

MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Delhi 4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

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: U45209HR1997PLC080240

Name of the company: ADVANCE INDIA PROJECTS LIMITED

Charge Identification Number: 100410033

RN: R84111780

REF: Creation of charge dated 2020-12-14 between ADVANCE INDIA PROJECTS LIMITED (first party) and IDBI TRUSTEESHIP SERVICES 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 fourteenth day of december two thousand twenty created by the above named company in favour of IDBI TRUSTEESHIP SERVICES LIMITED to secure the amount of Rupees Two Hundred Fifty Crore only 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 New Delhi this fourth day of february two thousand twenty-one.





DS DS MINISTRY OF CORPORATE AFFAIRS 1

KAMNA SHARMA DROC Registrar of Companies RoC - Delhi

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

ADVANCE INDIA PROJECTS LIMITED

The Masterpiece, Golf Course Road, Sector-54, Gurugram, Gurgaon, Haryana, India, 122002



Advance India Projects Limited Authorised Signatory

MINISTRY OF CORPORATE AFFAIRS RECEIPT

G.A.R.7

SRN: R84114115

Service Request Date: 12/01/2021

Payment made into: ICICI Bank

Received From:

Name:

MOHIT Singh KHARAYAT

Address:

MB-163, 1st Floor

Opp. Aggarwal Bhawan Nirman Vihar

Delhi, Delhi IN - 110092

Entity on whose behalf money is paid

CIN:

U45209HR1997PLC080240

Name:

ADVANCE INDIA PROJECTS LIMITED

Address:

The Masterpiece, Golf Course Road

Sector-54

Gurugram, Haryana

India - 122002

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form CHG-9	Normal	600.00
	Total	600.00

Mode of Payment:

Credit Card- ICICI Bank

Received Payment Rupees: Six Hundred Only

Note: The defects or incompleteness in any respect in this eForm as noticed shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form GNL-4(Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off. (Please refer Rule 10 of the Companies (Registration offices and Fees) Rules, 2014) It is compulsory to file Form GNL-4 (Addendum) electronically within the due date whenever the document is put under PUCL, failing which the system will treat the document as invalid and will not be taken on record in accordance with Rule 10(4) of the Companies (Registration offices and Fees) Rules, 2014

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Page 1 of 1

FORM NO. CHG-9

[Pursuant to sections 71(3), 77,78 & 79 and pursuant to Section 384 read with 71(3), 77,78 and 79 of The Companies Act, 2013 and Rule 3 of The Companies (Registration of charges) Rules 2014]



Application for registration of creation or modification of charge for debentures or rectification of particulars filed in respect of creation or modification of charge for debentures

Form	language English	Hindi		
Refer	the instruction kit for fili	ng the form.		
37 57	registration number (FCF		U45209HR1997PLC080240	Pre-fill
(a)	Global location number (G	GLN) of company		
2. (a)	Name of the company	ADVANCE INDIA PROJECT	SLIMITED	
(b)	Address of the registered office or of the principal place of business in India of the company	The Masterpiece, Golf Cours Sector-54 Gurugram Gurgaon Haryana 122002	e Road	
(c)	e-mail ID of the company	secretarial@aipl.com		
3. (a)	*This form is for	Creation of charge M	odification of charge	ation of charge
(b)	*Type of debentures (Debentures Debentur	e Stock	er instrument
4. *	Whether the applicant is		ee of debenture holders or charge h	nolder

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	stee(s) of debentureholders or charge holder(s)
	ustee of debenture holders or charge holder(In case charge is modified in favour of ARC or ticulars of ARC or assignee)
	Get List of charge holders
Name	
IDBI TRUSTEES	HIP SERVICES LIMITED
In case of others,	specify
CIN, if app	olicable Pre-fill
* Name	
*Address Line I	Asian Building, Ground Floor,
Line II	17, R. Kamini Marg, Ballard Estates
*City	Mumbai
State	Maharashtra-MH
ISO country code	IN
*Country	INDIA
*Pin code	400001
*e-mail id	delhiitsl@idbitrustee.com
* Whether trustee	of debenture holder or charge holder is having a valid Income Tax PAN (Yes No
	manent Account Number (PAN) AAACI8912J
BSR Code / Bra	
*Data of associa	of shares (DDMMADOON)
6. *Date of creatio	n of charge 14/12/2020 (DD/MM/YYYY)
7. Whether the cha	arge is for Entire series of debentures Any issue in a series of debentures
3. (a) Whether the	series of debentures are registered with the Registrar of Companies (RoC) Yes No
9. (a) *Date of pre	sent issue of series [10/12/2020] (DD/MM/YYYY)
9. (b) *Amount of	present issue of series (amount secured by the charge) (in Rs.) 2,500,000,000.00
(In case of n	nodification of charge, enter the amount secured by the charge after such modification)
9. (c) Amount sec	ured by the charge in words
Rupees Two	Hundred Fifty Crore only
10. *Date of resol	ution authorising the issue of the series 05/12/2020 (DD/MM/YYYY)

