

[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	80067660	13.08.2003	02.09.2003	Immovable property being Unit No. 501 on 5th floor of Akruti Trade Centre, MIDC, Andheri (East), Survey No. 1, Hissa No. 7 situated and lying at CTS No. 29 (pt), 30 (pt), 31 and 34 (pt) of Village Kondivita, Taluka Andheri	63500000	Canara Bank , Lovely HouseNear Midland Hotel, Santacruz (East)Mumbai-400055	1. Borrower to repay the amount as specified in the agreement. In the event of Bank calling up the advance and demanding the payment of the entire amount due to it forth with, the Company shall comply with such demand. 2. Borrower shall pay interest at 10% p.a. Overdue interest 2% p.a. in the event of default. 3. The entire loan shall be repaid in 120 EMI's 4. Other terms and conditions as per the Term Loan Agreement	Term Loan Agreement dt. 13-08-2003	13.11.2003	09.12.2003	Deed of mortgage dt. 13-11-2003	Borrower has further secured the mortgage property described in First Schedule to the Deed of Mortgage dt. 13-11-2003. Other terms as mentioned in the Mortgage Deed dt. 13-11-2003	12-09-2014	22-09-2014	NA	NA
2	80067661	13.08.2003	02-09-2003	Unit No. 201 on 2nd floor of Akruti Trade Centre, MIDC, Andheri (East), Survey No. 1, Hissa No. 7 situate and lying at CTS No. 29 (pt), 30 (pt), 31 and 34 (pt) of Village Kondivita, Taluka Andheri	34800000	Canara Bank , Lovely HouseNear Midland Hotel, Santacruz (East)Mumbai-400056	1. Borrower to repay the amount as specified in the agreement. In the event of Bank calling up the advance and demanding the payment of the entire amount due to it forth with, the Company shall comply with such demand. 2. Borrower shall pay interest at 10% p.a. Overdue interest 2% p.a. in the event of default. 3. The entire loan shall be repaid in 96 EMI's 4. Other terms and conditions as per the Term Loan Agreement	Term Loan Agreement dt. 13-08-2003	13.11.2003	09.12.2003	Deed of mortgage dt. 13-11-2003	Borrower has further secured the mortgage property described in First Schedule to the Deed of Mortgage dt. 13-11-2003. Other terms as mentioned in the Mortgage Deed dt. 13-11-2003	12-09-2014	22-09-2014	NA	NA
3	80050489	21.10.2003	13.11.2003	Hypothecation of current assets, capital goods, stocks of goods, items of stock in trade and other movable goods. Registered Mortgage of Gound and Second Floor of Akruti Softech Park.	950000000	Canara Bank, BKC, Canara Building , "A" - Wing, 1st Floor, C-14, G-Block, Bandra (East), Mumbai-40005	Interest 3.5% above the ongoing PLR with a minimum of 14.5% p.a. or such other rates as the Bank may specify. Other terms as per the agreement.	Common Hypothecation Agreement dt. 21.10.2003	04.09.2015	19.09.2015	Deed of Rconveyance dt. 04.09.2015	Additional security created on Unit No. 1 to 26 in Akruti Annex and Unit 308 on 3rd Floor in Hubtown Solaris.	04.10.2024	04.10.2024	NA	NA
4	10155013	09.04.2009	08.05.2009	Mortgage of/ assignment of Development Rights of: 1. Village Mogra, Jogeshwari 2. Mount Mary, Bandra 3. Shastri Nagar, Bandra 4. Mayanagar, Worli 5. Akruti Gardenia, Mira Road	1000000000	Punjab National Bank , Ilaco House Sir P. M. Road, Fort, Mumbai 400001	Amount will be paid in instalments at rate of interests as mentioned in the Loan Agreement	Mortgage Deed Dt. 09-04-2009	23.10.2012	03.11.2012	Deed of Reconveyance dt. 27.12.2011	Property situated at Village Mogra, Jogeshwari & Shastri Nagar, Bandra reconveyed by Bank	11-12-2014	20-12-2014	NA	NA
5	10182089	11-09-2009	07-11-2009	Unit No. 701, on the 7th Floor, Akruti Trade Centre, MIDC, Andheri East and all piece and parcel of land situated at Village Kondivita, Taluka Andheri	400000000	SICOM Limited, Nirmal, 1st Floor, Nariman Point, Mumbai 400021	Interest will be paid at 18.75% p.a. The Loan shall be repayable in a single instalment on 364th day from the date of first disbursement.	Mortgage Deed dt. 11.09.2009	21.06.2010	19.08.2010	Indenture of Mortgage Deed dt. 21.06.2010	Mortgage extended to the property situated at Village Kondivita, Taluka Andheri	18.05.2022	16.06.2022	NA	NA
6	10189344	01.12.2009	21.12.2009	Any and all of the Akruti City Limited's residuary rights, title, interests, benefits, claims and demands in "ATC Units" specified in Deed in building known as Akruti Trade Centre consisting of ground plus 7 storeys on leasehold bearing CTS No as specified of Village Kondivita, Taluka Andheri	4185000000	IDBI Trusteeship Services Limited, Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400001	As per transaction documents namely Rubix OPCD Trust Deed nd Rubix Facility Agreement.	Indenture of Mortgage Deed dt. 01.12.2009	-	-	-	-	-	-	NA	NA
