							Form No. CHG - 7									
							OUR INTERNATIO Register of charges									
S.No	Charge ID	Date of creation of charge or date of acquisition of property subject to	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	Date of registration of modificatio n of charge	Description of the instrument modifying the charge	Particulars of modification	Date of satisfaction	Date of registration of satisfaction	Facts and date of condona tion of delay, if	Reasons for delay in filing for registration of creation, modification or satisfaction
(1)	(2)	charge (3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	any (16)	of the charge, if any (17)
1		07.03.2012	10.08.2011	All that piece and pasced of land damessuring 22,000 sq. mits located at 5y, No. 30/1, Kharadi, Pune alongwith the present and future construction thereon. All of the Borrower's present and future construction thereon. All of the Borrower's present and future monies, receivables, claims rights in respect of sold and misself thinks of Plais in the Project of the borrower known as "Pittle Kourtyrad", situated at 5y, No. 30/1, Kharadi, Pune payable or belonging to the Borrower.  Hypothecation of 2 Nos.	Principal & Interest amount to be repaid in 60 months. Amount Rs. 25,00,00,000/-	Downst Housing Finance Corporation Limited Address: Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 400001  HDFC Bank Limited HDFC	Interest @ 2.75% p.a above RPLR (which is at present 17.50% p.a) ic 20.25% p.a at monthly rest payable monthly	Deed Of Simple Mortgage And Hypothecation Of Receivables Dated 13.07.2011	(C)			(4)	04.07.2016	14.07.2016		
2		10.04.2012		Equipments namely: 1 No. AQUI ARIOUS BATCHING PLANT MP 30 (Year Of Manufacture: 2011) 1 No. PUTZMEISTER CONCRETE PUMP 1405D (Year Of Manufacture: 2011)	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	Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	p.a.	and Guarantee. (Contracts No.: 3416738 / 3416741) (Rs.6200000/-+ Rs.2160000/-) = Rs.8360000/-						30.04.2016		
3			29.05.2012	Hypothecation of Equipments namely: TEREX TLB 844 LOADER BACKHOE (Year Of Manufacture: 2012)	repayable in 36 EMIs of Rs.63580/- starting from 5th May, 2012 ending on 5th April, 2015. Amount-Rs.	Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013	Interest @ 11.25 % p.a.	and Guarantee. (Contracts No.: 3421690)					28.04.2016			
4	10356950	08.05.2012	29.05.2012	Hypothecation of Equipments namely: ANUPAM TOWER CRANE A 866 (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 admeasuring 102021.21sq meter located at Plot No. 1004-101, S. No. 449, CTS 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 Addresse L&T House, Narottam Morarji Marg, Ballard Estate, Mumbai-400001	Interest-LTHFL Prime Lending Rate (LPLR) @ 21% per annum Interest @ 3.25% p.a. above LPLR Term of Repayment-Tenure 48 months including moratorium period of 24 months.	(Both The Documents Constitute A Single Charge)					11/8/2016	11/17/2016		
7		28.09.2016	20.10.2016	All and singular properties comprised in the Unsoid Units or Un booked Units in PIITIE (COURTYARD PIASE I & PIIASE II, a multi storeyed commercial development alsong with of entire land of Pinese II amount of the Pinese II	demand Amount - Rs. 28 Cr.	Anand Rathi Global Finance Limited 41 h Floor, Silver Metropolis, Jai Coach Compound Opposite Bimbisar Nagar, Goregaon (East) Mumbai - 400063	Rate of Interest - 221% per annum plus other statutory levy (if any) on the amount outstanding each day I Terms of Repayment -	Indenture of Mortgage	21.02.2019				2/24/2021			
8	100079832	02.02.2017	01.03.2017	A first pari-passes charge by way of registered mortgage of the land admeasuring 4.2,900 s. mt. located at Survey No.30/1. kharadi, Pame 411014 (excluding the land tadmeasuring 3.507.55 kg, mt. located at Green which the Project Pittle Kourdyard is extracted by the project Pittle Route Pittle Pittl	demand Amount - Rs. 17 Cr.	Anand Rathi Global Finance Limited 4Th Floor, Silver Metropolis, Jai Coach Compound Opposite Bimbisar Nagar, Goregaon Mumbai - 400063	Rate of Interest 221% per annum plus other statutory levy (if any) on the amount outstanding each day frems of the plus of the	Indenture of Mortgage	21.02.2019				24 02 2021			

