सत्यमेव जयते

GOVERNMENT OF INDIA
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 rule 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number: **U70109DL2006FTC151343**
Name of the company: **EXPERION DEVELOPERS PRIVATE LIMITED**
Charge Identification Number: **101164749**

SRN: **AB7880955**

REF.: Creation of charge dated 25/09/2025 between EXPERION DEVELOPERS PRIVATE LIMITED(first party) and EXPERION CAPITAL PRIVATE 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 FIFTH day of SEPTEMBER TWO THOUSAND TWENTY FIVE created by the above named company in favour of EXPERION CAPITAL PRIVATE LIMITED to secure the amount of rupees one hundred 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 New Delhi this TENTH day of OCTOBER TWO THOUSAND TWENTY FIVE

Signature Not Verified
Digitally signed by
DS MINISTRY OF CORPORATE AFFAIRS 18
Date: 2025.10.10 13:55:08 IST

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Registrar of Companies
Registrar of Companies Delhi

Mailing Address as per record available in Registrar of Companies office:
EXPERION DEVELOPERS PRIVATE LIMITED
F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, NA, New Delhi, New Delhi- 110075, Delhi, India

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

SRN: AC2595755/ BharatKoshOrderId :1-24857178993

SRN Date: 10/03/2026 15:02:51

Service Request Date: 11/03/2026

RECEIVED FROM:

Name: AVINASH SACHAN

Address: 1369 Sector-52, ., Gurgaon, Gurgaon, Haryana, 122001

ENTITY ON WHOSE BEHALF MONEY IS PAID

LLPIN/CIN/DIN: U70109DL2006FTC151343
Name: EXPERION DEVELOPERS PRIVATE LIMITED
Address: F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka,, , New Delhi, New Delhi, Delhi, 110075

FULL PARTICULARS OF REMITTANCE

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee for CHG-1	Normal	600
	Additional	0
	Total	**600**

Mode of Payment: Online

Received Payment Rupees: Six Hundred Rupees Only.

Note: The defects or incompleteness in any respect in this application as noticed shall be placed on the Ministry's website(www.mca.gov.in). In case the application is marked as RSUB, please resubmit the application within the due date. 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)

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

SRN: AB7880955/ BharatKoshOrderId :1-21570536581

SRN Date: 09/10/2025 18:22:00

Service Request Date: 10/10/2025

RECEIVED FROM:

Name: AVINASH SACHAN

Address: 1369 Sector-52, ., Gurgaon, Gurgaon, Haryana, 122001

ENTITY ON WHOSE BEHALF MONEY IS PAID

LLPIN/CIN/DIN: U70109DL2006FTC151343
Name: EXPERION DEVELOPERS PRIVATE LIMITED
Address: F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka,, , New Delhi, New Delhi, Delhi, 110075

FULL PARTICULARS OF REMITTANCE

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee for CHG-1	Normal	600
	Additional	0
	Total	**600**

Mode of Payment: Online

Received Payment Rupees: Six Hundred Rupees Only.

Note: The defects or incompleteness in any respect in this application as noticed shall be placed on the Ministry's website(www.mca.gov.in). In case the application is marked as RSUB, please resubmit the application within the due date. 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)

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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies Delhi I
4th Floor, IFCI Tower, 61, Nehru Place, New Delhi, 110019

Certificate of registration of charge

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

Corporate Identity Number or Foreign Company Registration Number: **U70109DL2006FTC151343**
Name of the company: **EXPERION DEVELOPERS PRIVATE LIMITED**
Charge Identification Number: **101247776**

SRN: **AC2595755**

REF.: Creation of charge dated 25/02/2026 between EXPERION DEVELOPERS PRIVATE LIMITED(first party) and EXPERION CAPITAL PRIVATE 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 FIFTH day of FEBRUARY TWO THOUSAND TWENTY SIX created by the above named company in favour of EXPERION CAPITAL PRIVATE LIMITED to secure the amount of rupees one hundred 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 New Delhi this ELEVENTH day of MARCH TWO THOUSAND TWENTY SIX

Signature Not Verified
Digitally signed by
DS MINISTRY OF CORPORATE AFFAIRS, ROC NCT OF DELHI-I
Date: 2026.03.11 12:15:42 IST

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
Registrar of Companies
Registrar of Companies Delhi I

Mailing Address as per record available in Registrar of Companies office:
EXPERION DEVELOPERS PRIVATE LIMITED
F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, NA, New Delhi, New Delhi- 110075, Delhi, India

Form No. CHG-1

Form language

(•) English ( ) Hindi

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 Assetsand Enforcement of Securities Interest Act, 2002 (SARFAESI)

