Arrest.

						[Pursuant to section 85 sub-rule (Names and addresses of the charge	of rule 10 of the Companies (Registration of Charges) Rul Particulars of the terms and conditions of the charge	Description of the instrument	Date of .	Date of	Description of the	Particulars of modification	Date of	Date of registrati	Facts and date of	Reasons for delay in filing
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		creating the charge	modification of charge	registration of modification of charge	instrument modifying the charge		satisfactio n		condonatio	or registration of creation, modification or satisfaction of the charge, if any
								(0)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
(2)	519	(3) 29-12-2010	ASS - S - S - S - S - S - S - S - S - S -	HYPOTHECATION BY WAY OF SECOND CHARGE OVER ALL THE BORROWER'S PROPERTIES AND SSETS, BOTH PRESENT AND FUTURE, PERTAINING TO RED FOR HOTEL PROJECT, SITUATED AT SESTIS AREA OF GOTH AFROLD HAVE PROJECT, SITUATED AT SESTIS AREA OF GOTH AFROLD HAVE PROJECT, SITUATED AT SESTIS AREA OF GOTH AFROLD HAVE PROJECT SITUATED AT SECOND CHARGE BY WAY OF INTOTHECATION OF ALL THE PROJECT SITUATED AND DECEMBER THAT AND MACHINERY MACHINERY MACHINERY MAD INCHES THE AT MAD MACHINERY MAD HAVE PROVIDED TO PROJECT STATE OF A SECOND CHARGE BY WAY OF HAVE PROVIDED THE PROPERTY AND PUTURES SUBJECT TO PROPER AFFECT AND PUTURES SUBJECT TO PROPER AFFECT AND PUTURE SUBJECT TO PROJECT SECURING WORKING CAPITAL ACCITIES AND SUBJECT TO PROPER PROVIDED THE BANK. SECOND CHARGE BY WAY OF ASSIGNMENT OR CREATION OF CHARGE IN FAVOR OF LENDER; A CREATING AND CHARGE BY MAY OF ASSIGNMENT OR CREATION OF CHARGE IN FAVOR OF LENDER; A LIGHTLE, LITTLE, LITTLES, IN EMETS, CLAIMS AND DEMANDS WHATSOEVER OF THE ORROWER IN AGREEMENTS (DEVELOPMENT AGREEMENT, MANAGEMENT AGREEMENT). ALL RIGHTS, LITTLE, LITTLES, BENETIS, CLAIMS AND DEMANDS WHATSOEVER OF THE ORROWER IN AGREEMENT SOFT OF THE ORSOWER IN AGREEMENT SOFT OF THE ORSOWER IN AGREEMENT, MANAGEMENT AGREEMENT, ON STRUCTURE OUTTAGET, DUTY AGREEMENT, MANAGEMENT AGREEMENT, M	- Contraction	BRANCH, JRD FLOOR, PLOT NO 25, PUSA ROAD, NEAK ARAOL BAGH METAN STATION, NEW DELHI, Delhi-110005	Renayment term (in months): AS PER SANCTION LETTER	AMENDMENT AGREEMENT FOR FACILITIES UNDER MERGENCY CREDIT LINE GUARANTEE SCHEME DATED 29-12-2020							EMON	REE 40

							Form No. CHG - 7 Register of charges	70141								
0	Charge ID	Date of creation of charge or date of acquisition of property subject to charge	registration of	Short description of the preperty charged	Period and amount secured by the charge	[Pursuant to section 85 sub-rule (Names and addresses of the charge holder	1) of rule 10 of the Companies (Registration of Charges) Rul Particulars of the terms and conditions of the charge	les, 2014] 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 satisfactio n	registrati on of	date of condonation n 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)	761	(7)	(6)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
	100408363	30-12-2020	13-01-2021	Second Charge by way of Hypothecation on the following. 1] All the stock in trade both present and future consisting of raw materials, finished goods, goods in process of manufacturing and any other goods. 2] All the book debts, amounts outstanding, monies receivable, claims and bills which are now due and owing or which may at any time hereafter during—as per attached Deed of Hypothecation. 3] All the plant and machinery both present and future consisting of all—as per attached Deed of Hypothecation. 4] The whole of the Security Provider's moveable properties, including its movable plant and machinery, machinery spares, tools and accessories furniture,—as per attached Deed of Hypothecation.		HIDEC BANK LIMITED, MOFE BANK HOUSESEMAPAT BAPAT PHARE, LOWER PAREL W, MUMBAJ, Maharashtra-400013	Rate of Interest! Interest at the rate as stipulated in the Bank's Sanction Letter dated 30.12.2002. Repairment Letm (In months), 48 Letms of Repairment; As stipulated in the Bank's Sanction Letter dated 30.12.2002. Nature of Jacillity. Working Capital Term Lean under ECGLS Martini, As per Sanction Letter dated 30.12.2002. Eastent and operation of the Campute; Hypothecation by way of sesons charge on Horable Fixed Assets and Current Assets of the Company both present and future as mentioned in Column No.13. below to sesons charge on Horable Fixed Assets and Current Assets of the Company both present and future as mentioned in Column No.13. below to sessor date with interest; costs, charges, segments and other moneys due and payable by the Company to the Bank.	Facility cum Hypothecation Agreement dated 30th December, 2020.				×			WOW	a
	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	11-02-2021	03-03-2021	Memorandom of equitable mortgage by deposit of title deeds by way of constructive delivery dated 11-02-2021	By this modification, Existing facility of Rs. 42.00 Crore is additionally secured by Second charge by way of equitable motigage property being all that piece and parcel of land situated at property bearing Mot No. 856 measuring 1000 quara Meters in Phase V Udgey (Mair, Gurgaon (More deally specified in the Schedule II of MOE attached herewith).		/	NOW	M
	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	11-02-2021	03-03-2021	Memorandum of equitable mortgage by deposit of title deeds by way of constructive delivery dated 11-02-2021	By this modification, Existing facility of Rs. 42,00 Crore is additionally secured by Second charge by way of mortgage of Leasehold rights of Borrower by way of mortgage of Leasehold rights of Borrower's pray of deposit of Tille Deeds of the immovable property of Borrower's operating hotel to Lemon Tree Hotel at Plo. No. 3, 3MW, Ps1, Industrial Area, Chandigarth 160002. (More clearly specified in the Schedule II of MOE attached herewith).			Y	NOW
	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	17-02-2021	05-03-2021	Memorandum of equitable mortgage by deposit of title deeds by way of constructive delivery dated 17-02-2021	By this modification, Existing facility of Rs 42 00 Crore is additionally secured by Second charge by way of equition mortgage being All that piece and parcel of Inda Samessimp 30,135 s, dect and parcel of Inda Samessimp 30,135 s, dect and bearing no. 271 (old no. 3) St. Johns Road, Bangaloee with building housing cinems theatre and total built up area 20,000 s, feet (More Carly Specified in the Schedule II of MOE attached herewith)				NOW