7	10188101	01.12.2009	14.12.2009	Any and all of the Akruti City Limited's residuary rights, title, interests, benefits, claims and demands in "ATC Units" specified in Deed in building known as Akruti Trade Centre consisting of ground plus 7 storeys on leasehold bearing CTS No as specified of Village Kondivita, Taluka Andheri	1500000000	IDBI Trusteeship Services Limited, Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400001	The security created by Amazia OPCD Trust Deed is a continuing security and shall remain in full force until the date when the secured obligations are discharged in full to the satisfaction of the Debenture Trustee in terms of the Amazia OPCD Trust Deed	Debenture Trust cum Mortgage Deed dt. 01.12.2009	-	-	-	-	-	-	NA	NA

Form No. CHG - 7

HUBTOWN LIMITED

Register of charges

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8	10191732	03.12.2009	07.01.2010	Portion of land, described in the revenue record as final plot No. 247/2 out of final plot no. 247/1 corresponding original survey no. 240/1, 356(A)/1 together with a godown cum staff room Premises/Structure situated at Village Panchpakhadi, District Thane	181000000	Union Bank of India , Devkaran Mansion, Shamaldas Gandhi Marg, Mumbai 400002	The mortgage is a continuing security for non fund base facilities upto a sum of Rs. 18.10 crores.Other terms and conditions are as per Deed dt 03.12.2009	Simple Deed of Mortgage dt 03.12.2009	18.09.2023	21.09.2023	Charge Release Letter from Unoin Bank of India dt. 18.09.2023	Release of charge of extended collateral security situated at Plot No. 247/1 and 247/2, Aradhana Talkies, Panchpakhadi, Thane and creation of charge on Unit No. 13, 13th floor, Akruiti Aastha Building, 23 Doongersey Road, Walkeshwar, Mumbai - 400 006	05.10.2024	05.10.2024	NA	NA
9	10191714	09.12.2009	07.01.2010	Flat 603 on 6th Floor, Akruiti Aneri, C-Wing, off Marol Maroshi Road, Andheri East	5685000000	IDBI Trusteeship Services Limited , Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400001	As per transaction documents namely Amazia OPCD Trust Deed, Rubix OPCD Trust Deed nd Rubix Facility Agreement.	Deed of Corporate Guarantee Cum Mortgage Deed dt 09.12.2009	01.09.2021	-	-	-	-	-	NA	NA
10	10199322	19.01.2010	15.02.2010	Immovable property consisting of on the Third Floor of the Building known as 'Akruiti Softech Park' situated at Andheri (East), Mumbai, standing on land bearing Plot/Pocket No. VII, C.T.S. No. 44 (Part) at Village Marol, Taluka Andheri	5685000000	IDBI Trusteeship Services Limited , Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400001	As per the trasaction documents namely Facility Agreement, Rubix OPCD Subscription and Debenture Trust Deed and the Amazia OPCD Subscription and Debenture Trust Deed.	Indenture of Mortgage dt 19.01.2010	01.09.2021	-	-	-	-	-	NA	NA
11	10227572	13.05.2010	16.07.2010	Development rights in Hari Nagar Shivaji Nagar (SRA) CHS, Jogeshwari (East), Mumbai, alongwith all accretions/ revenues/ receivables from said property	1000000000	Kotak Mahindra Trusteeship Services Limited , 36-38 Nariman Bhavan, 227 Nariman Point, Mumbai 400021	Rate of Interest: 17% Annual Coupon Rate and Special Interest Rate of Rs. 1 crore payable in advance. Maximum tenure is of 24 months. The charge is a first charge on the properties and is a continuing charge.	Mortgage Deed dt. 13.05.2010	11.03.2013	17.04.2013	Deed of Mortgage Additional security dt. 11.03.2013	Immovable property situated at Unit No. 206- 208 on 2nd floor and Unit No. 705 on the 7th floor of Hubtown Solaris Building, together with the beneficial interest in 20 robotic/ mechanical car parking spaces lying and being at Village Gundavli	17.07.2014	12.08.2014	NA	NA
12	10232858	21.06.2010	19.08.2010	Unit No. 701, on the 7th Floor, Akruiti Trade Centre, MIDC, Andheri East and all piece and parcel of land situated at Village Kondivita, Taluka Andheri	500000000	SICOM Limited , Nirmal, 1st Floor, Nariman Point, Mumbai 400021	Interest will be paid at 16.50% p.a. The Loan shall be repayable in a single instalment on 364th day from the date of first disbursement.	Indenture of Mortgage Deed dt 21.06.2010	-	-	-	-	18.05.2022	16.06.2022	NA	NA
