

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 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	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	10299936	13.07.2011	10.08.2011	All that piece and parcel of land admeasuring 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, Sir 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								
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 1405D (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/-								
3	10356946	10.04.2012	29.05.2012	Hypothecation of Equipments namely : TEREX TLB 844 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)								
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)								
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)								
6	10547255	16.01.2015	09.02.2015	Plot of Land admeasuring 102021.21sq meter located at Plot No. 100+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 Address- 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	(Both The Documents Constitute A Single Charge)								

Place:  
Date:

Signature  
MD/Director/Secretary/Whole time Director

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 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	Facts and date of condonation of delay, if any	Reasons for delay in filing for registration, 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	10299936	13.07.2011	10.08.2011	All that piece and parcel of land admeasuring 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, Sir 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. AQUARIOUS BATCHING PLANT MP 30 (Year Of Manufacture: 2011) 1 No. PUTZMEISTER CONCRETE PUMP 1405D (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 : TEREX TLB 844 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 admeasuring 102021.21sq meter located at Plot No. 100+101, S No. 449, CTIS 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 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	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 storeyed commercial development along with of entire land of Project Pittie Kourtyard Phase I & Phase II admeasuring 42,900 sq.mtr., excluding the land admeasuring 3,507.55 Sq.Mtr. transferred to Pune Municipal Corporation (Property) located at S. No. 30, Hisa 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 admeasuring 3,507.55 assigned to Pune Municipal Corporation and also in case where TDR are purchased by the Borrower, ARGFL shall have first exclusive charge on the purchased TDR till the same is not being consumed/ loaded on the said project Exclusive charge on the entire project receivables, and all other amounts receivable under the sale agreements entered into by the borrower with the customers, and all insurance proceeds	Loan is repayble on demand Amount - Rs. 28 Cr.	Anand Rathi Global Finance Limited 4Th Floor, Silver Metropolis, Jai Coach Compound Opposite Bimbisar Nagar, Goregaon (East) Mumbai - 400065	Rate of Interest - 21% per annum plus other statutory levy (if any) on the amount outstanding each day Terms of Repayment - Repayable on Demand Margin - As per the Indenture of Mortgage and sanction Letter: Extent and operation of the chargeFirst and exclusive charge as per the attached Indenture of Mortgage and sanction Letter	Indenture of Mortgage	-	-	-	-	-	-	-	-

Place: Mumbai  
Date: 11/11/2016

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	10299936	13.07.2011	10.08.2011	All that piece and parcel of land admeasuring 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, Sir 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	10547255	16.01.2015	09.02.2015	Plot of Land admeasuring 102021.21sq meter located at Plot No. 100+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 Address- 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	(Both The Documents Constitute A Single Charge)	-	-	-	-	11/8/2016	11/17/2016	-	-
3	100055349	28.09.2016	20.10.2016	All and singular properties comprised in the Unsold Units or Un booked Units in PITIE KOURTYARD PHASE I & PHASE II, a multi storeyed commercial development along with of entire land of Project Pittie Kourtyard Phase I & Phase II admeasuring 42,900 sq.mtr., excluding the land admeasuring 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 admeasuring 3,507.55 assigned to Pune Municipal Corporation and also in case	Loan is repayble 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	-	-	-	-	-	-	-	-

Place:  
Date:

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	10547255	16.01.2015	09.02.2015	Plot of Land admeasuring 102021.21sq meter located at Plot No. 100+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 Address- 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	-	-
2	100055349	28.09.2016	20.10.2016	All and singular properties comprised in the Unsold Units or Un booked Units in PITIE KOURTYARD PHASE I & PHASE II, a multi storeyed commercial development along with of entire land of Project Pittie Kourtyard Phase I & Phase II admeasuring 42,900 sq.mtr.,excluding the land admeasuring 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 admeasuring 3,507.55 assigned to Pune Municipal Corporation and also in case where TDR are purchased by the Borrower, ARGFL shall have first exclusive charge on the purchased TDR till the same is not being consumed/ loaded on the said project Exclusive charge on the entire project receivables, and all other amounts receivable under the sale agreements entered into by the borrower with the customers, and all insurance proceeds.	Loan is repayble 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 Terms of Repayment - Repayable on Demand Margin - As per the Indenture of Mortgage and sanction Letter; Extent and operation of the charge First and exclusive charge as per the attached Indenture of Mortgage and sanction Letter	Indenture of Mortgage								