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							Form No. CHG - 7 Register of charges									
.No	Charge IO	Date of creation of charge or date of acquisition of property subject to charge	e registration of creation of	Short description of the property charged	Period and amou secured by the charge	nt Names and addresses of the charge	ruumt to section 85 sub-rule (1) of rule 10 of the Compan- Particulars of the terms and conditions of the charge	ies (Registration of Charges) Re Description of the instrument	Date of 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	registrati on of satisfacti	date of condonatio	Reasons for delay in filin for registration of creation, modification or satisfaction of the charge if any
(1) Id S	(2) ime as above	(3) Salta at about	(A) Same at above	(5)	(6)	(7)	(8)	(9)	(10)	(11)	1121					-
					irre as above Serre as above	Same as above	Same as above	Same as above			Memorandum of equipalities in mining by organization of the deleta by easy of the deleta by easy of deleta deleta by easy of deleta deleta by easy of deleta	ley this montheaton, Esseing facility of R. al. 200 cmrs is additionally secured by Second Graph by May 6 cauthal mortgage in 1, Promy's tyme of with the sea and speaked invaries that Bearing Door No.73, Senter Patel Resiz, Guring, Chemine 600032 comported in viscent faith Bearing (Door No.73, Senter Patel Resiz, Guring), Chemine 600032 comported in 15-56-9441, 8000 No.65, Madura Wartscaperin (Village, Course), Zemin Agry, Membalam-Guring Yalab, Chemine 60003, comported in 15-56 No.1260, Membalam-Guring Yalab, Chemine 800032 comported in 15-50 No.1261, 2000 No.65, Madura Werkstapsuren Village, Guring, Zemin Agry, Membalam-Guring Yalab, Chemine 800032 comported in 15-50 No.1261, Proprint better, Bernard 19-60 No.65, Madura Werkstapsuren Village, Guring, Zemin Agry, Membalam-Guring Yalab, Chemine 80003, Comported on 15-50 No.1261, Proprint better, Bernard 19-60 No.65, Madura Werkstapsuren Village, Guring, Zemin Agry, Membalam-Guring Yalab, Chemine 80003, Comported on 15-50 No.1261, Proprint being Agriculturen 15-50 No.1261, Brick No.65, Madura Versitatscarum 16-50 No.1261,	((4))	- 08	NOW?	De A
		Same at acrose		Ser	Same as above	Samp as stoye	Sama as above	Same as above	24-01-2021		Memorandum of equitable mortgage by deposit of total deeds by way of constructive delivery dated 24-02-2021	caster of Assists Lend Session Disor his 45. Vinayassas cold Scheel, Sunka, Chemis-60013 (Birth modification), Estatory facility of 44.00 Cibrars is abstractly sessioned by Sessiond strings for vinay of equitable mortipays being All that gives and carried in land semi-sessioning 2013 square year bearing FM Assists of Estimoning FS commarks for (pivelia) quantities or 2013 square year bearing FM Assists studied lying and being within the visigo limits of Mary Changspoy, within FM Assists studied lying and being within the visigo limits of Mary Changspoy, within FM Assists studied lying and being within the visigo limits of Mary Changspoy, within FM Assists studied lying and being within the visigo limits of Mary Changspoy, within FM Assists studied lying and being limits of Ahmedabad, Gulgrad (More clearly specified in the Schedule II of MCE attended for events)			A CALLO	New D
SAM	a as above	Sarrio as above	Same at above	San	6 66 above Same as above	Same 46 Above	Sietre as above	Same as ebove	25-03-2021		Tortgage by deposit of title deeds by way of constructive delivery dated 25-03-2021	By this modification, Existing ficility of Rs.42.00 Crore is adoptionally secured by Second driving by wint of excluding mortisage being All that paids and since of Property bearing with the 4-8 of the Bray (and/or) forfester Pies, Imprasse, Pieses 1, and that studge line of John March 1998 and the Pieses of the Pieses of Second Pieses (and Pieses and Second Pieses) Desired Mulsin District and Repairsion Darriet Ruis (entaining by 2-2432 Sec Mex., (More peerly specified in the Schedule III of MOE attached network).			30	Vel Dell