13	10239851	08.09.2010	30.09.2010	Land at Village majewada, Taluka and dist. Thane consisting of properties bearing Survey Nos as mentioned in the Deed (acquired from M/s Asiatic Gases Limited under deed of conveyance dated 19.06.2008) alongwith land at Pokhran No. 2 in Majewade Taluka in Thane District, Dist. Thane, with Development Rights of the entire 'Ackruti Lake Woods'	4661800000	Assigned to Invent Assets Securitisation And Reconstruction Private Limited , 107, Jolly Maker Chambers No.2225, Nariman Point, Mumbai - 40002 (UCO Bank, Mafatlal Centre, 1st floor, Nariman Point, Mumbai 400021)	BPLR 0.25% i.e. presently 12% p.a. subject to reset every year from the date of first disbursement. The Loan has 6 quarter Moratoriumand is to be repaid at the end of 7th, 8th, 9th, 10th, 11th and 12th quarter of Rs. 66.667 crores each	Deed of Mortgage dt. 08.09.2010	27.09.2012 31-03-2017 (Assigned to Invent Assets Securitisation & Reconstruction Pvt Ltd)	09.10.2010	Deed of Mortgage dt. 27.09.2012	Additional security by way of mortgage of property over Unit No. 601 on 6th Floor of Hubtown Solaris is provided.	05-11-2024	19-11-2024	NA	NA
14	10239852	14.09.2010	30.09.2010	Land situated at Village Kondwa Budruk Tal- Haveli, Dist. - Pune together with building and structures constructed /to be constructed thereon ie 'Ackruti Country woods' project.	4000000000	UCO Bank , Mafatlal Centre, 1st floor, Nariman Point, Mumbai 400021	BPLR 0.25% i.e. presently 12% p.a. subject to reset every year from the date of first disbursement. The Loan has 6 quarter Moratoriumand is to be repaid at the end of 7th, 8th, 9th, 10th, 11th and 12th quarter of Rs. 66.667 crores each	Deed of Mortgage dt. 14.09.2010	-	-	-	-	-	-	NA	NA

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
15	10272941	24.02.2011	23.03.2011	A second ranking mortgage and charge on Company Allocation Saleable Area as mentioned in Trust Deed situated at Mudran Kamgar Nagar, Ambivali, Andheri (West), Mumbai – 400058	1000000000	VISTRA ITCL (INDIA) LIMITED (Formerly known as IL&FS Trust Company Limited) IL&FS Financial Centre, Plot No. C 22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051	12% Cumulative Interest computed on annual compounded basis. The first payment of interest shall be due on the expiry of 12 months from the completion date and thereafter every six months. DRR to be created and Debentures shall be fully redeemed on the expiry of 24 months.	Debenture Trust Deed dt. 24.02.2011	22.03.2016	27.07.2020	Deed of Mortgage Additional security dt. 22.03.2016	Mortgage is created on additional security being immovable property having a total saleable area of 45,313 sq.ft situated in the residential building "THE PREMIERE RESIDENCES"	31.03.2021	01.04.2021	NA	NA
16	10299955	17.06.2011	10.08.2011	Office premises at Unit No. 701 on 7th Floor in "Ackruti Trade Centre" situated at Marol MIDC, Andheri East.	300000000	SICOM Limited , Solitaire Corporate Pak, Building NO.4, Guru Hargovindji Road, Andheri (East), Mumbai 400093	ROI at 18% or such higher lending rate as may be in force at the time of execution of documents. The Loan shall be repayable in a single instalment on 364th day from the date of first disbursement. Security margin of atleast 2.5 times.	Indenture of Mortgage dt 17.06.2011	-	-	-	-	18.05.2022	16.06.2022	NA	NA
17	10299949	17.06.2011	10.08.2011	Office premises at Unit No. 701 on 7th Floor in "Ackruti Trade Centre" situated at Marol MIDC, Andheri East.	200000000	SICOM Limited , Solitaire Corporate Pak, Building NO.4, Guru Hargovindji Road, Andheri (East), Mumbai 400093	ROI at 18% or such higher lending rate as may be in force at the time of execution of documents. The Loan shall be repayable in a single instalment on 364th day from the date of first disbursement. Security margin of atleast 2.5 times.	Indenture of Mortgage dt 17.06.2011	-	-	-	-	18.05.2022	15.06.2022	NA	NA
18	10330079	23.12.2011	19.01.2012	1. Land bearing CTS No. 330 situated at Village Mogra, Taluka Andheri. 2. Receivables from Movable Properties mortgaged by Akruiti Kailash, Wellgroomed and the Company alongwith Tangible and intangible assets	800000000	Axis Trustee Services Limited , Axis House, 2nd floor, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai 400025	Debentures are issued in Two series. ROI 18.5 % p.a. for Series I and 25.17% p.a. for Series II. Both the series have maturity of 3 years from First Tranche closing date. Other terms and conditions are mentioned in the Debenture Trust Deed dt. 23.12.2011	Debenture Trust Deed dt 23.12.2011	-	-	-	-	02.03.2015	07.03.2015	NA	NA