o	1000057/2	10.04.2017	10.05.2017	Kotak Mahindan Datan Ta	60 Months	Kotal Mahindas Daine Timber	Rate of Int.	Car Fipanca	ı	1					
10	100095763	21.12.2017	08.01.2018	Kotak Mahindra Frime Ltd. shall have first and exclusive charge on the Vehicle finance Les SKODA - SUPERB B8 STYLE 20 AT and as mentioned in Car Finance Agreement.  1. First & Exclusive charge by	60 Months Amount - Rs. 24 I lakhs 57 Months	Kotak Mahindra Prime Limited 279kc, C. 27, Gibock, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Kotak Mahindra Prime Limited	Rate of Interest - 8.08% per annum Terms of Repayment - Installments per the Schedule-III o the Agreement Margin - Nil; Extent and operation of the chargeAs mentioned in the Car Finance Agreement  Rate of Interest -	Car Finance Agreement	12.03.2018	29.03.2018	Deed of	1. First &	06.12.2018	19.12.2018	
				way of hypothecation on all Receivable from Amazon Transportation Service Pt. Lid. of the Berovary 2. All that Piece and Fare I supportly bearing Fal No. 501 admessizing 2476-69 sql 1 bearing 2476-69 sql 1 bearing 2476-69 sql 1 Boor plus 4 cap praking Speci in the building know as "Pittle Secontial" constructed on land bearing City Survey No. 111/7, Final Pto No. 50, Sub Plot no 7, Anand Colomy Prabhat Road, Crow Planing Scheme, Pune No. 1 admessizing 711.25 sq. mts situated at Frandyame, Falbat Pune City, Destrict Pune.	Amount- Rs. 143 lakhs	278kc, C27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.	8.30% per annum Terms of Repayment - 36 monthly instalment of Rs. 2.258,11.38/- 21 monthly instalment of Rs. 2.59,683.36/- Margin - 5%; Extent and operation of the charge. First & Exclusive charge by way of hypothecation on all Receivable from Amazon Transportation Service Pvt. Ltd. of the Borrower, in favour of Kotal Mahindra bank as security for	Hypothecation. Memorandum of Entry.			Hypothecation. Memorandum Of Enry By Constructive Delivery.	Exclusive charge by way of hypothecation on Receivables from Amazon Transportation Service Pvt. Ltd. & Ola Fleets Technologies Pvt Ltd., in favour of Kotak Mahindra bank as security for repayment of financial facilities granted by the Borrower. 2. First & exclusive charge by way of Mortgage on Immovable Property of the Company, in favour of KMBL as			
11	100216081	26.09.2018	20.11.2018	First and exclusive charge by way of registered mortgage of office No.1 to 11. Store, Office No.1 to 11. Store, Office No.7 on Mezzamn [Fast food outlet No.1 to 7 and Endacepse & sit out area 1. A to 7A at F.F.No 100+101/I.  Sangamwadi, Pune-411001.	Amount - Rs. 260,000,000	ADITYA BIRLA FINANCE LIMITEDI.ndin Rayon Compound.Veraval.Gujarat-362266	Rate of Interest- 1250% p.a. per annum Terms of Repayment - As per Sanction Terms Margin - As per Sanction Terms; Extent and operation of the charge. As per Sanction Terms	Registered Mortgage Deed	05.07.2019	31.07.2019	MORTGAGE DEED DATED 05.07.2019	Charge modified by providing additional facilities of Rs. 28 Crores by providing extension on its immovable property more particularly described in Schedule to Mortgage Deed. The Loan amount stands enhanced to Rs. 54 Crores.		02.05.2022	
12	100227796	26.11.2018	09.01.2019	SKODA SUPERR, ENCINE NUMBER OBESTA CHASSIS NUMBER WBAJC3703JWA11642	60 months Amount - Rs. 3,099,000	HDPC BANK LIMITED HDPC Bank HouseSempat Baput Mag, Lower Parel (West), Mumbai-400013	Rate of Interest Interest & 8.75% per annum pe	AGREEMENT FOR AUTO LOAN DATED 26.11.2018							
13	100228037	28.11.2018	10.01.2019	BMW, ENGINE NUMBER CORGIODAL, CHASSIS NUMBER TMBBKCS/PIJA301017	60 months Amount - Rs. 5,125,000	HDFC BANK LIMITED HDFC Brak HouseSenapat Bapat Marg, Lower Parel (West), Mumbai-400013	Terms of Repayment - Principal and Interest amount to be repaid in 60 monthly installments of Rs 1,05,766 / - Margin - NA Extent and operation of the charge - Extends to the due repayment of the principal amount including interest, additional interest, charges,								