		2 - 1					[Pursuant to section 85 sub-rule (1) of ru	Form No. CHG - 7 Register of charges	tion of Charges)	Pules 20141						
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		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 registratio n of satisfactio n	date of condonatio	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)
57	100418526	15-02-2021		Second Charge on all moveable and current assets of the Company in connection with its Red Fox Hotel Hyderabad, both present and future as detailed under the Schedule 2 of the attached Deed of Hypothecation dated February 15, 2021.	8,84,00,000	AXIS TRUSTEE SERVICES LIMITED, AXIS HOUSE, BOMBAY DVEING MILLS, COMPOUND, PANDHURANG BUDHKAR MARG, WORLL, MUMBAI, Maharashtra-400025	Rate of Interest; As per Sanction Letter No. ABRI/PSFG/CAI/0002779 dated December 02, 2020. REDAYMENT LETM (In monthal): 48 Terms of Repayment; 48 equal monthly installments after moratorium of 12 months Nature of facility; Working Capital Term Loan under ECGLS Scheme Margin; As per Sanction Letter No. ABRI/PSFG/CAI/0002779 dated December 02, 2020 Extent and operation of the charge; Second Charge on the assets detailed in Schedule 2 of the attached Deed of Hypothecation dated February 15, 2021.	Unattested Deed of Hypothecation dated February 15, 2021 executed by Company in favour of Axis Trustee Services Limited for securing the facility JNR. 8.84 Crores availed by the Company from Aditya Birla Finance Limited ("Lender").			1117	(1.5)			SA ON	Delhi
57a	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	05-03-2021		2021 Company has	In addition to Second charge created on movable assets vide Deed of Hypothecation dated 15,02,2021, the Company has further created Second charge by way of equitable mortgage, on immovable properties as detailed in attached MOE dated 05,03,2021.			EMON.	Delhi Delhi

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							Form No. [Pursuant to section 85 sub-rule (1) of rule 10 of the	charges	arges) Rules, 201	4)				9		
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			Date of	Description of the instrument modifying the charge	Particulars of modification	Date of satisfaction	registrati on of	date of condonatio	Reasons for delay in filing for registration of creation, modification or satisfaction of the charge, if any
												وحائدات تنبا				
(1)	(2)	(3) 19-02-3021		For working capital Term Loan facility under ECLGS scheme of Rt. 8. I Lors is secured by "Second charge on all the existing and future current assets of the Borrower's hotels located at Gurgaon Child (Cycetter New). Aurangabad, Indore and Sector 29, Gurgaon and Part portion of ground floor and edutic blad floor of Block. As more consistent assets of the Borrower's Impair of ground floor and edutic blad floor of Block. As more consistent assets of the Borrower's Impair of the Commercial space at Sector 60, Gurgaon and Commercial space at Sector 60, Gurgaon and Commercial space at Sector 60, Gurgaon and Commercial space at Sector 60, Gurgaon ("Subservient charge over all existing and future current assets of the Borrower's hotels located at Sector 29, Gurgaon, Gurgaon Ciry Center (Teev), Aurangabad and Indore on which the Borrower's commercial space at Sector 60, Gurgaon on which the Borrower's commercial space at Sector 60, Gurgaon on which the Borrower's commercial space at Sector 60, Gurgaon on which the Bank has exclusive charge.		(2). KOTAK MAHINDRA BANK LIMITED. 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Humbas, Maharashtra-400051, Humbas,	(a) Rate of Interest: As may be stipulated by the Bank from time to time. Benazyment term (in months): 48 Tarms of Renazyment; 48 Equated Menthly Instalments (including the 12 Month meraterium period) Nature of facilitys, Werking Capital Term Loan (WCTL) by way of Guaranteed Brengency Credit Line (GECL) under ECLGS scheme of National Credit Guarantee Trustee Company Ltd. Harginia: An may be stipulated by the Bank from time to time. Eatent and operation of the charger in the Working Capital Term Eatent and operation of the charger in the Working Capital Term Eatent and operation of the charger in the Working Capital Term Eatent and operation of the charge in the Working Capital Term Eastent and operation of second charge on all the existing and future current assets of the Borrower's heets located at Gurgaen (City Center New), Aurangabad, Indoor and Sector 29, Gurgaen and Part portion of ground floor and entire third floor of Block-A, commercial space at Sector 60, Gurgaen. Subservient charge ever all existing and future ourself assets of the Borrower's heets located at Sector 129, Gurgaen, Gurgaen (City Center New), Aurangabad and Indoor on which the Bank has exclusive charge and current assets of the Borrower's sector current assets of the Borrower's heets for Borrower's except current assets of the Borrower assets of the Bank has exclusive charge and current assets of the Borrower asset of Sector 60, Gurgaen on which the Bank has exclusive charge.	(9) Deed of Hypothecation dated 19th February, 2021	(10)	an)	(12)	(13)	(14)	(15)	NOW	AND
E	iame as above	Same as above	Same #1 above	Same as above	Same as above	Same as above	Same as above	Same as above	03-03-2021	12-03-2021	Memorandum of Entry by Constructive Delivery Dated 03-03-2021	By this modification, The Working Capital Term Loan under Emergeory Credit line Guaranteed Scheme of Rs. 3.10 Crores availed from Kotal Kahindra Bank. Limited is further secured by extension of second charge by vary of equitable required to the second charge by vary of equitable required to the second control of the second control of second complex horses and second control of complex horses as Gurgaon Manesr Urban Complex constructed on land admeasuring 28 Kanal 8 Maria in Khewat No. 1, Khatonin o.1 Mutalli No. 30, XI No. 372 (412),46-0),66-0) and 7 (7-16) in the revenue estate of village Ulbravas. Tahili Sohna, Sector 80, Disti Gurgaon together with all fix buildings, appurtenant, structures, matallistions, filments, plants and machinery it any afficed to the earth or permanently affixed to something attached to the earth of permanently affixed to something attached to the earth of Der terms and conditions remain unchanged.			ACMON!	Welling of the state of the sta
S	ame as above	Same as above S	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	16-03-2021	17-03-2021	Constructive Delivery Dated 16-03-2021	By this modification, The Working Capital Term Loan under Emergency Credit line Guaranteed Scheme of Rs. 8.10 Corres availed from Kotak Hahindas Bink Limited is further secured by extension of second charge by way of equitable mortgage on all that piece and pracel of I and bearing Piot No. 287 – 289 admeasuring 825 Sq. Nirs., and situated in Sector 29, Gurgon, Haryana Gopther with all buildings, structures, intallations, firmeds, Plant & Machinery if any structures, intallations, firmeds, Plant & Machinery if any attacked to the earth. Other terms and conditions remain enchanged.			(20)	QL