[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) and 13 of the Companies (Registration of Charges) Rules 2014]

सत्यमेव जयते

Refer instruction kit for filing the form

*All fields marked in * are mandatory*

Entity's Details

1 *Corporate Identity Number (CIN) or Foreign Company Registration Number (FCRN)	U70109DL2006FTC151343
2(a) *Name of the Company	EXPERION DEVELOPERS PRIVATE LIMITED
(b) *Address of the registered office or principal place of business in India of the company	F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka,, null, New Delhi, NA, New Delhi, Delhi, India,110075
(c) *e-mail ID of the company	**********on.net.in
3 (a) *This form is for registration of	(•) Creation of charge ( ) Modification of charge
(b) *Charge ID of the charge to be modified or rectified	
4 *Whether the applicant is	(•) Company ( ) Charge holder

Details of charge instrument

5(a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)	25/02/2026

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

Unattested Deed of Hypothecation ("DOH") dated February 25, 2026 executed by Experion Developers Pvt Limited in favour of Experion Capital Pvt Limited and Memorandum of Entry recording mortgage by deposit of Title Deeds ("MOE") dated February 25, 2026.

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

6 (a) Whether charge is modified in favour of asset reconstruction company (ARC) or assignee ○ Yes ○ No

(b) Whether charge holder is authorised to assign the charge as per the charge agreement ○ Yes ○ No

7 Type of charge

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

- ☐ Immovable property or any interest therein - Residential
- ☐ Immovable property or any interest therein - Commercial
- ☑ Immovable property or any interest therein - Others
- ☐ Movable property - Equipment and Machinery
- ☑ Movable property – Inventory
- ☑ Movable property - Inventory (incl. Receivables)
- ☐ Movable property - Motor Vehicle (Hypothecation)
- ☐ Movable property - Ship or any share in a ship
- ☐ Movable property - Others
- ☐ Intangible – Goodwill
- ☐ Intangibles - Trademarks
- ☐ Intangible - Patent
- ☐ Intangible - Licence
- ☐ Intangible - Licence under a Patent
- ☐ Intangible - Copyright
- ☐ Intangible - Copyright under a Patent
- ☐ Intangible - Designs
- ☐ Intangible - IPR
- ☐ Intangible - Others
- ☐ Solely of Property situated outside India
- ☐ Uncalled share capital
- ☐ Calls made but not paid
- ☑ Book debts
- ☑ Others

(b) If others, please specify

Hypothecated Assets as defined in enclosed DOH.

Details of charge holder

8(a) *Whether consortium finance is involved: ○ Yes ◉ No

If Yes, enter Lead Banker's Name

(b) *Whether joint charge involved ○ Yes ◉ No

(c) *Number of charge holder(s) 1

(d) Whether Charges rank pari passu ○ Yes ○ No

List of the Charge holder (s)

Rank	Name of the Charge holder	Particulars of the property charged	Details of their extent on the charge (in %)	Maximum amount secured (in INR)

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

*Category

(Nationalised bank/Scheduled bank/Private Sector Bank/Financial institution/ Non-banking financial company/Co-operative bank/Foreign bank/Individual/Others)

Non banking financial company

If others, please specify

*Name of the charge holder

Others

CIN (if applicable)

U51109DL1996PTC446111

*Name

EXPERION CAPITAL PRIVATE LIMITED

*Address Line 1

F-9, First Floor, Manish Plaza 1, Plot No. 7

Address Line 2	MLU, Sector 10, Dwarka, New Delhi
*Country	India
*Pin code/Zip Code	110075
*Area/ Locality	District Court Complex Dwarka
*City	Delhi
*District	South West Delhi
*State/UT	Delhi
*E-mail ID	**********al.co.in
*Whether charge holder is having a valid Income Tax PAN	(•) Yes ( ) No
Income Tax- Permanent Account Number (PAN)	AA******8P
BSR Code / Branch Code	

Details of charge

10 (a) *Maximum Amount secured by the charge (In case the amount is in foreign currency, rupee equivalent to be stated) (in INR.). (In case of modification of charge, enter the amount secured by the charge after such modification)	1000000000
(b) *Maximum Amount secured by the charge in words	Rupees One Hundred Crore
(c) In case amount secured by the charge is in foreign currency, mention details	
11 Brief of the principal terms and conditions, extent and operation of charge	
(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company (DD/MM/YYYY)	25/02/2026