19	10330397	30.12.2011	08.09.2012	All Commercial (Departmental Store), From Ground Floor to 4th Floor saleable area in 'B' Wing of "Ackruti City Emerald" Building	1170000000	Dena Bank , Dena Corporate Center, C-10, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051	ROI at 14% p.a. Repayment period is 10 years at 10% Margin. Other terms and conditions are as per the Mortgage Deed dt 16.08.2012	Mortgage Deed dt. 16.08.2012	27.03.2015	16.04.2015	Deed of Reconveyance dt 27.03.2015	Part of the property mortgaged on 9th Floor by modifying the charge on 14.11.2013 being reconveyed. Other additional security mortgaged on 14.11.2013 remains the same.	-	-	NA	NA
20	10348878	30.03.2012	20.04.2012	Unit No. 1001 on 10th Floor in Hubtown Solaris, Andheri East alongwith 22 reserved robotic car parking spaces in the basement. Rent receivables arising out of lease of the said premises.	290000000	Indusind Bank Limited , Indusind House, 425, Dadasaheb Bhadkamkar Marg, Opera House, Mumbai 400004	Term Loan repayable in suitable instalments. ROI at 14% p.a. for FCNR Loan: Floating Rate linked by LIBOR or anyother benchmark rate-spread to be reset quarterly & paid monthly.	Deed of Assignment of Lease Rentals dt 30.03.2012 and Indenture of Mortgage dt 30.03.2012	-	-	-	-	04.11.2015	02.12.2015	NA	NA
21	10366058	13.07.2012	24.07.2012	Plot of land situated at village Panchpakhadi, Taluka and District Thane and Lower Ground Floor in 'B' Wing of "Ackruti City Emerald" Building.	475000000	Union Bank of India , Mahalakshmi Chambers, Bhulabhai Desai Road, Mumbai 400026	ROI at 13.50% p.a. Term Loan to be repaid in structured 120 EMI under stepup method commencing from June 2012 and ending on March 2022. Margin at 25%.	Registered Mortgage Deed dt. 24.07.2012	11.10.2023	29.11.2023	Reconveyance Deed dt 11.10.2023	Release of charge on security situated at Plot No. 247/1 and 247/2, Aradhana Talkies, Panchpakhadi, Thane	05.10.2024	05.10.2024	NA	NA

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
22	10374260	16.08.2012	08.09.2012	All Commercial (Departmental Store), From Ground Floor to 4th Floor saleable area in 'B' Wing of "Ackruti City Emerald" Building	351000000	International Asset Reconstruction Company Private Limited 709, 7th Floor, Ansal Bhawan 16, Kasturba Gandhi Marg, New Delhi - 110001 (Dena Bank, Deepavali, S. V. Road, Andheri (West), Mumbai 400058)	ROI at 14% p.a. Repayment period is 10 years at 10% Margin. Other terms and conditions are as per the Mortgage Deed dt 16.08.2012	Registered Mortgage Deed dt. 16.08.2012	Transfer to International Asset Reconstruction Company Pvt Ltd on 10/12/2018	26.04.2023	26.04.2023	-	26-04-2023	26-04-2023	NA	NA
23	10379435	12.09.2012	10.09.2012	A portion of plot of land together with a godowns cum staff Room Premises/structure situated at Village Panchpakhadi, District Thane	500000000	Union Bank of India , Sai Arcade, N. S. Road, Mulund (West), Mumbai 400080	ROI 14.50% p.a. (Floating). The Loan is repayable in 6 installments of rs. 8.33 crores each. The total tenure of the loan is 3 years and 9 months.. Margin is 60 %.	Mortgage Deed without Possession dt 12.09.2012	-	-	-	-	11.10.2023	04.12.2023	NA	Delay due to Technical reasons and duration of delay is more than 30 days but less than 60 days
24	10381389	24.09.2012	19.10.2012	Mortgage of property situated on 3rd, 7th, 8th & 9th Floor of WING – A and on 3rd, 6th, 7th, 9th, 10th, 11th, 14th & 15th Floor of WING – B of "Hubtown Sunmist" building.	500000000	Bank of Maharashtra , 85-E Maker Tower, Cuffe Parade, Mumbai 400005	ROI is 14% p.a. with monthly rests. Principal amount to be repaid in 16 monthly installment. Margin is 17.65% of the total project cost excluding rehabilitation cost, otherwise 35%.	Deed of Simple Mortgage dt. 24.09.2012	-	-	-	-	20.12.2017	29.01.2018	NA	NA
25	10381388	28.09.2012	19.10.2012	A portion of plot of Land situated at Village Panchpakhadi, District Thane and an Upper Ground On Upper Ground Floor in 'B' Wing of "Ackruti City Emerald" Building	455000000	Union Bank of India , Mahalakshmi Chambers, Bhulabhai Desai Road, Mumbai 400026	ROI at 13.50% p.a. Term Loan to be repaid in structured 117 EMI under stepup method commencing from October 2012 and ending on June 2022. Margin at 25%.	Deed of Mortgage dt. 28.09.2012	11.10.2023	29.11.2023	Reconveyance Deed dt 11.10.2023	Release of charge on security situated at Plot No. 247/1 and 247/2, Aradhana Talkies, Panchpakhadi, Thane.	05.10.2024	05.10.2024	NA	NA