14	100233216	07.01.2019	30.01.2019	SKODA OCTIVA, ENGINE NUMBER CRV401423, CHASSIS NUMBER TAMBIJ INEAJA00859	60 months Amount - Rs. 2,039,000	HDFC BANK LIMITED/HDFC Rank House/Senapati Bapat Marg, Lower Parel (West), Mumbai-400013	Terms of Repayment - Principal and Interest amount to be repaid in 60 monthly installments of Rs.42.326 /- Margin -NA Extent and operation of the charge extends to the due repayment of the principal amount of Rs. 20.39,000/- including interest, charge, costs, expenses								
15	100371364	04.09.2020	28.09.2020	MAHINDRA SCORPIO SS, SELLER: SAHYADIR MOTORS PVT LTD, PUNE	Principle and Interest amount to be repaid in 60 monthly installments of Rs. 21,176/- Amount - Rs. 2,039,000	HDEC BANK LIMITED-HDEC Bank House-Sepan Bapat Mary, Lower Parel (West), Mumbai-400013	The Charge extends to the du repayment of the principal amount of Rs.10,37,000/- including Interest Additional Interest, Charges, Costs, Expenses and all other monies payable under the Facility Agreement								

6	100564799	31.03.2022	29.04.2022	FIRST AND EXCLUSIVE CHARGE BY WAY OF REGISTERD MORTIGAGE OF OFFICE NO 1 TO 11, STORE OFFICE NO 7, MEZZAINE FLOOR, STRISH GLOOR OUTLET NO 1 TO 7 AND LANDSCAPE AND SIT OUT AREA 1A TO 7 A AT F F NO 10 THE 17 TO 1 T	Principle and interest amount to interest amount to interest amount to monthly monthly interest amount to monthly interest amount in 120 monthly Res 68,54,967 per month For next 12 monthles Res 73,92,666 per month via 12 monthles Res 73,96,120 per month For next 12 monthles Res 76,96,120 per month For next 36 monthles Res 16,62,233 per month interest amount for next 36 monthles Res 16,62,233 per monthles Res 16,62,234 per	ADITYA BIRLA FINANCE LIMITED Indian Reyon Compound, Veravul, Gujarat - 362266	The Charge extends to the due repayment of the promicipal anount of R. 74 Cores including interest, Additional memories payable modes of Costs, Expenses and all others, Charges and all others, and the payable modes of the payabl	MORTGACE DEED DATED 31.405.2022				
77		29.12.2022	18.01.2023	IRIST CHARGE BY WAY OF MORTICAGE OF COMMERCIAL TOWER I WING A & BJ TO BE CONSTRUCTED ON LAND WING A & BJ TO BE CONSTRUCTED ON LAND ADMEASURING 2870.3 \$5, METERS, FORMING PART OF LAYOUT L	Repayment in 36 Months	TATA CAPITAL FINANCIAL SERVICES LIMITED 11th Horo- Tower A, Peninsula Business Park, Canpatrao KaMumbaiMumbaiMH400013IN	Interest-to be paid on monthly basis on every month till maturity. Principal-18 months moratorium starts from the date of first tranche disbursement, thereafter payable in maturity.	DEED OF HYPOTHECATION AND DIEED OF MORTICAGE BOTH DATED 29.12.2022. (BOTH THE DOCUMENTS CREATE A SINGLE CHARGE)				
.8		28.02.2023	28.03.2023 06.04.2023	FIRST AND EXCLUSIVE CHARGE BY WAY OF REGISTERED MORTGAGE OF OFFERE NO. 7 ON MEZZANINE FLOOR REMEZZANINE REME	Rs. 43,67,000/- Rs. 43,67,000/- Repsyable in 84 Months	ADITYA BIRLA FINANCE LIMITED Indian Rayon Compound, Veraval, Gujarat - 362266  HDFC BANK LIMITED, HDFC Bank Hous, Senapat Bapat Marg, Lower Parel (West), Mumbai - 400013	each	DEED OF HYPOTHECATION OF LEASE RENTALS/ RECEIVABLES RECEIVABLES MONTH OF LEASE RECEIVABLES MONTH OF LEASE MONTH OF LEASE MONTH OF LEASE MONTH OF LEASE RECEIVABLES MONTH OF LEASE RECEIVABLES RECEIVABLES LOAN CLUM LOAN CLUM HYPOTHECATION LOAN CAPTER LOAN CAPTE				
220	100836681	06.12.2023	03.01.2024	FIRST AND EXCLUSIVE CHARGE BY WAY OF MORTGAGE ON PROPERTY MOREGAGE ON PROPERTY COMMERCIAL UNITS FROM CT I (WING A AND B) CONSTRUCTED ON A PORTION OF THE PLOT OF LAND LOCATED AT PLOT NO. 100 + 101/1, SANGAMWAD, TALUKA HAVEL, DISTRICTUVE HITODI MORE PARTICULAR THOM MORE ANDEQUES OF THE DIED ATTACHED STANDING IN THE NAME OF THE DIED ATTACHED STANDING IN THE NAME OF THE DIED BATHACHED STANDING IN THE NAME OF THE DIED BATHACHED STANDING IN THE NAME OF THE DIED BATHACHED STANDING IN THE NAME OF AUTOMACHED BORDOWERS HAVING CLEAR AND MARKETABLE TITLE	Rs. 55.00.00,000/- Repayable in 144 Months	IATA CAPITAL FRANCIAL SERVICES LIMPED 11th Floor. Tower A, Peninsula Business Paris, Canpatras Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	ROI: 10.50%	DEED OF MORTIGAGE DATED 06.12.2023.				

