

MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7

SRN : H44091619

Service Request Date : 05/02/2019

Payment made into : HDFC Bank

Received From :

Name : Reena Bang
Address : B/109, Ashoka Tower,
Kulupwadi Road, Nr. National Park, Borivli (East),
Mumbai, Maharashtra
India - 400066

Entity on whose behalf money is paid

CIN: U70101DL2005PTC140996
Name : VIBHOR HOME DEVELOPERS PRIVATE LIMITED
Address : FLAT NO. 11, DDA JANTA FLAT, PANCHSHEEL PARK,
SHIVALIK ROAD,
NEW DELHI, Delhi
India - 110017

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form CHG-1	Normal	600.00
Total		600.00

Mode of Payment: Internet Banking - HDFC Bank

Received Payment Rupees: Six Hundred Only

Note –The Registrar may examine this eForm any time after the same is processed by the system under Straight Through Process (STP). In case any defects or incompleteness in any respect is noticed by the Registrar , then this eForm shall be treated and labeled as defective and the eForm shall have to be filed afresh with the fee and additional fee, as applicable. (Please refer Rule 10 of the Companies (Registration offices offices and Fees) Rules, 2014)

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

FLAT NO. 11, DDA JANTA FLAT, PANCHSHEEL PARK,
SHIVALIK ROAD,
NEW DELHI
South Delhi
Delhi
110047

(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

- 1) Unattested Deed of Hypothecation dtd 07/01/2019
2) Memorandum recording creation of mortgage by deposit of title deeds dtd 07/01/2019

(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 checked="" type="checkbox"/> Movable property |
| <input type="checkbox"/> Floating charge | <input checked="" 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 type="checkbox"/> Others |

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

[Get list of chargeholders](#)

Name

In case of others, specify

CIN, if applicable [Pre-fill](#)

* 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.)

250,000,000.00

(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 Twenty Five 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 floating interest rate (Initial rate is 18.50% p.a.)

(d) Repayment term (in months) 36 Months

(e) *Terms of Repayment

- 1) Expiry of 21 months - NIL
- 2) Expiry of 24 months - 20% of cumulative disbursed facility
- 3) Expiry of 27 months - 20% of cumulative disbursed facility
- 4) Expiry of 30 months - 20% of cumulative disbursed facility
- 5) Expiry of 33 months - 20% of cumulative disbursed facility
- 6) Expiry of 36 months - 20% of cumulative disbursed facility

(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 Lender is having first ranking exclusive charge on the security given by the Company, as described in Sr.no. 14 below and in enclosed agreement.

(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)

A) Mortgage by way of a first ranking exclusive charge over all rights, interest, title, claim and benefits in: (a) land admeasuring 90 kanal situated in Sector 35, revenue estate of village Sohna, Tehsil Sohna, Dist Gurugram, Haryana, bearing Rec-28- Killa No 15,16,7,14,5/1,6/2,4, Rec-27- Killa No 13, 14 Min, Rec-27- Killa No 8/2, 9/2,10, Rec-28- Killa No 6/1, on which proposed affordable plotted colony will be/being constructed ("Project"), and (b) all documents deeds, writings, agreements and instruments in relation to the Project, including but not limited a collaboration agreement dated April 30, 2018 and special power of attorney dated April 30, 2018, and as more particularly described under Schedule 1 of the attached memorandum of entry.

☒ Plot Unit ☐ Dwelling Interest

Evaluated Price of Asset as on
Security interest Creation date

313,800,000.00

Nature of Property

Freehold

PLOT ID Number

As per property details attached.

*Survey No. / Gat No. etc.

Rectangle 27, Rectangle 28

Street Number & Name

Sector /Block Number

Sector 35

Locality

Sohna

Landmark

Near to G D Goenka World School

Village/Town Name

Sohna

Taluka

District

Gurgaon

State

Haryana-HR

Pin Code

122004

*Latitude

28.276349

*Longitude

77.065321

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

90 Kanal

Bounded by	
By North	Others Land
By East	Sohna-Gurgaon Road
By South	Others Land
By West	Others Land

*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

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

Attach

Attach

List of attachments

DOH Vibhor Facility 07012019.pdf
MoE - Vibhor Facility 07012019.pdf

Remove attachment

Declaration

☒ I am authorized by the Board of Directors of the Company vide resolution no* 05 * dated 16/10/2018 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)

DINESH
KUMAR
SHARMA

Designation

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

02027576

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

AADCB0657N

KESHAV
PORWAL

PAN of the Charge holder

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

Reena
S. Bang

- ☐ 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

17049

Certificate of Practice number

5304

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.

Modify

Check Form

Prescrutiny

Submit

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