26	10380742	04.10.2012	16.10.2012	Unit premises on 2nd Floor in "Hubtown Solaris" Building and Land at Village Gundavli, Telly Gully, Andheri (East)	200000000	IFCI Venture Capital Funds Limited , IFCI Towers, 61, Nehru Place, New Delhi 1100019	ROI 17.5% p.a. subject to interest reset. Interest is payable monthly on the last day of the month. The repayment shall start after a moratorium of 15 months and by way of 4 equal quarterly installments of Rs. 5 crore each starting August 31, 2013	Deed of Mortgage dt 04.10.2012	-	-	-	-	19.12.2014	26.12.2014	NA	NA
27	10390197	21.11.2012	08.12.2012	Office no. 308 & 312 on the 3rd Floor of the Building known as "Hubtown Solaris"	145000000	STCI Finance Limited , A/B 1-802, A Wing, 8th floor, Marathon Innova, Marathon Nextgen Compound, Off G.K. Marg, Lower Parel (West), Mumbai 400013	ROI 18% p.a. with monthly rests. Repayable in 2 equal installments of Rs. 5 crores each at the end of 18th & 21st and Rs. 4.50 crores at the end of 24th month from the date of registration of Mortgage	Deed of Mortgage dt 21.11.2012	-	-	-	-	13.02.2015	8.02.2015	NA	NA
28	10390598	27.11.2012	11.12.2012	Mortgage of Retail Property on Ground and 1st Floor of Wing A and on Ground and 1st Floor of Wing B and Residential Property on 3rd, 4th & 5th Floor of Wing A and 12th Floor of Wing B of "Hubtown Sunmist" Building	600000000	Oriental Bank of Commerce , Large Corporate Branch, 181-A, Maker Tower E, 18th floor, Cuffe Parade, Mumbai 400005	3.60% (Bank Spread) over Base Rate which works out to 14% with monthly rests. The Loan is repayable in 4 equal installments of Rs. 15 crores each after the moratorium of 15 months from the date of first disbursement. Margin is 68%.	Deed of Simple Mortgage dt. 27.11.2012 and Agreement of Term Loan dt. 27.11.2012	-	-	-	-	01-06-2018	-	NA	NA
29	10402550	16.01.2013	14.02.2013	Mortgage of Saleable area on 3rd, 4th 6th, 8th and 10th Floor in the building known as "Hubtown Solaris"	1000000000	United Bank of India , Bandra Kalanagar, C-14, C-15, MMRDA Building, Bandra Kurla Complex, Bandra (East), Mumbai 400051	ROI 13.50% p.a. Repayment in 120 EMI at Rs.152,27,429 EMI starts from the following month of disbursement of loan on the strength of standing instructions.	Deed of Mortgage dt 16.01.2013	10.11.2014	26.12.2014	Indenture of Mortgage for Additional Security dt. 10.11.2014	Additional security mortgaged ad. 3 acres situated at Village - Kopri, Taluka & District Thane	08-10-2024	07-11-2024	Delay of more than 8 days	Due to Technical issues

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30	10419693	20.03.2013	19.04.2013	1. Charge on Development Rights arising from the Project namely 'Hubtown Sunstone'. 2. Registered mortgage on the constructed units in the Project. 3. Receivables arising from the project.	1490000000	Bank of Maharashtra , 85-E Maker Tower, Cuffe Parade, Mumbai 400005	ROI 13. 75% p.a. with monthly rests with Base rate being 10.25 % p.a. Margin for Constructio Finance-40% and for Receivable Discounting- 10%. Repayable in Two Tranches as specified in Deed	Deed of Simple Mortgage dt. 20.03.2013	-	-	-	-	20-12-2017	25-01-2018	NA	NA
31	10424259	30.04.2013	09.05.2013	Piece of land situated at Village Balewadi, Taluka Haveli, Dist. Pune together with the future buildings constructed thereon.	250000000	Altius Finserv Private Limited , 124, Free Press Hous, 12th floor, Free Press Journal Marg 215 Nariman Point, Mumbai 400 021	Coupon rate 21% p.a. payable monthly at the of each month on the outstanding principal amount. Tenure is of 6 months from the date of allotment. Repayment in 4 equal installments from the end of the third month beginning from the date of allotment.	Memorandum of Entry dt. 30.04.2013	-	-	-	-	21.08.2015	28.08.2015	NA	NA
32	10620852	29.05.2013	22.02.2016	1. Property of Fern Infrastructure Pvt Ltd: Immovable property situated on the Ground Floor of Ackruti Centre Point Building, Andheri East together with beneficial interest in 8 Car parks constructed on Village Mulgaon, Taluka Andheri (East). 2. Property of Hubtown Ltd: Part of premises situated on the 11th Floor in Hubtown Solaris	200000000	Everest Kanto Cylinder Limited , 204 Raheja Center, Free Press Journal Marg, 214 Nariman Point, Mumbai 400021	ROI-21% p.a. Repayment by 31.01.2015. Other terms as mentioned in the Deed	Deed of Mortgage d. 29.05.2013	-	-	-	-	-	-	Delay of 344 days occurred accidentally	Delay was accidental, due to inadvertence and that Company had no mala fide intentions in not filing the particulars within the prescribed time.