Form No. CHG - 7 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	registration	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	registration n of	Facts and date of condonatio n of delay, if any	delay in filing for registration of
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
59	10045360	4 17-06-2021		Second Charge by way of Hypothecation on the following: 1) All the stock in trade both present and future consisting of raw materials, finished goods, goods in process of manufacturing and any other goods, — as per attached Deed of Hypothecation. 2] All the book debts, amounts outstanding, monies receivable, claims and bills which are now due and owing or which may at any time hereafter during — as per attached Deed of Hypothecation. 3] All the plant and machinery both present and future consisting of all—as per attached Deed of Hypothecation. 4] The whole of the Security Provider's maveable properties, including its movable plant and machinery, machinery, sparse, stoils and accessories furniture, — as per attached Deed of Hypothecation.		HDFC BANK LIMITED, HDFC BANK HOUSESENAPATI BAPAT MARG, LOWER PAREL W, MUMBAI, Maharashtra-400013	Rate_of_interest; Interest at the rate as stipulated in the Bank's Sanction Letter dated 09.06.2021. Repayment term (Lin months):72 Months Terms_of Repayment(1.45 stipulated in the Bank's Sanction Letter dated 09.06.2021. Nature_of_Recility; Working Capital Term Loan under ECGLS Margin:1.45 per Sanction Letter dated 09.06.2021. Extent and operation of the charge; Hypothecation by way of second charge on Movable Fixed Assets and Current Assets of the Company both present and future as mentioned in Column No.13 ablow to secure as a continuing security for the repayment of Rs. 4192.60 Lacs together with interest, costs, charges, expenses and other moneys due and payable by the Company to the Bank.	Agreement dated 17th June, 2021.							EMONT	A Delh
59a	Same as above	Same as above	iame as above	Same as above	Same as above	Same as above	Same as above	Same as above	16-07-2021			By this modification, Existing facility of Rs. 41,97,60,000/- is additionally secured by Second charge by way of equitable mortgage property being all that piece and parcel of land situated at property bearing Plot Ro. 866 measuring 1000 square Meters in Phase V Udyog Whar, Gurgano (More Clearly specified in the Schedule II of MOE attached herewith).			EMON S	Demi
59b	Same as above	Same as above S	ame as above	Same as above	Same as above	Same as above	Same as above	Same as above	16-07-2021		Memorandum of equitable mortgage by deposit of title deeds by way of constructive delivery dated 16-07-2021	By this modification, Existing facility of Rs. 41,92,60,000/- is additionally secured by Second charge by way of mortgage of Leasehold rights of Borrower by way of depost of Title Deeds of the immovable property of Borrower's operating hotel i.e. Lemon Tree Hotel at Piot No. 3, 3MW, Ph1, Industrial Area, Chandigarh-160002. (Hore clearly specified in the Schedule II of MOE attached herewith).			EMON	OF Delh
59c S	ame as above	Same as above S	ame as above	Same as above	Same as above	Same as above	. Same as above	Same as above	06-08-2021		Memorandum of equitable mortgage by deposit of title deeds by way of constructive delivery dated 06-08-2021	By this modification, Existing facility of Rs. 41,92,60,000/- is additionally secured by Second charge by way of mortgage being All that piece and parcel of land admeasuring 36,135 sp.feet and stated to be admeasuring 37,500 sq.feet and bearing no. 21/1 (old no. 3) st. Johns Road, Bangalore with building housing cinema theatre and total built up area 20,000 sq.feet. (Hore clearly specified in the Schedule II of MOE attached herewith).			EMOA	Moon