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Uncalled share capital	Calls made but not paid	Immovable property or any interest therein
Movable property	Floating charge	Motor Vehicle (Hypothecation
Any Property for Securing the issue of the secured deposits	Goodwill	Patent
Licence under a patent	☐ Trade mark	Copyright
Book debts	Ship or any share in a	Solely of Property situated outside India
○ Others		
If others, specify Pledge on Equity Shares as defined	in Share Pledge Agreement dated I	December 14, 2020.
	in Share Pledge Agreement dated I	December 14, 2020.
If others, specify Pledge on Equity Shares as defined	in Share Pledge Agreement dated I	December 14, 2020.
*Particulars of the property charged	(including location of the property)	
Pledge on Equity Shares as defined	(including location of the property) ares as defined in Share Pledge Agr	reement dated 14.12.2020;
*Particulars of the property charged Pledged Shares i.e.5,000 Equity Sha	(including location of the property) ares as defined in Share Pledge Agr	reement dated 14.12.2020;
*Particulars of the property charged Pledged Shares i.e.5,000 Equity Sha	(including location of the property) ares as defined in Share Pledge Agr	reement dated 14.12.2020;

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*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 / Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)

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*Brief of the principal terms and conditions, (in	ncluding rate of interest, date of redemption and creation of
debenture redemption reserve) extent and o	peration of charge
(a) Date of Creating Security Interest by actutitle deeds within bank/ housing finance con	npany
(b) Borrower's customer/account number	(DD/MM/YYYY)
(c) *Rate of interest	Interest as per the terms of the NCDs.
(d) Repayment term (in months)	
(e) *Terms of Repayment	Twelve Quarterly instalments. Starting from March 2023 and ending on December 2025.
(f) Nature of facility	
(g) Date of Disbursement	(DD/MM/YYYY)
(h) Miscellaneous narrative information	
(i) *Margin	N.A.
(j) *Extent and operation of the charge	First ranking pari passu charge on Pledged Shares as defined in Share Pledge Agreement; First ranking pari passu charge on Hypothecated Assets as defined in clause 3.1 of the Deed of Hypothecation.
(k) Others	

12.

Advance India Projects Limited

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13. *Particulars as to amount or rate percent of the commission, allow either directly or indirectly by the company to any person(s) in co subscribe, whether absolutely or conditionally, or procuring or ag absolute or conditional, for any of the debentures included in this	nsideration of thei	r subscribing or agreeing to
Not applicable		
17. Description of document by which the company acquired the title		
Number of title documents deposited by customer 0 Attachments		List of attachments
1. Copy of the resolution authorising the issue of the debenture series	Attachment	Shareholder Resolution_Alf Deed of Hypothecation_250 Share Pledge Agreement.pd
2.* Instrument(s) of creation or modification of charge;	Attachment	
3. Optional attachments, if any	Attachment	
		Remove attachment

Advance India Projects Limited

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Page 6 of 8

				Declarat						
⊠ Iar	m authorized	by the Board	of Directors of the	Compar	ny vide re	solution nu	ımber* 0	8	dated '	06/05/2020
res the doo	pect of the se information cument(s) an	ubject matter given herein a d nothing mat	that all the require of this form and m bove is true, corre erial has been sul red office or princ	atters inc ect and co opressed.	cidental the complete a . A copy of	ereto have and as per of the attac	been co the attac hed char	mplied wi hed charg ge instrun	th.l also e instrui	declare that a
To	be digitally	signed by								
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De	esignation	Director]				
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a	vailable with	the charge ho	ed charge instrum lder and/ or assig sely and correctly	nee and a	all the info	ormation ar	nd particu	ulars ment	tioned a	which is/are bove are
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AR	C or Assigne	ее								
PAN	N of the ARC	or assignee			_					
To b	be digitally s	signed by								
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true	e, correct and	l complete an	d no information n	naterial to	this form	n has been	suppres	sed. I furtl	ner certi	fy that:
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For	office use o	nly:		***************************************						

eForm Service request number (SRN)

Advance India Projects Limited

ASMAN

Authorised Signatory

eForm filing date

Page 7 of 8

(DD/MM/YYYY)

Digital signature of the authorizing officer	
This e-Form is hereby registered	Confirm submission
Date of signing	(DD/MM/YYYY)

Advance India Projects Limited
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Authorised Signatory



Registrar of companies, Delhi

4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

Certificate of Registration for Modification of charge

[Pursuant to section 79(b) of the Companies Act 2013 and sub-rule (2) of rule 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number: U45209HR1997PLC080240