33	10454596	24.09.2013	22.10.2013	Residential Building of Hubtown Countrywoods, Phase I, Survey No. 45, Kondhwa, Pune-411048	600000000	Bank of Maharashtra , 85-E Maker Tower, Cuffe Parade, Mumbai 400005	ROI-13.50% p.a. Construction Finance repayable in 2 quarterly installments of Rs. 10cr each. Receivables discounting of Hubtown Countrywoods repayable in 6 quarterly installments of Rs. 5 cr each.	Composite Deed of Simple Mortgge dt. 24.09.2013	-	-	-	-	20.12.2017	25.01.2018	NA	NA
34	10463292	07.11.2013	05.12.2013	All right, title, interest and benefits of the Company in flats in Hubtown Sunmist including all receivables alongwith mortgage on Escrow Account.	1200000000	ECL Finance Limited , Edelweiss House, Off CST Road, Kalina, Mumbai 400098	ROI-20% p.a. Repayable in 12 equal installments commencing from the last day of the 19th month from the first draw down date.	Registered Indenture of Mortgage dt 07.11.2013	30.06.2014	09.08.2014	Indenture of Mortgage- Additional Security dt. 30.06.2014	Additional Security mortgaged in respect of Flats and Escrow Account.	02-06-2023	11-07-2023	Delay of 6 days	Inadvertent omission
35	10490319	29.03.2014	21.05.2014	Mortgage of Immovable Property of part of land viz Hubtown Limited at Village Majewade, District Thane and Sunstream City Pvt Ltd at Village Kopri, District Thane	900000000	Assigned to Invent Assets Securitisation And Reconstruction Private Limited , 107, Jolly Maker Chambers No.225, Nariman Point, Mumbai - 40002 UCO Bank , Mafatlal Centre, 1st floor, Nariman Point, Mumbai 400021	ROI-14.50% p.a.Repayable in 36 months from the date of disbursement including 12 months of moratorium.	Indenture of Mortgage dt. 29.03.2014	02.04.2014 31-03-2017 (Assigned to Invent Assets Securitisation & Reconstruction Pvt Ltd)	26.05.2014	Indenture of Mortgage- Additional Security dt. 02.04.2014	Additional Security mortgaged viz Hubtown Ltd of Immovable property situated at Pokhran No. 2 in Majewade Taluka in Thane District alongwith Unit Premises on 66th Floor in Hubtown Solaris.	05-11-2024	19-11-2024	NA	NA
36	10512616	25.06.2014	08.08.2014	Pledge of 7835 Equity Shares of Hoary Realty Limited held by Hubtown Limited	1550000000	IL&FS Trust Company Limited , IL&FS Financial Centre, Plot No. C 22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051	ROI- 18.5% p.a. (excluding interest tax) payable quarterly in arrears linked to IFIN benchmark rate.Repayment as mentioned in the Agreement.	Pledge Agreemen dt. 25.06.2014	-	-	-	-	13.07.2015	01.08.2015	NA	NA

Form No. CHG - 7

HUBTOWN 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)
37	10512604	25.06.2014	08.08.2014	Pledge of 9900 Equity Shares of Heddle Knowledge Private Limited held by Hubtown Limited	1550000000	IL&FS Trust Company Limited , IL&FS Financial Centre, Plot No. C 22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051	ROI-18.5 % p.a. (excluding interest tax) payable quarterly in arrears linked to IBMR. Repayment as mentioned in the Agreement.	Pledge Agreemen dt. 25.06.2014	-	-	-	-	13.07.2015	01.08.2015	NA	NA
38	10527379	30.09.2014	30.10.2014	1. A portion of plot of Land together with godowns cum staff Room Premises situated at Village Panchpakhadi, District Thane. 2. Lower Ground and Upper Ground Floor Commercial (Departmental Store) in 'B' Wing of 'Akruti City Emerald	300000000	Union Bank of India , Mahalakshmi Chambers, Bhulabhai Desai Road, Mumbai 400026	ROI-13.50% p.a. Repayment in Six monthly installments of Rs. 50 lacs each	Modification of Simple Mortgage Deed dt. 30.09.2014	11.10.2023	29.11.2023	Reconveyance Deed dt 11.10.2023	Release of charge on security situated at Plot No. 247/1 and 247/2, Aradhana Talkies, Panchpakhadi, Thane.	05.10.2024	05.10.2024	NA	NA
39	10577631	18.10.2014	06.07.2015	Plot of Land situated at Village Mogra, Taluka Andheri together with undivided interest possessed by Co-Mortgagors.	625000000	Techno Electric and Engineering Company Limited , P-46A, Radha Bazar Lane, 4th floor, Kolkata 7000001	ROI-21% p.a. Repayment as per Loan Agreement dt. 26.06.2015	Deed of Mortgage dt. 18.10.2014	-	-	-	-	-	-	NA	NA
40	10543439	29.12.2014	21.01.2015	All right, title, interest and benefits of the Company in flats in Hubtown Sunmist alongwith 16 car parks. Fouth Mortgaged property created on Rceivables and Escrow Account.	2500000000	ECL Finance Limited , Edelweiss House, Off CST Road, Kalina, Mumbai 400098	ROI-20% p.a. payable monthly on the last day of each month. Other terms as mentioned in the Loan Agreement.	Registered Indenture of Mortgage dt 29.12.2014	-	-	-	-	29.01.2024	14.03.2024	NA	Procedural delay and the delay is more than 30 days but less than 300 days