Form No. CHG - 7

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S.No	Charge ID			Short description of the property charged	Period and amount	Names and addresses of the charge	Register [Pursuant to section 85 sub-rule (1) of rule 10 of ti Particulars of the terms and conditions of the charge	Description of the instrument	Date of	Date of	Description of the	Particulars of modification	Date of		Facts and	
		of charge or date of acquisition of property subject to charge	of creation of		secured by the charge	holder		creating the charge	modification of charge	registration of modification of charge	instrument modifying the charge		satisfaction	registrati on of satisfactio n	condonatio	modification or satisfaction of the charge, if
1	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	/tit)
S	ame as above	Same as above	Same as above	Same as above	e Same as above	Same as above	Same as above	Same as above	07-08-2021	16-05-2021	mortgage by deposit of title deeds by way of	By this modification, Existing facility of Rs. 41,92,60,000/- is additionally secured by Second charge by way of mortgage being All that piece and parcel of Isnd admissioning 2003 square yards bearing 7th to 43/1/1 of Illustrings of TS scheme No. (varied) allotted in lieu of Old RS No. 120 - 121/ Paiks intuated lying and being within the village limits of Houge Changisper, which regulatation web-district Ahmedabad-2 (Nemnique), District Ahmedabad, Gujarat (Nore clearly specified in the Schedule II of NOE attached herewith)			MON	A
	ime as above	Same as above	Same as above	Same as above	Same as above	. Same as above	Same as above	Same as above	11-08-2021	16-08-2021	mortgage by deposit of title deads by way of constructive delivery dated 11-08-2021	By this modification, Existing facility of Rs. 41,92,60,000/- is additionally secured by Second charge by way of mortgage on 1. Property being all that piece and parcel of vacant land bearing Door No. 27, Sardar Patel Road, Gundey, Chennai-60023, Zamin Adyar, Hambalam-Güindy Taluk, Chennai Dutrict, being 17th undivided where in S grounds an 1260 sor, 61 or three-boots between the and all that piece and parcel of vacant land bearing Door No. 45-A, Vinayayar keil street, Guindy, Chennai-600032, comprised in T.S. No. 126/2, and 126/1, Block No. 6, Madvur Chennai-Dibtrict, being 17th Under Chennai-100032, comprised in T.S. No. 126/2, 2 and 126/1, Block No. 6, Madvur Chennai-100132, Chennai-100032, comprised in T.S. No. 126/2, Parinash No. 80, 90 slock No. 6, Madvar Verkatapurar Willage, Guindy, Zamin Adyar, Kennai-100032, comprised in T.S. No. 126/2, Parinash No. 80, 90 slock No. 6, Madvar Verkatapurar Willage, Guindy, Chennai-100032, comprised in T.S. No. 126/2, Parinash No. 80, 90 slock No. 6, Madvar Verkatapurar Willage Guindy, Camin Adyar, Mambalam-Guindy Taluk, Chennai Dibtrict, being 17th undivided share in S grounds and 1260 Sc. ft. or thread-100032, comprised in T.S. No. 126/2, Sardar St. Phylip Mortgage Chennai-600032, comprised in T.S. No. 126/2, Sardar St. No. 126/2, Chennai Dibtrict, Lennai Obstrict, Desire of vacant land bearing Door No. 57, Sardar St. No. 126/2, Sardar St. No			VEMON!	REF
15.2	me as above	Same as above 5	arne as above	Same as above	Same as above	Same as above	Same as above	Same as above	12-08-2021	23-08-2023	mortgage by deposit of title deeds by way of constructive delivery dated 12-08-2021	By this modification, Existing facility of Rs. 41,92,60,000/- is additionally secured by Second charge by way of equitable mortgage being all that piece and parcel of Property bearing Piot No. P-k in the Rajiv Caeshi Infotech Park, Hingawad, Phase-1, within the village limit of Higayawad and outside the limits of Pune Hungdral Corporation, Tales and Registration Sub-District Holish Osteric and Registration Corporation, Tales and Registration Sub-District Holish Osteric and Registration of MOE attached herewith)				No No

S.No		of charge or date of acquisition of property subject to charge	of creation of charge	property charged	Period and amount secured by the charge	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 registrati on of satisfacti on		delay in filing
10	(2)	(3) 21-06-2021		(5) Hypothecation of Motor Vehicle namely "Honda Amaze" by way of first & exclusive charge in favour of the charge holder.		BANK HOUSESENAPATI BAPAT MARG, LOWER PAREL W, MUMBAI, Maharashtra-400013	Repayment term (in months): 60 Months Terms of Repayment: 60 equated monthly		(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)

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[Pursuant to section 85 sub-rule (1) of rule 10 of the Companie	ies (Registration of Charges) Rules, 2014)
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5.No	Charge ID	Date of creation	Date of				[Pursuant to section 85 sub-rule (1) of rule 10 of the Companies	(Registration of Charges) Rules,	2014]							
		of charge or date of acquisition of property subject to charge	registration	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	registration of	Facts and date of condonation of delay	delay i
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
61	100452566	21-06-2021		For working capital Term Loan facility under ECLGS scheme of Rs. 8.10 crs is secured by "Second charge on all the existing and future current assets of the Borrower's hotels located at Gurgaon (City Center New), Aurangabad, Indore and Sector 29, Gurgaon and Part portion of great of the Company of the Property of the Company of the Com		KOTAK MAHINDRA BANK LIMITED, 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumba, Maharashtra-400051	Rate of Interest: As may be stipulated by the Bank from time to time. Repayment Ierm (In months): 72 Months Terms of Repayment: 72 Equated Monthly Instalments (including the 48 Month moratorium period). Nature of Tacility: Working Capital Term Loan (WCTL) by way of Guaranteed Emergency Credit Line (GECL) under ECLGS scheme of National Credit Guarantee Trustee Company Ltd. Margin: As may be stipulated by the Bank from time to time. Extent and operation of the charge: The Working Capital Term Loan under Emergency Credit line Guaranteed Scheme of Rs.8.10 Crores availed from Kotak Mahindra Bank Limited is secured by extension of second charge on all the existing and future current assets of the Borrower's hotels located at Gurgaon (City Center New), Aurangabad, Indoer and Sector 29, Gurgaon and Part portion of ground floor and entire third floor of Block: A, commercial space at Sector 60, Gurgaon. Second charge on all the existing and future moveable fixed assets of Hotel property Plot No. 287 – 289, Sector 29, Gurgaon, Gurgaon Second charge on all the existing and future except current assets of the Borrower's hotels located at Sector 29, Gurgaon, Gurgaon Cytro Commercial space at Sector 60, Gurgaon. Sevender assets of the Borrower's hotels located at Sector 29, Gurgaon, Gurgaon (City Center New), Aurangabad and Indore on which the Bank has exclusive charge and current assets of the Borrower's commercial space at Sector 60, Gurgaon on which the Bank has exclusive charge.						4		LEMON	REN
la Sa	ame as above	Same as above S	ame as above	Same as above	Same as above	Same as above	Same as above	Same as above	24-06-2021	29-06-2021	Memorandum of Entry by Constructive Delivery Dated 24-06-2021.	By this modification, The Working Capital Term Loan under Emergency Credit line Guaranteed Scheme of RS. 6.10 Crees availed from Kotak Mahindra Bank Limited is further secured by extension of second charge by way of equitable mortgage on all that piece and parcel of immovable property being entire third floor having super built up area admeasuring 19796 sq.ft. in Block A of commercial complex known as Gurgaon Manear Urban Complex constructed on land admeasuring 28 Kanal 8 María in Khewat No. 1, Khatoni no.1 Mustatil No. 30, Kila No. 3/2 (412),4(8-0),6(8-0) and 7 (7-16) in the revenue estate of village Ulhawas, Tahal Sohna, Sector 60, Distt. Gurgaon tegether with all fix buildings, appurtenant, structures, installations, fitments, plants and machinery if any affixed to the earth or permanently affixed to something attached to the earth. Other terms and conditions remain unchanged.		CAROL S	R	J