Name of the company: ADVANCE INDIA PROJECTS LIMITED

Charge Identification Number: 100410033

'RN: R95572277

REF: Modification of charge dated null modified on 2020-12-18 made between ADVANCE INDIA PROJECTS LIMITED (OF THE ONE PART) and IDBI TRUSTEESHIP SERVICES LIMITED (OF THE OTHER PART)

This is to certify that pursuant to the provisions contained in Chapter VI of the Companies Act, 2013, the above mentioned charge has been modified in the following manner:

First ranking pari passu charge by way of equitable mortgage on Mortgage Land 1 (Mortgage Assets - I) located at Village Maidawas, Tehsil Badshahpur, Sector - 66, Gurugram and as more and particularly described in attached the Memorandum of Entry dated De cember 18, 2020.

and the above modification 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 New Delhi this ninth day of march two thousand twenty-one.

S DS MINISTRY

KAMNA SHARMA

DROC

Registrar of Companies

RoC - Delhi

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

ADVANCE INDIA PROJECTS LIMITED

The Masterpiece, Golf Course Road, Sector-54, Gurugram, Gurgaon, Haryana, India, 122002

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MINISTRY OF CORPORATE AFFAIRS RECEIPT

G.A.R.7

SRN: R95572277

Service Request Date: 05/02/2021

Payment made into: ICICI Bank

Received From:

Name:

Nishit Khandelwal

Address:

232-B, Third Floor,

Okhla Industrial Estate, Phase-III

New Delhi, Delhi

India - 110020

Entity on whose behalf money is paid

CIN:

U45209HR1997PLC080240

Ivame :

ADVANCE INDIA PROJECTS LIMITED

Address:

The Masterpiece, Golf Course Road

Sector-54

Gurugram, Haryana

India - 122002

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form CHG-9	Normal	600.00
	Additional	3600.00
	Total	4200.00

Mode of Payment:

Credit Card- ICICI Bank

Received Payment Rupees: Four Thousand Two Hundred Only

Note: The defects or incompleteness in any respect in this eForm as noticed shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form GNL-4(Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off. (Please refer Rule 10 of the Companies (Registration offices and Fees) Rules, 2014) It is compulsory to file Form GNL-4 (Addendum) electronically within the due date whenever the document is put under PUCL, failing which the system will treat the document as invalid and will not be taken on record in accordance with Rule 10(4) of the Companies (Registration offices and Fees) Rules, 2014

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FORM NO. CHG-9

[Pursuant to sections 71(3), 77,78 & 79 and pursuant to Section 384 read with 71(3), 77,78 and 79 of The Companies Act, 2013 and Rule 3 of The Companies (Registration of charges) Rules 2014]



Application for registration of creation or modification of charge for debentures or rectification of particulars filed in respect of creation or modification of charge for debentures

Form	language English	Hindi		
Refer	the instruction kit for filir	g the form.		
1. (a)	*Corporate identity number registration number (FCR)		U45209HR1997PLC080240	Pre-fill
(b)	Global location number (G	LN) of company		
2. (a)	Name of the company	ADVANCE INDIA PROJEC	TS LIMITED	
(b)	Address of the registered	The Masterpiece, Golf Cour	se Road	
	office or of the principal place of business in India of the company	Sector-54 Gurugram Gurgaon Haryana 122002		
(c)	e-mail ID of the company	secretarial@aipl.com		
3. (a)	*This form is for	Creation of charge	Modification of charge Rec	ctification of charge
(b)	*Type of debentures	Debentures O Debentu	re Stock	other instrument
(d)	Charge ID of the charge to	be modified or rectified	100410033	
4. *	Whether the applicant is	Company Trust	ee of debenture holders or cha	rge holder

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Particulars of the tru	ustee of debenture holders or charge holder(s)
assignee, enter par	diculars of ARC or assignee) Get List of charge holders
Name	
IDBI TRUSTEESH	HIP SERVICES LIMITED
In case of others, CIN, if appl	
*Address Line I	Asian Building, Ground Floor,
	17, R. Kamini Marg, Ballard Estates
*City	Mumbai
State	Maharashtra-MH
ISO country code	IN
*Country	INDIA
*Pin code	400001
*e-mail id	delhiitsl@idbitrustee.com
	of debenture holder or charge holder is having a valid Income Tax PAN Yes No Nanent Account Number (PAN)
BSR Code / Bran	· ·
. Whether the char	rge is for Entire series of debentures Any issue in a series of debentures
. (b) *Amount of p	resent issue of series (amount secured by the charge) (in Rs.) 2,500,000,000.00
(In case of m	odification of charge, enter the amount secured by the charge after such modification)
. (c) Amount secu	ared by the charge in words
Rupees Two	Hundred Fifty Crore only