41	10567882	30.04.2015	14.05.2015	Pledge of 7353 Class B Equity shares of Giraffe Developers Pvt Ltd. And upto 10,000 equity shares of Citywood Builders Pvt Ltd.	1000000000	GDA Trusteeship Limited , GDA House, First Floor, Plot No. 85, S. No. 94 & 95, Bhusari Colony, Kothrud, Pune 411038	Coupon Rate is 0%. Tenure of 4 years from the date of issue.Redemption Premium of 22% of the dace value of each Debenture issued by Citywood Builders Pvt Ltd. Upfront fees of 2% of the issue size to be paid by Citywood Builders Pvt. Ltd	Deed of Pledge dt. 30.04.2015	24.09.2015	04.11.2015	Supplemental Deed of Pledge dt. 24.09.2015	Charge modified to include all monies payable by Giraffe Developers Pvt Ltd Citywood Builders Pvt Ltd. to Debenture Holders	-	-	NA	NA
42	10567782	30.04.2015	30.05.2015	Pledge of 10000 shares of Citywood Builders Pvt Ltd	1000000000	GDA Trusteeship Limited , GDA House, First Floor, Plot No. 85, S. No. 94 & 95, Bhusari Colony, Kothrud, Pune 411038	Coupon Rate is 0%. Tenure of 4 years from the date of issue.Redemption Premium of 22% of the dace value of each Debenture issued by Citywood Builders Pvt Ltd. Upfront fees of 2% of the issue size to be paid by Citywood Builders Pvt. Ltd	Supplemental Deed of Pledge dt. 30.04.2015	24.09.2015	04.11.2015	Supplemental Deed of Pledge dt. 24.09.2015	Included Giraffe Developers Pvt Ltd to raise funds by issue of 700 NCD of Rs. 10 lacs each.	-	-	NA	NA
43	10581193	27.06.2015	25.07.2015	Pledge of 8000 equity shares of Pristine Developers Pvt Ltd	400000000	Axis Trustee Services Limited , Axis House, 2nd floor, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai 400025	As per Share Pledge Agreement dt. 27.06.2015	Share Pledge Agreemen dt. 27.06.2015	-	-	-	-	12-08-2021	-	NA	NA

[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)
44	10613980	07.12.2015	20.01.2016	Pledge of 2837270 Class A Equity shares of Rare Township Pvt Ltd	2500000000	Unit Trust of India Investment Advisory Services Limited, UTI Tower, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051	As per Share Pledge Agreement dt. 07.12.2015	Share Pledge Agreement dt. 07.12.2015	26.10.2023	04.12.2023	Assignment Agreement dt. 26.10.2023	PLEDGE OF SHARES OF RARE TOWNSHIP PRIVATE LIMITED IN FAVOUR OF CITYGOLD INVESTMENT PRIVATE LIMITED VIDE ASSIGNMENT AGREEMENT DT 26.10.2023 FOR LOAN OF RS. 33 CRORE.	26.03.2024	28.03.2024	NA	NA
									06.03.2024	21.03.2024	Deed of Accession dated 15.01.2024; Amendment to Moortgage Deed dt. 06.03.2024	SUCCESSION OF CHARGE FROM CITYGOLD INVESTMENT PRIVATE LIMITED (LENDER) TO VISTRA ITCL INDIA LIMITED (SECURITY TRUSTEE).				
45	100064473	15.11.2016	08.12.2016	All that piece of land bearing Hissa No. 5 of S. No. 27/1/2 situated at Village Balewadi, Taluka Haveli, Dist. Pune together with the future buildings to be constructed thereon.	250000000	Allius Finserv Private Limited, 124, Free Press Hous, 12th floor, Free Press Journal Marg 215 Nariman Point, Mumbai 400 021	As per Memorandum of Entry dt. 15.11.2016	Memorandum of Entry dt. 15.11.2016	-	-	-	-	-	-	NA	NA
46	100117887	03.02.2017	24.08.2017	All that pieces or parcels of properties/unit(s)/apartment(s)/flat(s) as under (constructed/to be constructed) together with all the present and/or future structures, furniture, fixtures, fittings, standing and/or plant and machinery installed/to be installed and/or constructed/to be constructed thereon and all the present and future rights, title and/or interests of M/s. Hubtown Limited therein: 1. Solaris- Unit No. 5, 6, 7 & 8 (as identified as Units 3,4,5 & 6 respectively in the approved plan); 2. Solaris- Unit No. 1110, 1121, 1122, 1123, 1126 & 1131; 3. Solaris- Entire 12th Floor; 4. Solaris- Entire area, 13th floor. totalling unit(s)/Apartment(s)/flat(s) having 123490 sq.ft area(super built-up area)(i.e. 73306 sq.ft. carpet area) in the aggregate together with applicabel car parking spaces(on the ground floor/basement).	1257500000	Indiabulls Housing Finance Limited M-62 & 63, First Floor, Connaught Place, New Delhi- 110001	As per Deed of Hypothecation dated 3rd February, 2017.	Deed of Hypothecation dated 3rd February, 2017.	28.07.2017	11.09.2017	Deed of Mortgage dated 28th July, 2017	All that pieces or parcels of properties/unit(s)/apartment(s)/flat(s) as under (constructed/to be constructed) together with all the present and/or future structures, furniture, fixtures, fittings, standing and/or plant and machinery installed/to be installed and/or constructed/to be constructed thereon and all the present and future rights, title and/or interests of M/s. Hubtown Limited therein: Solaris- Unit(s)/Apartment(s)/Flat(s) No.1121,1122,1123,1131,1201,1204,1 210,1217,1218,1219,1221,1228,1232 & entire area 13th floor totalling 14 number of Unit(s)/apartment(s)/flat(s) and having 58243 sq.ft area (super built up area) (i.e. 34655 sq.ft carpet area) in the aggregate together with applicable number of car parking spaces (on the ground floor/basement).				