21	100853495	06.01.2024	31.01.2024	LIEN ON FIXED DEPOSITS WITH AU SMALL FINANCE BANK.	8s. 11,40,00,000/- Repayable in 24 Months	AU Senall Finance Bank,19-A Dhulashwar Garden, Ajmer Rosad, Jingu Japur, Rojaschan, Iradia, 302001	ROI: 0.35%	LIEN CONFIRMATION LETTER ON PASED DEPOSIT DATED 06.07.2024.						
22	100900696		4/19/2024	ENTOTHECATION OF BRINT RECTUABLE SA RISING FROM THE PROPERTIES LEASED OUT TO VARIOUS LESSELS BOTH PRISENT LAUBE (PRESENTLY LEASE TO COLOSSAL HOSPITALITY AND ENTERTIANMENT PRIVATE LAMIED COLOSSAL HOSPITALITY AND VENTURE PRIVATE LIMITED COLOSSAL HOSPITALITY AND VENTURE PRIVATE LIMITED & COLOSSAL HOSPITALITY AND HOSPITALITY AND VENTURE PRIVATE LIMITED & P	Repayment term (in months)- 180	Asis Bank Limited Maga Wholesale Banking Centre (MWBC), Mumbai 12, Mittal Tower, A-Wing, 12 H Floor, Nariman Point, Mumbai-400021, Maharashtra	Rate of Interest - 9,00% Terms of Repayment - Loan Repayable in 180 Monthly installments as per Annexure attached to the Sanction Letter. Extent and operation of the charge - The Charge extends to the due to the to	DEED OF HYPOTHECATION OF RENTALS/RECEIV ABLES DATED 22.03.2024	3/27/2024	4/23/2024	SIMPLE MORTICAGE INDENTURE DEED DATED DEED DATED DE7.03.2024.	To further secure the loan amount, the borrower has provided an extension on its Immovable Properties situated at immovable property bearing unit no 1 and unit 2 on ground floor of commercial T1 being constructed on the plot of land plot no 100 101 1 of TPS Sangamwadi Raja Bahadur Motial Road Pune Maharashtra Immovable		
23			5/18/2024	ENYOTHECATION OF LEXUS ES 300H EXQUISITE.	631000/- and Repayment tem (in months)- 60	ITOYOTA FINANCIAL SERVICES INDIA LIMITED No. 21 Centropolis, First Floor, 5th Cross Langford Road, Sharti Nagar, Bangalore, Karnutaka, India, 560025	Rate of Interest - 8.36% Terms of Repayment - Interest and Principal to be paid in 59 Equal Monthly Installments of Rs. 1,29,004 and 60th installment of Rs. 1,29,104 and 60th installment of Rs. 1,20,151. Extent and operation of the charge - The Charge extends to the dument of the principal amount of Rs. 63.10 Lakhs including Interest, Additional Interest, Charges, Costs, Experses and all other	LOAN AGREEMENT DATED 19.94.2024.						
24	AA8160008	8 5/15/2024 6/6/2024		EXCLUSIVE CHARGE BY WAY OF REGISTRED MORTGAGE OF LAND MEASURING 50.04 SQ.FT OWNED BY RAJA BAHADUR SHADOWS THE PROJECT FOR THE	50000000/- and Repayment term (in months)- 36	ANAND RATHI GLOBAL FINANCE LIMITED Express Zone, A Wing, 10th Floor, Western Express Highway, Goregaon (East), Mumbai 400063	Rate of Interest - 15% Terms of	INDENTURE OF MONITCAGE DATED 15 05 2024						