

| Charges Registered | | | | | | | | | | | |
|--------------------|-----------|-----------|------------------------------|------------------|----------------------|----------------------|------------|---|--|--|---------------------------------------|
| SNo | SRN | Charge Id | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Status of satisfaction/ Type of facility | Extent of charge | Security provided | Documents executed |
| 1 | F02497725 | 100244896 | ADITYA BIRLA FINANCE LIMITED | 13/03/2019 | 17/05/2022 | - | 1000000000 | Term Loan Facility of Rs. 100 crore of Aditya Birla | <p>1. Pari Passu second charge (first charge with Noida) by way of Equitable mortgage on the Immovable Properties.</p> <p>2. Pari Passu charge by way of hypothication of the Scheduled Receivable,</p> <p>3. Pari Passu charge by way of hypothication on the Escrow account & DSR Account.</p> | <p>1. Second Charge (Pari-passu with Aditya Birla Housing Finance Ltd/ABHFL, First Charge with NOIDA) by way of Mortgage on land admeasuring approximately 72.842 sq mtrs. located at plot no- SC - 01/A-1, Sector 150, Noida, Gautam Budh Nagar (UP) together with all buildings & structures thereon, both present and future, i.e. ATS Pristine I in respect of existing & new loan.</p> <p>2) Extension of Second Charge (Pari passu with ABHFL) by way of Registered Mortgage on land admeasuring approx. 20,230 sq mtrs. located at plot no- SC - 01/A-1, Sector 150, Noida, Gautam Budh Nagar (UP) together with all buildings & structures thereon, both present and future, i.e. ATS Pristine II.</p> <p>3) First charge (Pari-passu with ABHFL) by way of Hypothecation & Escrow of receivables (both sold & unsold) from the project 'ATS Pristine I' being developed on the above mentioned properties in respect of existing & new loan.</p> <p>4) Extension of First Charge (pari passu with ABHFL) by way of Hypothecation & Escrow of receivables (both sold & unsold) from the project 'ATS Pristine II' being developed on the above mentioned properties.</p> <p>5) Charge on the properties & project receivables of Pristine 1 & Pristine II will be released only after closure of all facilities against these projects;</p> <p>6) Personal Guarantee of Mr. Getamber Anand</p> | Memorandum of Entry dated 17 May 2022 |

| S.no | SRN | Charge Id | Charge holder Name | Date of Creation | Date of Modification | Amount (in Rs) | Status of Satisfaction / Type of Facility | Extent of Charge | Security provided | Documents Executed |
|--|-----------|-----------|--------------------------------------|------------------|----------------------|----------------|---|--|---|---|
| ATS Housing Private Limited - Phase 2 | | | | | | | | | | |
| 1 | GA3958966 | 100097792 | ADITYA BIRLA HOUSING FINANCE LIMITED | 08-05-2017 | | 5000000000 | Term Loan Facility of Rs 150 Crore (100+50) of Aditya Birla | 1. Part Passu second charge (first charge with Noida) by way of Equitable mortgage on the Immovable Properties. 2. Part Passu charge by way of hypothecation of the Scheduled Receivable. 3. Part Passu charge by way of hypothecation on the Escrow account & DSR Account. | 1) All the piece and parcel of land ad-measuring 20,230 sq.mtr located at SC-01/A-1, Sector 150, Noida, U.P. together with all the buildings, structures thereon, fixtures, fittings, and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future together with all the buildings and structures thereon, fixtures, fittings and all machinery attached to the earth or permanently fastened to anything attached to the earth and or the buildings and structures thereon, both present and future. 2) Part Passu by way of Hypothecation of the Scheduled receivables from the sold and unsold units of the Project under the documents entered into with the customers by the Borrower, all insurance proceeds, both present & future. 3) Part Passu (with other lender) charge by way of hypothecation on the Escrow account & DSR Account with all monies credited/deposited therein and all investments in respect thereof (in whatever form the same may be). | Declaration Cum confirmation Deed of Mortgage dated 08/05/2017 and MOE dated 09/05/2017 |
| 2 | GA3959055 | 100097795 | ADITYA BIRLA FINANCE LIMITED | 08-05-2017 | | 10000000000 | Term Loan Facility of Rs 150 Crore (100+50) of Aditya Birla | 1. Part Passu second charge (first charge with Noida) by way of Equitable mortgage on the Immovable properties. 2. Part Passu Charge by way of hypothecation of the Scheduled Receivables. 3. Part Passu charge by way of hypothecation on the Escrow Account & DSR Account. | 1) All the piece and parcel of land ad-measuring 20,230 sq.mtr located at SC-01/A-1, Sector 150, Noida, U.P. together with all the buildings, structures thereon, fixtures, fittings, and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future together with all the buildings and structures thereon, fixtures, fittings and all machinery attached to the earth or permanently fastened to anything attached to the earth and or the buildings and structures thereon, both present and future. 2) Part Passu by way of Hypothecation of the Scheduled receivables from the sold and unsold units of the Project under the documents entered into with the customers by the Borrower, all insurance proceeds, both present & future. 3) Part Passu (with other lender) charge by way of hypothecation on the Escrow account & DSR Account with all monies credited/deposited therein and all investments in respect thereof (in whatever form the same may be). | Declaration cum confirmation deed of Mortgage dated 08/05/2017 and MOE dated 09/05/2017 |

