



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Kolkata

Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, India, 700020

Certificate of registration of charge

[Pursuant to sections 77(1) and 78 of the Companies Act 2013 and sub-rule (1) of 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number: **U70109WB1981PTC033872**

Name of the company: **FORUM PROJECTS PRIVATE LIMITED**

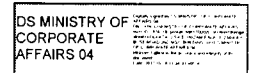
Charge Identification Number: **100128257**

SRN: **G57043309**

REF.: Creation of charge dated 2017-09-21 between FORUM PROJECTS PRIVATE LIMITED (first party) and ADITYA BIRLA FINANCE LIMITED (second party).

This is to certify that pursuant to the provisions contained in Chapter VI of the Companies Act, 2013, the above mentioned charge dated the twenty first day of september two thousand seventeen created by the above named company in favour of ADITYA BIRLA FINANCE LIMITED to secure the amount of rupees Fifty Crore has been registered and assigned a Charge Identification Number as mentioned above in the Register of Charges, in accordance with the provisions contained in that behalf in Chapter VI of the said Act.

Given under my hand at Kolkata this eighteenth day of october two thousand seventeen.



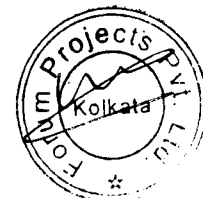
Registrar of Companies

RoC - Kolkata

Mailing Address as per record available in Registrar of Companies office:

FORUM PROJECTS PRIVATE LIMITED

4/1 RED CROSS PLACE 3RD FLOORP S HARE STREET, KOLKATA, West Bengal, India, 700001



FORM NO. CHG-1

[Pursuant to sections 77,78 and 79 and pursuant to Section 384 read with 77,78 and 79 of the Companies Act, 2013 and Rule 3(1) of the Companies (Registration of Charges) Rules 2014]



Application for registration of creation, modification of charge (other than those related to debentures) including particulars of modification of charge by Asset Reconstruction Company in terms of Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI)

Form language English Hindi

Refer the instruction kit for filing the form.

1. (a) *Corporate identity number (CIN) or foreign company registration number (FCRN) of the company

(b) Global location number (GLN) of company

2. (a) Name of the company

(b) Address of the registered office or the principal place of business in India of the company

(c) email id of the company

3. (a) * This form is for registration of

Creation of charge Modification of charge

4. *Whether the applicant is The Company The charge holder

5. Whether the form is being filed

(i) * Beyond 30 days but within 300 days from the date of creation or modification Yes No

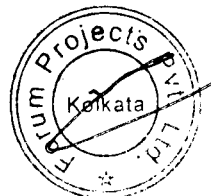
(iii) Beyond 300 days Yes No

(If the delay of the Form is filed beyond 300 days, the application will be required to be made to Central Government for extension of any further time)

7. (a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)

(b) * Nature, description and brief particulars of the instrument(s) creating or modifying the charge

(c) * Whether charge is created or modified outside India Yes No



8. Type of charge

*(a) A charge on

- | | |
|--|--|
| <input type="checkbox"/> Uncalled share capital | <input type="checkbox"/> Calls made but not paid |
| <input checked="" type="checkbox"/> Immovable property or any interest therein | <input type="checkbox"/> Movable property |
| <input type="checkbox"/> Floating charge | <input type="checkbox"/> Motor Vehicle (Hypothecation) |
| <input type="checkbox"/> Any property for securing the issue of secured deposits | <input type="checkbox"/> Goodwill |
| <input type="checkbox"/> Patent | <input type="checkbox"/> Licence under a patent |
| <input type="checkbox"/> Trade mark | <input type="checkbox"/> Copyright |
| <input checked="" type="checkbox"/> Book debts | <input type="checkbox"/> Ship or any share in a ship |
| <input type="checkbox"/> Solely of Property situated outside India | <input checked="" type="checkbox"/> Others |

(b) If others, specify

As per sanction letter dated 21/09/2017

9. (a) *Whether consortium finance is involved Yes No

(b) *Whether joint charge is involved Yes No

(c) *Number of charge holder(s)

(Note: Please attach a complete list of charge holders, details of their extent to the charge, particulars of property charged, amount secured etc.)

10. Particulars of the charge holder (In case charge is modified in favour of ARC or assignee, enter the particulars of ARC or assignee)

Category

Name

In case of others, specify

CIN, if applicable

* Name

Address* Line I

Line II

* City

* State *ISO country code

Country

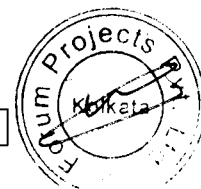
* Pin code

* e-mail id

* Whether charge holder is having a valid Income Tax PAN Yes No

Income tax-Permanent Account Number (PAN)

BSR Code / Branch Code



11.(a) *Amount secured by the charge (in Rs.)