						[Pi	Register of charges ursuant to section 85 sub-rule (1) of rule 10 of the Companies	(Registration of Charges) Rules,	2014]					D-16	Facts and	Post
S.No	Charge ID	Date of creation of charge or date of acquisition of property subject to charge	registration of creation of	Short description of the property charged	Period and amount secured by the charge	Names and addresses of the charge holder	Particulars of the terms and conditions of the charge	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	registration of	date of condonati o n of delay if any	delay i
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
-	as above			Same as above	Same as above	Same as above	Same as above	e Same as above	24-06-2021	29-06-202	Memorandum of Entry by Constructive Delivery Dated 24-06-2021.	gy this modification, The Working Capital Term Loan under Emergency Credit line Guaranteed Scheme of Rs.8.10 Crores availed from Ketak Mahindra Bank Limited is further secured by extension of second charge by way of equitable morrgage on all that piece and parcel of land bearing Plot No. 287 – 289 admeasuring 255 sq. Mirs., and situated in Sector 29, Gurgaon, Haryana together with all buildings, structures, intallations, firments, Plant & Machinery if any affixed to the earth or permanently affixed to something attached to the earth. Other terms and conditions remain unchanged.			LEMON	R Ne

Form No. CHG - 7

	(Pursuant to se	ction 85 sub-rule (1) of rule 10 of the Companies (Registratio	n of Charges) Rules, 2014]				
Period and amount	Names and addresses of	Particulars of the terms and conditions of the charge	Description of the instrument	Date of	Date of	Description of the	

S.No	Charge 1D	Date of creation of charge or date of acquisition of property subject to charge	registration of creation of	Secretary report Assessment Control of Contr	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	registrati on of		delay in filing for registration
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(6)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
62	100304613	14-11-2019		NHIPOTHECATION BY WAN OF EXCLUSIVE CHARGE OVER ALL THE BORROWER'S PROPERTIES AND ASSETS BOTH PRESENT AND FUTURE, FERTAINING TO RED FON HOTEL PROBECT. SITUATED AT ASSETS AREA 6 BEIMS ARROTTY HOSPITALTY OLISMICT, NEW DEIM (EXCEPT PROJECT, STUATED AT ASSETS AREA 6 BEIMS ARROTTY HOSPITALTY OLISMICT, NEW DEIM (EXCEPT PROJECT AND INCLUDING MOVABLES PRANT AND MACHINERY SPRESE, TOOLS AND NICLUDING MOVABLES PRANT AND MACHINERY SPRESE, TOOLS AND ACCESSORIES. **EXCLUSIVE CHARGE ON THE PROJECTS BOOK DEBTS, OFERATIVE CASH FLOWS, RECEIVABLES COMBISSIONS, BANK ACCOUNT (WHENEVER HELD), REVENUE OF WHATEVER RECEIVABLES COMBISSIONS, BANK ACCOUNT (WHENEVER HELD), REVENUE OF WHATEVER RECEIVABLES COMBISSIONS, BANK ACCOUNT (WHENEVER HELD), REVENUE OF WHATEVER AND AND ACCESSORIES. **EXCLUSIVE CHARGE BY MAY OF ASSIGNMENT OR CREATION OF CHARGE IN FAVOR OF LENDER. **EXCLUSIVE CHARGE BY WAY OF ASSIGNMENT OR CREATION OF CHARGE IN FAVOR OF CHARGE IN FAVOR OF CHARGE IN FAVOR OF CHARGE IN FAVOR OF CONSTRUCTION COMPACT, DUTY ACKNOWLEDGENERI AND CHARGE WHATSOEVER OF THE BORROWER IN AGREEMENTS (DEVELOPMENT AGREEMENT MANAGEMENT BY AGREEMENT, CONSTRUCTION COMPACT, DUTY ACKNOWLEDGENERI AND CONSTRUCTION COMPACT, DUTY ACKNOWLEDGENERI AND CONSTRUCTION COMPACT, DUTY ACKNOWLEDGENERI AND CONSTRUCTED BY THE COUNTER CASH. **CHARGE SERVICE OF THE STRUCK OF THE BORROWER IN CHEARANCES.** **CHARGE SERVICE OF THE STRUCK OF THE BORROWER IN ANY LETTER OF CEDETION AND CHARGE SERVICE OF THE BORROWER IN ANY LETTER OF CEDETION, SURVEY OF THE SORROWER IN ANY LETTER OF CEDETION, SURVEY OF THE SORROWER IN ANY LETTER OF CEDETION AND DEMANDS WHATSOEVER OF THE BORROWER IN ANY LETTER OF CEDETION, SURVEY S		BANKING BRANCH, 3RD FLOOR, PLOT NO 25, PUSA ROAD, NEAR KAROL BAGH	Rate of Interest, AS FER SANCTION LETTER NO AMSIAN/COLL/MORTH/2019-9:0145 DATED 22.08.2019 TO BE AMENDED FROM TIME TO THE RESPAYMENT LETM: (In membla): AS FER SANCTION LETTER Terms of Repayment: AS FER SANCTION LETTER NO.XMISSANCOGL/MORTH/2019-201945 DATED 22.09.2019 TO BE AMENDED FROM TIME TO THE: HABINE of ISAIBILITY. HE ABOVE IS TO SECURE THE FOLLOWING: TERM (DAN-1 = RS. 18 45 CRORES TERM (DAN-2 = RS. 17) FO. FO. FO. FO. Margin: AS FER SANCTION LETTER NO. AXISSANCOGLIC/MORTH/2019- 20/345 DATED 22.09.2019 TO BE AMENDED FROM TIME TO TIME. Extent and operation of the charge! EXTENT AND OPERATION - 100%	DEED OF HYPOTHECATION							ENOWA	EE MO
522	Some as above	Same as above	Same as above	Same as above	17,70,00,000	Same as above	Same as above	Same as above	22-07-2021	28-07-2021	No Objection Letter for modification of charge vide number AXISB/CBB/NDL/2021- 22/69AA dated July 22, 2021	Exclusive charge on the assets of the Company created in favour of Aris Bank Ltd. for securing the total credit facilities of 8. n. 6.15 crores avoide from Aris Bank Ltd, consequent to the full repayment of the Term Loan-Lof 8.3.8.45 crear avoided from Aris Bank, convextand record to secure the credit facilities of 8s. 17.70 crores avoided from Aris Bank Ltd.			NO	W

