



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

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: U74899HR1998PLC054821

Name of the company: VATIKA LIMITED

Charge Identification Number: 10527502

SRN: H41011354

REF.: Modification of charge dated 2014-09-29 modified on 2018-12-06 made between VATIKA LIMITED (OF THE ONE PART) and HOUSING DEVELOPMENT FINANCE CORPORATION 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:

As per the attachments

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 fourth day of January two thousand nineteen.



Registrar of Companies

RoC - Delhi

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

VATIKA LIMITED

Vatika Triangle, 4th Floor, Sushant Lok, Phase I, Block A, Mehrauli - Gurgaon Road, Gurgaon, Gurgaon, Haryana, India, 122002



For VATIKA LIMITED
Authorized Signatory

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

SRN : H41011354

Service Request Date : 04/01/2019

Payment made into : ICICI Bank

Received From :

Name : SECRETARIAL DEPARTMENT

Address : Vatika Triangle
Sushant Lok -I
Gurgaon, Haryana
India - 122002

Entity on whose behalf money is paid

CIN: U74899HR1998PLC054821

Name : VATIKA LIMITED

Address : Vatika Triangle, 4th Floor, Sushant Lok
Phase I, Block A, Mehrauli - Gurgaon Road
Gurgaon, Haryana
India - 122002

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: Credit Card- ICICI 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)

For VATIKA LIMITED

Authorised Signatory

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

U74899HR1998PLC054821

Pre-fill

- (b) Global location number (GLN) of company

2. (a) Name of the company

VATIKA LIMITED

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

Vatika Triangle, 4th Floor, Sushant Lok
Phase I, Block A, Mehrauli - Gurgaon Road
Gurgaon
Gurgaon
Haryana

- (c) email id of the company

secretarial@vatikagroup.com

3. (a) This form is for registration of

☐ Creation of charge ☒ Modification of charge

- (b) Charge ID of the charge to be modified

10527502

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)

6. (a) Whether charge is modified in favour of asset reconstruction company (ARC) or assignee

☐ Yes ☒ No

7. (a) Date of the instrument creating or modifying the charge

06/12/2018

(DD/MM/YYYY)

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

As per Supplemental and Amendatory Agreement and Declaration by Director attached

- (c) *Whether charge is created or modified outside India

☐ Yes

☒ No

For VATIKA LIMITED

Author

Signature

8. Type of charge

*(a) A charge on

- | | |
|--|--|
| ☐ 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 secured deposits | ☐ Goodwill |
| ☐ Patent | ☐ Licence under a patent |
| ☐ Trade mark | ☐ Copyright |
| ☐ Book debts | ☐ Ship or any share in a ship |
| ☐ Solely of Property situated outside India | ☒ Others |

(b) If others, specify

Receivables from various projects

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

*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

For VATIKA LIMITED

Authorised Signatory

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

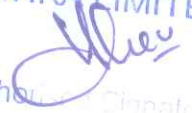
3,000,000,000.00

(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

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

For VATIKA LIMITED

Authorised Signatory

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

CPLR minus 375 basis points i.e. at present rate of interest is 14.35 % p.a.

(d) Repayment term (in months)

As per MasterFacilityAgreement

(e) Terms of Repayment

As mentioned in Schedule II of the attached Master facility Agreement dated 29 September, 2014 executed between Vatika Limited and Housing Development Finance Corporation Limited.

(f) Nature of facility

(g) Date of Disbursement

(DD/MM/YYYY)

(h) Miscellaneous narrative information

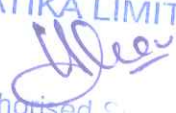
(i) Margin

N.A.

(j) Extent and operation of the charge

All and any receivables including sale proceeds arising out of the following land (1)admeasuring 591.36 acres of land designated for the project in the name and style of "Vatika India Next" situated at Sector 81, 82, 82A, 83, 84, and 85, NH 08 Gurgaon, Haryana (2) "Vatika City"at Sohna

(k) Others

For VATIKA LIMITED

Authorised Signatory

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)

All and any receivables including sale proceeds arising out of the following land (1) admeasuring 591.36 acres of land designated for the project in the name and style of "Vatika India Next" situated at Sector 81, 82, 82A, 83, 84, and 85, NH 08 Gurgaon, Haryana (2) "Vatika City" at Sohna Road, Gurgaon and construction thereon present & future along with unsold area of 24,257 sqft in the project (3) "Vatika Infotech City" Project admeasuring 527.51 acres comprising of "Vatika City", "Urban Woods" and Jaipur 21" at Jaipur- Ajmer Road, Jaipur and construction thereon both present and future and all entitlements emanating therefrom. Mortgage of the following land (1) admeasuring 50.25 acres of land designated for the project in the name and style of "Vatika India Next" situated at Sector 81,

☒ Plot Unit ☐ Dwelling Interest

Evaluated Price of Asset as on
Security interest Creation date

3,575,000,000.00

Nature of Property

As Per MasterFacilityAgreement

PLOT ID Number

As Per MasterFacilityAgreement

*Survey No. / Gat No. etc.

As Per MasterFacilityAgreement

Street Number & Name

As Per MasterFacilityAgreement

Sector /Block Number

As Per MasterFacilityAgreement

Locality

As Per MasterFacilityAgreement

Landmark

As Per MasterFacilityAgreement

Village/Town Name

As Per MasterFacilityAgreement

Taluka

As Per MasterFacilityAgreement

District

HR05

State

Haryana-HR

Pin Code

122004

*Latitude

As Per MasterFacilityAgreement

*Longitude

As Per MasterFacilityAgreement

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

As Per MasterFacilityAgreement

For VATIKA LIMITED

Authorised Signatory

Bounded by	
By North	By South
By East	By West

*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

02/08/2018

(DD/MM/YYYY)

18. Particulars of the present modification (please ensure that the correct particulars are entered as the same shall be displayed in the certificate of modification of charge)

As per the attachments

Attachments

1. Instrument(s) of creation or modification of charge;

4. Optional attachment(s), if any

Attach

Attach

List of attachments

Supplemental 29092014.pdf
assignment 29092014.pdf
DOD 29092014.pdf

Remove attachment

Declaration

☒ I am authorized by the Board of Directors of the Company vide resolution no * 02 * dated 02/04/2007 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.

For VATIKA LIMITED

Authorised Signatory

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)



Designation

Director

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

06736570

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

AAACH0997E



PAN of the Charge holder

To be digitally signed by

ARC or assignee

PAN of the ARC or assignee

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:

- 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;
- All the required attachments have been completely and legibly attached to this form.

To be digitally signed by



- ☐ 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

30155

Certificate of Practice number

19309

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

For VATIKA LIMITED

Authorised Signatory

For office use only:

eForm Service request number (SRN)

eForm filing date

(DD/MM/YYYY)

Digital signature of the authorising officer

This e-form is hereby registered

Confirm Submission

Date of signing

(DD/MM/YYYY)

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

For VATIKA LIMITED


Authorised Signatory