(b) Borrower’s customer/account number	
(c)*Rate of interest	12.5%
(d) *Repayment term (in months)	48
(e) *Terms of Repayment	As per Facility Agreement dated December 11, 2025
(f) Nature of facility	As per Facility Agreement dated December 11, 2025
(g) Date of Disbursement (DD/MM/YYYY)	
(h) Miscellaneous narrative information	
(i) *Margin	As per Facility Agreement dated December 11, 2025
(j) *Extent and operation of the charge	The charge is being created to secure the Term Loan Facility of Rs. 100 Crore availed by the Company from Experion Capital Private Limited by creation of charge by way of Hypothecation over "Hypothecated Assets" as more particularly defined in enclosed DOH and creation of charge by way of mortgage over "Mortgage Property" as more particularly defined in enclosed MOE.
(k) Others	

Asset Details

12 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) Charge ID	
(e) Amount of the charge (in INR)	

(f) Particulars of the property charged

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

The charge is being created to secure the Term Loan Facility of Rs. 100 Crore availed by the Company from Experion Capital Private Limited by creation of charge by way of Hypothecation over "Hypothecated Assets" as more particularly defined in enclosed DOH and creation of charge by way of mortgage over "Mortgage Property" as more particularly defined in enclosed MOE.

(b) Plot Unit / Dwelling Interest

(•) Plot ( ) Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
5364200000	As defined in enclosed MOE	As defined in enclosed MOE	As defined in enclosed MOE
Street Number & Name	Sector /Block Number	Locality	Landmark
As defined in enclosed MOE	As defined in enclosed MOE	As defined in enclosed MOE	
Village/Town Name	Taluka	Pin code	District
As defined in enclosed MOE		122505	Gurgaon
State	Latitude	Longitude	Area of plot (Sq. feet, Sq. meter, Acre, Gunta, Cents, Hectares)
Haryana	28.435944	76.955818	As defined in enclosed MOE

(ii) Details of Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
Dwelling Unit ID Number	Floor No.	Building Name & Society Name	Street Name / No.
Sector/Block Number	Locality	Landmark	Village/Town Name
Taluka	Pin Code	District	State
Latitude	Longitude	Area of dwelling (Sq. feet, Sq. Meter)	

(iii) 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)

14 Description of document by which the company / borrower / third party acquire title

Number of title documents deposited by customer

Document Type *(Sale deed/Lease deed/Award/Others)*	**Document Number**	**Sub registrar**	**Taluka**	**Country**	**Pin Code/ Zip code**	**City**	**District**	**State/UT**

15(a) *Whether any of the property or interest therein under reference is not registered in the name of the company ○ Yes ◉ No

(b) (i) CIN / LLPIN of the company in whose name property or interest therein is registered (if applicable)

(ii) PAN of the Individual in whose name property or interest therein is registered (if applicable)

(iii) Name of entity / individual person in whose name it is registered

Other Details

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

17 *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)

Attachments

(a) *Instrument(s) of creation or modification of charge — MOE_25022026.pdf

(b) Instrument(s) evidencing creation or modification of charge in case of acquisition of property which is already subject to charge together with the instrument evidencing such acquisitions;

(c) Optional attachment(s)- if any — Deed of Hypothecation.pdf, Facility Agreement_compressed (2).pdf

Declaration

☑ I am authorised by the Board of Directors of the Company vide resolution no 6 dated 08/12/2025 to sign this is 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 document(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.

☐ I further declare that:

1 the delay in filing the particulars of creation/modification, was accidental or due to inadvertence or some other sufficient cause and are or is not of a nature to prejudice the position of the charge holder, shareholders or creditors of the company;

2 no prejudice would be caused to the charge holder(s) or any other creditor(s) of the company, if the delay is condoned;

3 the company has not created or modified any other charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge;

4 the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;

5 there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;

6 the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

BASAVARADDI KRISHNARADDI MALAGI Digitally signed by BASAVARADDI KRISHNARADDI MALAGI Date: 2026.03.10 15:09:58 +05'30'

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

Designation
(Director/Manager/Company Secretory/CFO/ CEO/Authorised Representative/Authorised Representative IRP/RP/Liquidator)

Director

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

******92

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

SUNEET PURI Digitally signed by SUNEET PURI Date: 2026.03.10 18:16:25 +05'30'

PAN of the charge holder

AA******8P

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:

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

MANISHA GUPTA Digitally signed by MANISHA GUPTA Date: 2026.03.11 11:44:43 +05'30'

- ○ 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	6808

Note: Attention is 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/ certificate and punishment for false evidence respectively

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For office use only:

eForm Service request number (SRN)	AC2595755
eForm filing date (DD/MM/YYYY)	10/03/2026
Digital signature of the authorising officer	
This eForm is hereby registered	
Date of signing (DD/MM/YYYY)	

Or

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.