S.No	Charge II	D Date of creation o	f Date of	T 21 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1		-	Register of charges [Pursuant to section 85 sub-rule (1) of rule 10 of the Companies (Registra	tion of Chargos) Bules 20141						129		
		charge or date of acquisition of property subject t charge	registration of	Short description of the property charged	Period and amount secured by the charge		Particulars of the terms and conditions of the charge	Description of the instrument creating the charge	Date of modification of charge	Date of registration of modification of 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 registratio of creation, modification or satisfaction of the charge, if any
(1)		(3)	(4)	(5)	(6)	(7)										
63	100475267	21-08-21	08-09-21	Hypothecation of the motor vehicle namely "Hyndai Creta 1.5 SXMT" by way of first & exclusive charge in favour of the charge holder.		HDFC BANK LIMITED, HDFC BANK HOUSESENAPATI BAPAT MARG, LOWER PAREL W, MUMBAI, Maharashtra-400013	(8) Rate of interest: 7.65% p.a. Repayment term (in months): 60 Months Terms of Repayment: Terms of Repayment-60 Monthly instalments EMI amount- Rs.18,171 Margin: Nil Extent and operation of the charge: First & Exclusive charge on the motor vehicle "Hyndal Creta 1.5 SXMT" to secure the vehicle loan of Rs. 9,03,572/- (Rupees Nine Lacs Three Thousand Five Hundred And Seventy Two only)	(9) Loan cum Hypothecation Agreement dated 21-08-2021; loan Agreement No121794631	(10)	(11)	(12)	(13)	(14)	(15) X UOW	New C	chi I
	100480356	21-09-21		* HYPOTHECATION BY WAY OF SECOND CHARGE OVER ALL THE BORROWER'S PROPERTIES AND ASSETS, BOTH PRESENT AND EUTURE, PERTAINING TO RED FOX HOTEL PROJECT, SITUATED AT ASSETS AREA & DELMI AEROCITY HOSPITALITY DISTRICT, NEW DELHI (EXCEPT PROJECT LAND) * SECOND CHARGE BY WAY OF HYPOTHECATION OF ALL THE PROJECTS MOVABLES INCLUDING MOVABLES PLANT AND MACHINERY, MACHINERY SPARES, TOOLS AND ACCESSORIES. * SECOND CHARGE ON THE PROJECT'S BOOK DEBTS, OPERATIVE CASH FLOWS, RECEIVABLES COMMISSIONS, BANK ACCOUNT (WHENEVER HELD), REVENUE OF WHATEVER NATURE AND WHEREVER ARISING PRESENT AND FUTURE SUBJECT TO PRIOR, PRESENT AND FUTURE SUBJECT TO PRIOR CHARGE OF BANKERS ON SPECIFIED CURRENT ASSETS FOR SECURING WORKING CAPITAL FACILITIES AND SUBJECT TO PRIOR CHARGE OF BANKERS ON SPECIFIED CURRENT ASSETS FOR SECURING WORKING CAPITAL FACILITIES AND SUBJECT TO PRIOR CHARGE OF BANKERS ON SPECIFIED CURRENT ASSETS FOR SECURING WORKING CAPITAL FACILITIES AND SUBJECT TO PRIOR CHARGE OF BANKERS ON SPECIFIED CURRENT ASSETS FOR SECURING WORKING CAPITAL FACILITIES AND SUBJECT TO PRIOR CHARGE OF THE BANK. **SECOND CHARGE IN FAVOR OF LENDER:** (IN ALL RIGHTS, LUTTLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF THE BORROWER IN AGREEMENT, CONSTRUCTION CONTRACT) DULY ACKNOWLEDGMENT AND CONSENTED BY THE COUNTER PARTY.		AXIS BANK LTD., CORPORATE BANKING BRANCH, 3RD FLOOR, PLOT NO 25, PUSA ROAD, NEAR KAROL BAGH METRO STATION, NEW DELHI-110005	Terms of Repayment: 12 Months (Renewable as agreed by and with the	LINK DOCUMENT CUM AMENDMENT AGREEMENT FOR FACILITIES UNDER EMERGENCY CREDIT LINE GUARANTEE SCHEME DATED 21-09- 2021						- domo	ee H	Limus Limus
5 1	00499378	27-10-21	18-11-21	Hypothecation of Motor Vehicle namely "Hyundai 120 Asta 1.0 TUR80 GDI IMT" by way of first & exclusive charge in favour of the charge holder.	F	HOUSESENAPATI BAPAT MARG, LOWER PAREL W, MUMBAI, Maharashtra-400013	Repayment term (in months): 60 equated monthly installment	oan Cum Hypothecation Agreement ated 27.10.2021 greement No.: 123296220							New New	Horos Vining