500,000,000.00

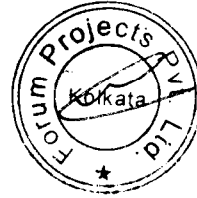
(In case the amount is in foreign currency, rupee equivalent to be stated)

(In case of modification/ rectification of charge, enter the amount secured by the charge after such modification)

(b) Amount secured by the charge in words

Rupees Fifty Crore only

(c) In case amount secured by the charge is in foreign currency, mention details



12. Brief particulars of the principal terms and conditions and extent and operation of the charge

(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company (DD/MM/YYYY)

(b) Borrower's customer/account number

(c) *Rate of interest 13.50% p.a. payable monthly. Linked to Lenders long term reference rate (LTRR). Presently ABFI LTRR is 16.50% i.e spread is - 3.00%

(d) Repayment term (in months) 48

(e) * Terms of Repayment To be repaid in quarterly installments starting end of 1st quarter i.e; 31st December' 2017. Details as per the sanction letter dated 21st September' 2017

(f) Nature of facility Term Loan

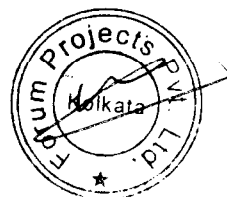
(g) Date of Disbursement (DD/MM/YYYY)

(h) Miscellaneous narrative information

(i) Margin Not Applicable

(j) *Extent and operation of the charge The Registered mortgage of 1 Bigha 5 Cottahs 4 chitacks (equivalent to 20,018 sq.ft.) at 12, Ballygunge Park Road, kolkata-700019 and Escrow and hypothecation of all cash flows (present and future) from proposed residential development as per sanction letter shall remain charged / mortgaged until all dues of the lender are fully liquidated by the borrower

(k) Others



13. In case of acquisition of property, subjected to charge, furnish the details relating to the existing charge on the property so acquired

(a) Date of instrument creating or evidencing the charge (DD/MM/YYYY)

(b) Description of the instrument creating or evidencing the charge

(c) Date of acquisition of the property (DD/MM/YYYY)

(d) Amount of the charge (in Rs.)

(e) Particulars of the property charged

14. *Short particulars of the property or asset(s) charged (including complete address and location of the property)

Registered mortgage of 1 Bigha 5 Cottahs 4 chittacks (equivalent to 20,018 sq.ft.) at 12, Ballygunge Park Road, kolkata-700019 and

Escrow and hypothecation of all cash flows (present and future) from proposed residential development on the above.

Plot Unit Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date

758,100,000.00

Nature of Property

Freehold land

PLOT ID Number

12

*Survey No. / Gat No. etc.

Street Number & Name

12, Ballygunge Park Road

Sector /Block Number

Locality

Ballygunge

Landmark

Village/Town Name

Kolkata

Taluka

District

Kolkata

State

West Bengal-WB

Pin Code

700019

*Latitude

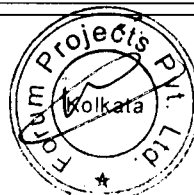
22°32'2.61"N

*Longitude

88°22'4.98"E

Area of plot (Sq. feet, Sq. meter, Acre, Gunta, Cents, Hectares)

1 Bigha 5 Cottahs 4 chittacks



Bounded by			
By North	<input type="text" value="15, Mayfair Road"/>	By South	<input type="text" value="Ballygunge Park Road"/>
By East	<input type="text" value="13, Ballygunge Park Road"/>	By West	<input type="text" value="11, Ballygunge Park Road"/>

*Survey number, GAT number, Khesra number, Khweta number, Mouza number, Phase number or any other such similar representation in various states or union territories can be captured in this field.
 (All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Grampanchayat are to be specified and also the area of the immovable property as well as boundaries)

15. Description of the document by which the company acquired the title

Number of title documents deposited by customer

<input type="checkbox"/> I.	Document type	<input type="text" value="Sale deed"/>
	Document Number	<input type="text" value="09700"/>
	Sub-registrar	<input type="text" value="South 24 Parganas"/>
	Taluka	<input type="text"/>
	District	<input type="text" value="Parganas South"/>
	State	<input type="text" value="West Bengal-WB"/>
	Country Code	<input type="text" value="IN"/>
	Pin Code	<input type="text" value="700027"/>

16. (a) *Whether any of the property or interest therein under reference is not registered in the name of the company

Yes No

17.* Date of creation/last modification prior to the present modification (DD/MM/YYYY)

Attachments

- 1. *Instrument(s) of creation or modification of charge;
- 4. Optional attachment(s), if any

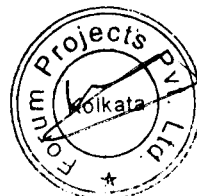
List of attachments

FPPL_Indenture of Mortgage.pdf Deed of Hypothecation.pdf

Declaration

I am authorized by the Board of Directors of the Company vide resolution no* * dated

to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above is true, correct and complete and as per the attached charge instrument (s) or documents(s) and nothing material has been suppressed. A copy of the attached charge instrument(s) or document(s) is/are available at the registered office or principal place of business in India of the company.



To be digitally signed by

Director or manager or secretary or CEO or CFO(In case of an Indian company) or an authorised representative (In case of a foreign company)

SURAJ
PRAKAS
H SARAF

Designation

DIN of the director; PAN of the manager or CEO or CFO or authorised representative; or membership number of company secretary

Declaration

- I/ we confirm that the attached charge instrument(s) or document(s) is/ are true copies of the original which is/are available with the charge holder and/ or assignee and all the information and particulars mentioned above are derived there from are concisely and correctly stated. I/ we am/ are duly authorised to sign this form.
- I/ we am/are a multilateral/International financial institution who has/have been exempted from payment of income tax in India under the UN Privileges and Immunities Act.

To be digitally signed by

Charge holder
PAN of the Charge holder

ANKUR
D SHAH

Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

- i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;
- ii. All the required attachments have been completely and legibly attached to this form.

To be digitally signed by

LALIT
KUMAR
SARAWGI

- Chartered accountant (in whole-time practice); or
 Cost accountant (in whole-time practice); or
 Company secretary (in whole-time practice)

Whether associate or fellow Associate Fellow

Membership number Certificate of Practice number

Note: Attention is also drawn to provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

This eForm has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company