Form No. CHG-1

Form language

(•) English ( ) Hindi

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 Assetsand Enforcement of Securities Interest Act, 2002 (SARFAESI)

[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) and 13 of the Companies (Registration of Charges) Rules 2014]

सत्यमेव जयते

Refer instruction kit for filing the form

*All fields marked in * are mandatory*

Entity's Details

1 *Corporate Identity Number (CIN) or Foreign Company Registration Number (FCRN)	U70109DL2006FTC151343
2(a) *Name of the Company	EXPERION DEVELOPERS PRIVATE LIMITED
(b) *Address of the registered office or principal place of business in India of the company	F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka,, null, New Delhi, NA, New Delhi, Delhi, India,110075
(c) *e-mail ID of the company	**********on.net.in
3 (a) *This form is for registration of	(•) Creation of charge ( ) Modification of charge
(b) *Charge ID of the charge to be modified or rectified	
4 *Whether the applicant is	(•) Company ( ) Charge holder

Details of charge instrument

5(a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)	25/09/2025

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

Unattested Deed of Hypothecation ("DOH") dated September 25, 2025 executed by Experion Developers Pvt Limited in favour of Experion Capital Pvt Limited and Memorandum of Entry recording mortgage by deposit of Title Deeds ("MOE") dated October 6, 2025.

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

6 (a) Whether charge is modified in favour of asset reconstruction company (ARC) or assignee ○ Yes ○ No

(b) Whether charge holder is authorised to assign the charge as per the charge agreement ○ Yes ○ No

7 Type of charge

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

- ☐ Immovable property or any interest therein - Residential
- ☐ Immovable property or any interest therein - Commercial
- ☑ Immovable property or any interest therein - Others
- ☐ Movable property - Equipment and Machinery
- ☑ Movable property – Inventory
- ☑ Movable property - Inventory (incl. Receivables)
- ☐ Movable property - Motor Vehicle (Hypothecation)
- ☐ Movable property - Ship or any share in a ship
- ☐ Movable property - Others
- ☐ Intangible – Goodwill
- ☐ Intangibles - Trademarks
- ☐ Intangible - Patent
- ☐ Intangible - Licence
- ☐ Intangible - Licence under a Patent
- ☐ Intangible - Copyright
- ☐ Intangible - Copyright under a Patent
- ☐ Intangible - Designs
- ☐ Intangible - IPR
- ☐ Intangible - Others
- ☐ Solely of Property situated outside India
- ☐ Uncalled share capital
- ☐ Calls made but not paid
- ☑ Book debts
- ☑ Others

(b) If others, please specify

Hypothecated Assets as defined in enclosed DOH.

Details of charge holder

8(a) *Whether consortium finance is involved: ○ Yes ◉ No

If Yes, enter Lead Banker's Name

(b) *Whether joint charge involved ○ Yes ◉ No

(c) *Number of charge holder(s) 1

(d) Whether Charges rank pari passu ○ Yes ○ No

List of the Charge holder (s)

Rank	Name of the Charge holder	Particulars of the property charged	Details of their extent on the charge (in %)	Maximum amount secured (in INR)

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

*Category

(Nationalised bank/Scheduled bank/Private Sector Bank/Financial institution/ Non-banking financial company/Co-operative bank/Foreign bank/Individual/Others)

Non banking financial company

If others, please specify

*Name of the charge holder

Others

CIN (if applicable)

U51109DL1996PTC446111

*Name

EXPERION CAPITAL PRIVATE LIMITED

*Address Line 1

F-9, First Floor, Manish Plaza 1, Plot No. 7

Address Line 2	MLU, Sector 10, Dwarka, New Delhi
*Country	India
*Pin code/Zip Code	110075
*Area/ Locality	District Court Complex Dwarka
*City	Delhi
*District	South West Delhi
*State/UT	Delhi
*E-mail ID	**********al.co.in
*Whether charge holder is having a valid Income Tax PAN	(•) Yes ( ) No
Income Tax- Permanent Account Number (PAN)	AA******8P
BSR Code / Branch Code	

Details of charge

10 (a) *Maximum Amount secured by the charge (In case the amount is in foreign currency, rupee equivalent to be stated) (in INR.). (In case of modification of charge, enter the amount secured by the charge after such modification)	1000000000
(b) *Maximum Amount secured by the charge in words	Rupees One Hundred Crore
(c) In case amount secured by the charge is in foreign currency, mention details	
11 Brief of the principal terms and conditions, extent and operation of charge	
(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company (DD/MM/YYYY)	06/10/2025