66	100518736	17-12-21	07-01-22	Hypothecation of Motor Vehicle namely "MERCEDES BENZ E 200 EXCLUSIVE" by way of first & exclusive charge in favour of the charge holder.	HOUSESENAPATI	ITED, HDFC BANK I BAPAT MARG, LOWER BAI, Maharashtra-400013	Rate of interest: 6.80% p.a. Repayment term (in months): 60 equated monthly installment Terms of Repayment: EMI amount - Rs. 99915; Due date from 07.01.2022 to 07.12.026 Margin: NII Extent and operation of the charge: First & Exclusive charge on the motor vehicle "MERCEDES BENZ E 200 EXCLUSIVE" to secure the vehicle loan of Rs. 50,70,000 (Rupees Fiffy Lakhs Seventy Thousand only)	Loan Cum Hypothecation Agreement dated 17.12.2021 Loan Agreement No. 125142780		New Delling
67	100560219	23-03-22	20-04-2	2 Exclusive charge on Debt Mutual Fund pledged / to be pledged either in physical / Omat mode, from time to time, as agreed by and with the Bank.		TED, HDFC BANK BAPAT MARG, LOWER BAI, Maharashtra-400013	Rate of Interest: Repo rate 4 + spread of 5 =9% p.a As agreed by and with the Bank from time to time. Repayment term (inmonths): 12 Months Terms of Repayment: 12 Months (Renewable as agreed by and with the Bank from time to time). Nature of Facility: Loan Against Security Extent and operation of the charge: The Company hypothecate / pledge to and charges in favour of the Bank by way of first and exclusive charge of the Debt Mutual Fund / NSC / KVP / Bond / NCD / Insurance Policies described in Item No. 13 as security for the repayment / payment by the Company of the loan granted or to be granted to the Company by the Bank together with all fees, interest, costs and expenses incurred / to be incurred by the Bank and all other monies payable or to become payable by the Company to the Bank.			New Hote of New Helhi
68	100566697	06-04-22	05-05-2:	2 over the current assets of the Borrower both present & future)		TED, HDFC BANK BAPAT MARG, LOWER AI, Maharashtra-400013	Rate of interest: 7.25 p.a Repayment term (in months): 60 Months Terms of Repayment. To be paid in 60 equated monthly installments. EMI amount-25845/- EMI due date from 07.05.2022 to 07.04.2027 Nature of Facility: - Extent and operation of the charge: First & Exclusive charge on the motor vehicle "Honda City 2X MT" to secure the vehicle loan of Rs. 12,97,500/- (Rupees Twelve Lacs Ninety Seven Thousand Five Hundred only).	Agreement for Auto Loan dated 06.04.2022 Agreement No. 128577838		Wew Kelling
69	100602002	19-07-22	12-08-22	Hypothecation of Motor Vehicle namely "MERCEDES BENZ E-200 EXCLUSIVET" by way of first & exclusive charge in favour of the charge holder.	HOUSESENAPATI E	BAPAT MARG, LOWER AI, Maharashtra-400013	Rate of interest: 8.10 p.a Repayment term (in months): 60 Months Terms of Repayment: To be paid in 60 equated monthly installments. EMI amount-12,65,80/- EMI due date from 05.09,2022 to 05.08.2027 Nature of Facility: Extent and operation of the charge: First & Exclusive charge on the motor vehicle "MERICEDES BENZ E-200 EXCLUSIVE" to secure the vehicle loan of Rs. 62,28,000/- (Rupees Sixty Two Lacs Twenty Eight Thousand only).	Agreement for Auto Loan dated 19- 07-2022 Agreement No. 131428980		New Delni
70	100602034	26-07-22	12-08-22	Hypothecation of Motor Vehicle namely "MARUTI IGNIS DELTA" by way of first & exclusive charge in favour of the charge holder.		BAPAT MARG, LOWER	Rate of interest: 8.30 p.a Repayment term (in months): 60 Months Terms of Repayment: To be paid in 60 equated monthly installments. EMI amount-11,927/- EMI due date from 05.09,2022 to 05.08.2027 Nature of Facility: Extent and operation of the charge: First & Exclusive charge on the motor vehicle "MARUTI IGNIS DELTA" to secure the vehicle loan of Rs. 5,84,100/- (Rupees Five Lacs Eighty Four Thousand One Hundred only)	Agreement for Auto Loan dated 26- 07-2022 Agreement No.131451967		Low of the line of

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