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Uncalled share capital	Calls made but not paid	Immovable property or any interest therein
Movable property	Floating charge	Motor Vehicle (Hypothecation)
Any Property for Securing the issue of the secured deposits	Goodwill	Patent
Licence under a patent	Trade mark	Copyright
Book debts	Ship or any share in a	Solely of Property situated outside India
Others		
*Particulars of the property charged First ranking pari passu charge by w located at Village Maidawas, Tehsil l described in attached the Memorance	ay of equitable mortgage on Mortga Badshahpur, Sector - 66, Gurugram	and as more and particularly

11. (a) *Description of the property charged indicating whether it is a charge on

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(0)	Plot Unit	O Dwelling	Interest

Evaluated Price of Asset as on Security interest Creation date	Nature of Property	Plot ID number	*Survey number /Gate number etc.	
4,375,000,000 IT Park		-	-	
Street Number and Name	Sector /Block Number	Locality	Landmark	
=	66	Sector - 66, Tehsil Badsha	Opposite T point (M3M)/	
Village/Town	Taluka	District	State	
Medawas	Badshapur	Gurgaon	Haryana-HR	
Pin Code	*Latitude	*Longitude	Area of plot (Square feet/ meter, Acre, Gunta, Cents, Hectares)	
122001	28.23'51.34"N	77.03.44.78E	6.1375 Acres	

Bounded by

By North	By South	By East	By West	
Vacant Land	Vacant Land	60mt Road	Emaar Township	

Number of title documents deposited by customer

*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 / Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)
Modification of charge
14. (a) *Whether charge is modified in favour of asset reconstruction company(ARC) or assignee Yes No
15. (a) *Description of the instrument modifying the charge
Memorandum of Entry dated December 18, 2020.
(b) *Date of instrument modifying the charge 18/12/2020 (DD/MM/YYYY) 16. *Particulars of the present modification (Please ensure that correct particulars are entered as the same shall be displayed in the certificate of modification of charge)
First ranking pari passu charge by way of equitable mortgage on Mortgage Land 1 (Mortgage Assets - I) located at Village Maidawas, Tehsil Badshahpur, Sector - 66, Gurugram and as more and particularly described in attached the Memorandum of Entry dated December 18, 2020.
17. Description of document by which the company acquired the title

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Page 4 of 7

Attachments

1. Copy of the resolution authorising the issue of the debenture series; Attachment

2.* Instrument(s) of creation or modification of charge; Attachment

3. Optional attachments, if any

Remove attachment

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			Declaration				
I am authorized by	y the Board	of Directors of the	Company v	ride resolution numb	er* 08	dated *	06/05/2020
respect of the sub the information give document(s) and	iject matter oven herein a nothing mat	of this form and mand the bove is true, correctly being the bound of t	natters incide ect and com ppressed. A	mpanies Act, 2013 a ental thereto have be plete and as per the copy of the attached business in India of	en complied w attached char d charge instru	rith.I also ge instrun	declare that a nent(s) or
To be digitally s	igned by						
		tary or CEO or Cl (In case of a fore		of an Indian compar y)	ny) or GURI EP SING	DE bytally spread by 62-hotele \$4624 Cent 251.02.05 H 16.10.3-00.307	
Designation	Director						
		ne manager or CE membership nun	mber of comp		00013776	6	
available with the	e charge ho	lder and/ or assig	nee and all t	cument(s) is/ are tru the information and e am/ are duly autho	particulars mer	ntioned at	
I/ we am/are a m	nultilateral/Ir	nternational financ e UN Privileges a	cial institution	n who has/have bee	n exempted fro	m payme	ent of
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Trustee of debent		or Charge Holder	£.	Rajesh outan sores Chandr chants a chants chants chants chants chants chants chants chants			
PAN of the charge	eholder	AAACI8912J					
To be digitally sig	gned by						
ARC or Assignee							
PAN of the ARC o	r assignee						
To be digitally sig	gned by						
Designation							
PAN							
		Certificate by	Practising p	orofessional			
gone through the and matters incide certified records n	provisions of ental thereto maintained b	of the Companies and I have verificated the company/a	s Act, 2013 a ied the abov applicant wh	certification of this f and rules thereunde e particulars (includ ich is subject matte ils form has been su	er for the subjecting attachmenter of this form	ect matter t(s)) from and found	of this form the original/ them to be
				by the required office and were found to b		npany and	d maintained
ii. All the required	attachment	s have been comp	pletely and le	egibly attached to th	is form.		
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eForm filing date

eForm Service request number (SRN)

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(DD/MM/YYYY)

Digital signature of the authorizing officer	
This e-Form is hereby registered	Confirm submission
Date of signing	(DD/MM/YYYY)

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