Place: Mumbai  
Date: 11.11.2016

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	100079832	02.02.2017	01.03.2017	A first pari-passu charge by way of registered mortgage of the land admeasuring 42,900 sq. mtr. located at Survey No.30/1, Kharadi, Pune 411014 (excluding the land admeasuring 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 pari passu charge on the Transferable Development Rights (TDR) to be generated out of the land admeasuring 3,507.55 sq. mtr conveyed to Pune Municipal Corporation along with other TDRs which shall be purchased by the Obligors in future till the same does not get consumed/ loaded on Project Pittie Kourtyard an exclusive first charge on the Project Receivables by Raja Bahadurs Realty Ltd. from Tower D of the Project Pittie Kourtyard, including without limitation, cash flows, receivables, insurance proceeds, book debts, revenue of whatsoever nature arising therefrom and the DMA Consideration both present and future of the Borrower	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 Terms of Repayment - Repayable on Demand Margin - As per the Indenture of Mortgage and sanction Letter; Extent and operation of the chargeFirst and exclusive charge as per the attached Indenture of Mortgage and sanction Letter	Indenture of Mortgage								

Place: Mumbai  
Date:

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	100095763	10.04.2017	10.05.2017	Kotak Mahindra Prime Ltd. shall have first and exclusive charge on the Vehicle financed i.e. SKODA - SUPERB B8 STYLE 2.0 AT and as mentioned in Car Finance Agreement.	60 Months Amount - Rs. 26.50 lakhs	Kotak Mahindra Prime Limited 27Bkc, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.	Rate of Interest - 8.08% per annum Terms of Repayment - Installments per the Schedule-III of the Agreement Margin - Nil; Extent and operation of the chargeAs mentioned in the Car Finance Agreement	Car Finance Agreement								

Place: Mumbai  
Date: 29.05.2017

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	100144974	21.12.2017	08.01.2018	1. First & Exclusive charge by way of hypothecation on all Receivable from Amazon Transportation Service Pvt. Ltd. of the Borrower. 2. All that Piece and Parcel of property bearing Flat No 501 admeasuring 2476.69 sq.ft carpet area situate on the 5th Floor plus 4 car parking Spaces in the building know as "Pittie Essentia" constructed on land bearing City Survey No. 111/7, Final Plot No 50, Sub Plot no 7, Anand Colony Prabhat Road, Town Planing Scheme, Pune No 1 admesuring 711.23 sq.mts situated at Erandvane, Taluka Pune City, District Pune.	57 Months Amount - Rs. 143 lakhs	Kotak Mahindra Prime Limited 27Bkc, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.	<b>Rate of Interest</b> - 8.30% per annum <b>Terms of Repayment</b> - 36 monthly instalment of Rs. 2,25,811.38/- 21 monthly instalment of Rs. 2,59,683.36/- <b>Margin</b> - 5%; <b>Extent and operation of the charge</b> . First & Exclusive charge by way of hypothecation on all Receivable from Amazon Transportation Service Pvt. Ltd. of the Borrower, in favour of Kotak Mahindra bank as security for repayment of	Deed of Hypothecation. Memorandum of Entry.								

Place: Mumbai  
Date: 12.02.2018

Signature  
MD/Director/Secretary/Whole time Director

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 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	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	100144974	21.12.2017	08.01.2018	1. First & Exclusive charge by way of hypothecation on all Receivable from Amazon Transportation Service Pvt. Ltd. & Ola Fleets Technologies Pvt Ltd. 2. All that Piece and Parcel of property bearing Flat No 501 admeasuring 2476.69 sq.ft carpet area situate on the 5th Floor plus 4 car parking Spaces in the building know as "Pittie Essentia" constructed on land bearing City Survey No. 111/7, Final Plot No 50, Sub Plot no 7, Anand Colony Prabhat Road, Town Planning Scheme, Pune No 1 admesuring 711.23 sq.mts situated at Erandvane, Taluka Pune City, District Pune.	114 Months Amount - Rs. 437 lakhs	Kotak Mahindra Prime Limited 27Bkc, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.	<b>Rate of Interest</b> - 8.45% per annum <b>Terms of Repayment</b> - As per Bank Sanction Letter <b>Margin</b> - NIL; <b>Extent and operation of the charge</b> . As per Bank Sanction Letter		12.03.2018	29.03.2018	Deed of Hypothecation. Memorandum Of Entry By Constructive Delivery.	1. First & 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 Bank to the Borrower. 2. First & exclusive charge by way of Mortgage on Immovable Property of the Company, in favour of KMBL as security for repayment of financial facilities granted by the Bank to the Company.	06.12.2018	19.12.2018		