(b) Borrower’s customer/account number	
(c)*Rate of interest	12.5%
(d) *Repayment term (in months)	48
(e) *Terms of Repayment	As per Facility Agreement dated August 25, 2025
(f) Nature of facility	As per Facility Agreement dated August 25, 2025
(g) Date of Disbursement (DD/MM/YYYY)	
(h) Miscellaneous narrative information	
(i) *Margin	As per Facility Agreement dated August 25, 2025
(j) *Extent and operation of the charge	The charge is being created to secure the Term Loan of Rs. 100 Crore availed by the Company from Experion Capital Private Limited by way of creation of exclusive charge of "Hypothecated Assets" as defined in enclosed DOH.
(k) Others	

Asset Details

12 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) Charge ID	
(e) Amount of the charge (in INR)	
(f) Particulars of the property charged	

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

The charge is being created to secure the Term Loan of Rs. 100 Crore availed by the Company from Experion Capital Private Limited by creation of exclusive charge by way of Hypothecation over the "Hypothecated Assets" as more particularly defined in enclosed DOH and by creation of charge by way of mortgage over the "Mortgage Property" as more particularly defined in the enclosed MOE.

(b) Plot Unit / Dwelling Interest ◉ Plot ○ Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
5364200000	As defined in enclosed MOE	As defined in enclosed MOE	As defined in enclosed MOE
Street Number & Name	Sector /Block Number	Locality	Landmark
As defined in enclosed MOE	As defined in enclosed MOE	As defined in enclosed MOE	As defined in enclosed MOE
Village/Town Name	Taluka	Pin code	District
As defined in enclosed MOE	As defined in enclosed MOE	122505	Gurgaon
State	Latitude	Longitude	Area of plot (Sq. feet, Sq. meter, Acre, Gunta, Cents, Hectares)
Haryana	28.435944	76.955818	As defined in enclosed MOE

(ii) Details of Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
Dwelling Unit ID Number	Floor No.	Building Name & Society Name	Street Name / No.
Sector/Block Number	Locality	Landmark	Village/Town Name
Taluka	Pin Code	District	State
Latitude	Longitude	Area of dwelling (Sq. feet, Sq. Meter)	

(iii) 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)

14 Description of document by which the company / borrower / third party acquire title

Number of title documents deposited by customer

Document Type *(Sale deed/Lease deed/Award/Others)*	**Document Number**	**Sub registrar**	**Taluka**	**Country**	**Pin Code/ Zip code**	**City**	**District**	**State/UT**

15(a) *Whether any of the property or interest therein under reference is not registered in the name of the company ○ Yes ◉ No

(b) (i) CIN / LLPIN of the company in whose name property or interest therein is registered (if applicable)

(ii) PAN of the Individual in whose name property or interest therein is registered (if applicable)

(iii) Name of entity / individual person in whose name it is registered

Other Details

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

17 *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)

Attachments

(a) *Instrument(s) of creation or modification of charge — Deed of Hypothecation_V1.pdf

(b) Instrument(s) evidencing creation or modification of charge in case of acquisition of property which is already subject to charge together with the instrument evidencing such acquisitions;

(c) Optional attachment(s)- if any — MOE.pdf

Declaration

☑ I am authorised by the Board of Directors of the Company vide resolution no 6 dated 06/08/2025 to sign this is 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 document(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.

☐ I further declare that:

1 the delay in filing the particulars of creation/modification, was accidental or due to inadvertence or some other sufficient cause and are or is not of a nature to prejudice the position of the charge holder, shareholders or creditors of the company;

2 no prejudice would be caused to the charge holder(s) or any other creditor(s) of the company, if the delay is condoned;

3 the company has not created or modified any other charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge;

4 the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;

5 there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;

6 the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

BASAVARADDI KRISHNARADDI MALAGI Digitally signed by BASAVARADDI KRISHNARADDI MALAGI Date: 2025.10.10 12:04:53 +05'30'

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

Designation
(Director/Manager/Company Secretory/CFO/ CEO/Authorised Representative/Authorised Representative IRP/RP/Liquidator)

Director

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

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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

SUNEET PURI Digitally signed by SUNEET PURI Date: 2025.10.10 12:05:35 +05'30'

PAN of the charge holder

AA******8P

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:

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

MANISHA GUPTA Digitally signed by MANISHA GUPTA Date: 2025.10.10 13:36:04 +05'30'

- ○ 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	6808

Note: Attention is 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/ certificate and punishment for false evidence respectively

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For office use only:

eForm Service request number (SRN)	AB7880955
eForm filing date (DD/MM/YYYY)	09/10/2025
Digital signature of the authorising officer	
This eForm is hereby registered	
Date of signing (DD/MM/YYYY)	

Or

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.