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| ATS Housing Private Limited | | | | | | | | | | |
| 1 | T15200397 | 100428682 | ADITYA BIRLA FINANCE LIMITED | 29/01/2021 | 29/01/2021 | Rs. 170000000 (Rs. 17 crores) | <p>ECLDS of 17 crores on the existing loan.</p> <p>Existing loan - Aditya Birla Finance Limited "ABFL" - Rs. 100 crores sanctioned to ATS Housing Pvt Ltd "Borrower" vide letter dated 30 March 2017 & supplementary sanction letter dated 31 July 2017.</p> <p>Aditya Birla Housing Finance Limited Rs. 50 crores sanctioned to borrower vide letter dated 30 March 2017 & supplementary sanction letter dated 31 July 2017.</p> <p>ABFL - Rs. 100 crores sanctioned to borrower vide letter dated 13 June 2018.</p> | <p>1. Extension of second pari passu charge (first charge with Noida) for Plot situated in Sector-150, Noida for "ATS Pristine I" and "ATS Pristine II" and Escrow of receivables for "ATS Pristine I" and "ATS Pristine II"</p> <p>2. DSR equivalent to 1 month's interest and Principal to be invested in form of liquid financial investment (and loan of ABFL / ABHFL to be marked on same).</p> | <p>1. Extension of second pari passu charge with ABHFL (first charge with Noida) by way of MOE (Memorandum of entry) on land admeasuring 72,842 sq mtrs. located at Plot No. SC-01/A-1, Sector 150, Noida, Gautam Budh Nagar (UP) together with all buildings and structures thereon i.e. ATS Pristine I.</p> <p>2. Second charge by way of Hypothecation and Escrow of receivables (both sold and unsold) from the project "ATS Pristine I"</p> <p>3. Extension of second pari passu charge with ABHFL (first charge with Noida) by way of MOE (Memorandum of Entry) on land admeasuring approx 20,230 sq. mtrs. located at Plot SC-01/A-1, Sector 150 Noida, Gautam Budh Nagar (UP) together with all buildings and structures thereon i.e. ATS Pristine II.</p> <p>4. Second charge by way of Hypothecation and Escrow of receivables (both sold and unsold) from the project "ATS Pristine II"</p> <p>5. Second charge by way of registered mortgage on Plot No. 3 admeasuring 4,000 sq. mtrs. along with built-up area of 559.32 sq mtrs. situated at Reis Magos village, within the limits of Verem - Reis Magos Village Panchayat, Taluka Bardes, having been surveyed under Survey No. 97, Sub Division No. 1-4, Registration of District Bardes, District of North Goa, State of Goa.</p> <p>6. DSR equivalent to 1 month's interest and Principal to be invested in form of liquid financial investment and loan of ABFL / ABHFL to be marked on same.</p> | Deed of hypothecation dated 29/01/2021 |