booked Units in PITTIE KOURTYARD PHASE I & PHASE II, a multi storied commercial development along with of entire land of Project Pittie Kourtyard Phase I & Phase II measuring 42,900 sq.mtr. excluding the land measuring 3,507.55 Sq. Mtr. transferred to Pune Municipal Corporation (Property) located at S. No. 30, Hissa No. 1, Kharadi, Pune, and present & future construction thereon located at Survey No.30/1, Kharadi, Pune 411014, excluding Sold Units. Exclusive charge on TDR to be generated out of the said Property (ies) including full TDR to be generated out of land measuring 3,507.55	Loan is repayable on demand Amount - Rs. 28 Cr.	Anand Rathi Global Finance Limited, 4th Floor, Silver Metropolis, Jai Coach Compound Opposite Bimbisar Nagar, Goregaon (East) Mumbai - 400063	Rate of Interest - 21% per annum plus other statutory levy (if any) on the amount outstanding each day	Indenture of Mortgage	21.02.2019					2/24/2021		
8	100079832	02.02.2017	01.03.2017	A first part-passu charge by way of registered mortgage of the land measuring 42,900 sq. mtr. located at Survey No.30/1, Kharadi, Pune 411014 (excluding the land measuring 3,507.55 Sq. Mtr. conveyed to Pune Municipal Corporation) on which the Project Pittie Kourtyard is situated along with all present & future construction thereon a first charge on the residential Tower D comprising of the Units more particularly described in Schedule II hereto a first part passu charge on the Transferable Development Rights (TDR) to be generated out of the land measuring 3,507.55 sq. mtr conveyed to Pune Municipal Corporation along with other TDRs which shall be purchased by the Obligors in	Loan is repayable on demand Amount - Rs. 17 Cr.	Anand Rathi Global Finance Limited, 4th Floor, Silver Metropolis, Jai Coach Compound Opposite Bimbisar Nagar, Goregaon (East) Mumbai - 400063	Rate of Interest - 21% per annum plus other statutory levy (if any) on the amount outstanding each day	Indenture of Mortgage	21.02.2019					24.02.2021		