Place: Mumbai  
Date: 30.03.2018

Signature  
MD/Director/Secretary/Whole time Director



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]

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
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	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	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.7 on Mezzanine Floor, Restaurant/Fast food outlet No.1 to 7 and Landscape & sit out area 1A to 7A at F.F.No 100*101/1, Sangamwadi,Pune-411001.	As per Sanction Terms Amount - Rs. 260,000,000	ADITYA BIRLA FINANCE LIMITED,Indian Rayon Compound,Veraval,Gu jarat-362266	Rate of Interest - 12.50% 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)								

Place: Mumbai  
 Date: 30.03.2018

Signature  
 MD/Director/Secretary/Whole time Director

[Pursuant to section 85 sub-rule (1) of rule 10 of the Companies (Registration of Charges) Rules, 20

S.No	Charge ID	Date of creation 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	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	100227796	25.11.2018	09.01.2019	SKODA SUPER, ENGINE NUMBER R4VY65, CHASSIS NUMBER WBAAJC370JWA11642	60 months Amount - Rs. 3,099,000	HDFC BANK LIMITED, HDFC Bank House, Senapati Bapat Marg, Lower Flats (West), Mumbai-400132	Rate of Interest - Interest @ 8.75% per annum Terms of Repayment - Principal and interest amount to be repaid in 60 monthly installments of Rs.63,955 / - Margins - NA Extent and operation of the charge - The charge extends to the due repayment of the principal amount of Rs. 30,99,000/- including interest, additional interest, charges, costs, expenses and all other monies payable under the loan agreement dated 26.11.2018.	AGREEMENT FOR AUTO LOAN DATED 26.11.2018								

Place: Mumbai  
 Date: 30.05.2018

Signature  
 MD/Director/Secretary/Whole time Director

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, 20

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
S.No	Charge ID	Date of creation of charge or date of registration 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	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	100228097	28.11.2018	10.01.2019	BMW, ENGINE NUMBER CRG102094, CHASSIS NUMBER TMB88GNP1JA301017	60 months Amount - Rs. 5,125,000	HDFC BANK LIMITED, HDFC Bank House, Senapati Bapat Marg, Lower Parcel (West), Mumbai-400013	Rate of interest - Interest @ 8.75% per annum. 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. The charge extends to the due repayment of the principal amount of Rs. 51,25,000/- including interest, additional interest, charges, costs, expenses and all other monies payable under the loan agreement dated 28.11.2018.									

Place: Mumbai  
Date: 30.03.2018

Signature  
MD/Director/Secretary/Whole time Director

[Pursuant to section 85 sub-rule (1) of rule 10 of the Companies (Registration of Charges) Rules, 20

3]

S.No	Charge ID	Date of creation 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	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	10/23/210	07.01.2019	30.01.2019	SKODA OCTIVA, ENGINE NUMBER: CV404243, CHASSIS NUMBER: TMBBHQ1E4JA008559	60 months Amount - Rs. 2,039,000	HDFC BANK LIMITED, HDFC Bank House, Senapati Bapat Marg, Lower Flats (West), Mumbai-400132	Rate of Interest - Fixed Interest @ 9% per annum Terms of Repayment - Principal and interest amount to be repaid in 60 monthly installments of Rs.42,326 /- Margins - NA Extent and operation of the charge - The charge extends to the due repayment of the principal amount of Rs. 20,39,000/- including interest, additional interest, charges, costs, expenses and all other monies payable under the loan agreement dated 07.01.2019. In the event of any									

Place: Mumbai  
 Date: 30.03.2018

Signature  
 MD/Director/Secretary/Whole time Director