[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)
47	100105117	18.04.2017	23.06.2017	Unit. No. 701 admeasuring 3506 sq.ft. of carpet area equivalent to 4675 sq. ft. of chargeable area on the 7th floor, Akruti Trade Centre, MIDC, Andheri (East), Mumbai - 400093, owned by Hubtown Limited. Flat No.B-1303 admeasuring 1918 sq.ft. of carpet area equivalent to 2877 sq. ft. of chargeable area on the 13th floor, Sunmist,Gundavali, Saiwadi, Andheri (East), Mumbai - 400093, owned by Hubtown Limited. Flat No. 401 admeasuring 2020 sq.ft. along with one car parking space of chargeable area on the 4th floor, Akruti Aastha, 23-G Doongersey Road, Malabar Hills, Mumbai - 400006 owned by Vama Housing Limited. Flat No. 6/3, 6/2, & 6/1 admeasuring approx. 1300 Sq. Ft. on 6th floor, Akruti Co-operative Hsg. Soc. Ltd, C. S. No. 187, 23-F,Doongersey Road, Walkeshwar, Mumbai - 400006 owned by Mr. Vyomesh Mahipatray Shah and Mrs. Falguni Vyomesh Shah. Agricultural lands admeasuring 77 acres or thereabouts at Village Belondkhar, Taluka and Registration Sub-District Uran owned by independent land owners as per Indenture of Mortgage. 2 acres of land located at CTS No. 1913, plot No. 43 (Part) situated at Village Kopri,	200000000	SICOM LIMITED, Solitaire Corporate Park, Building No.4, Guru Hargovindji Road, Andheri (East), Mumbai- 400093	As per Indenture of Mortgage dated 18-04-2017	Indenture of mortgage dated 18/04/2017 & indenture of additional security and Mortgage dated 25/04/2017 and Loan Agreement dated 30th January 2017 for pledge of shares as collateral securities.	06-06-2018	30-07-2018	Indenture of Reconveyance dated June 06, 2018	Reconveyance of residential flats bearing 6/3, 6/2 and 6/1 in the Akruti Co-operative Housing Society , C.S No. 187, 23-F, Doongersey Road, Walkeshwar, Mumbai 400006 each admeasuring 482,342 and 472 sq ft of Malabar Hill, Mumbai owned by Mr. Vyomesh Mahipatray Shah and Mrs. Falguni Shah.	18.05.2022	04.08.2022	NA	NA
48	100105109	18.04.2017	23.06.2017	Unit. No. 701 admeasuring 3506 sq.ft. of carpet area equivalent to 4675 sq. ft. of chargeable area on the 7th floor, Akruti Trade Centre, MIDC, Andheri (East), Mumbai - 400093, owned by Hubtown Limited. Flat No.B-1303 admeasuring 1918 sq.ft. of carpet area equivalent to 2877 sq. ft. of chargeable area on the 13th floor, Sunmist,Gundavali, Saiwadi, Andheri (East), Mumbai - 400093, owned by Hubtown Limited. Flat No. 401 admeasuring 2020 sq.ft. along with one car parking space of chargeable area on the 4th floor, Akruti Aastha, 23-G Doongersey Road, Malabar Hills, Mumbai - 400006 owned by Vama Housing Limited. Flat No. 6/3, 6/2, & 6/1 admeasuring approx. 1300 Sq. Ft. on 6th floor, Akruti Co-operative Hsg. Soc. Ltd, C. S. No. 187, 23-F,Doongersey Road, Walkeshwar, Mumbai - 400006 owned by Mr. Vyomesh Mahipatray Shah and Mrs. Falguni Vyomesh Shah. Agricultural lands admeasuring 77 acres or thereabouts at Village Belondkhar, Taluka and Registration Sub-District Uran owned by independent land owners as per Indenture of Mortgage. 2 acres of land located at CTS No. 1913, plot No. 43 (Part) situated at Village Kopri, Taluka & District Thane owned by Sunstream City Private Ltd.	295000000	SICOM LIMITED, Solitaire Corporate Park, Building No.4, Guru Hargovindji Road, Andheri (East), Mumbai- 400093	As per Indenture of Mortgage dated 18-04-2017	Indenture of mortgage dated 18/04/2017 & indenture of additional security and Mortgage dated 25/04/2017 and Loan Agreement dated 30th January 2017 for pledge of shares as collateral securities.	06-06-2018	30-07-2018	Indenture of Reconveyance dated June 06, 2018	Reconveyance of residential flats bearing 6/3, 6/2 and 6/1 in the Akruti Co-operative Housing Society , C.S No. 187, 23-F, Doongersey Road, Walkeshwar, Mumbai 400006 each admeasuring 482,342 and 472 sq ft of Malabar Hill, Mumbai owned by Mr. Vyomesh Mahipatray Shah and Mrs. Falguni Shah.	18.05.2022	12.08.2022	NA	NA
49	100152422	26.12.2017	08.02.2018	Pledge of 25,000 (Twenty Five Thousand) Equity Shares constituting 25% equity shares of Joyous Housing Limited.	8000000000	PNB Housing Finance Limited 9th Floor, Antriksh Bhawan, 22 K G Marg, New Delhi- 110001.	Construction finance of Rs. 800 crore is to be repaid in 36 monthly equal principal installments of Rs. 22,22,22,222/- each after a principal moratorium period of 48 months from the first disbursement, plus interest there-on at an applicable rate of interest calculated on monthly rest basis.	Share Pledge Agreement dated December 26, 2017.	-	-	-	-	04.09.2023	29.02.2024	NA	Due to Inadvertence and Oversight without any malafide intention, the delay is approx 152 days, that such belated filing shall not adversely affect rights of any other intervening creditors of the company.