

NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of "Elgin and Hiland Greens II" land admeasuring 54346.50 square meters or thereabouts bearing J.L. No. 41, Khatian No. 767, R.S. Dag Nos. 93 (Part), 94 (Part), 95 (Part), 96 (Part), 97 (Part), 98 (Part), 99 (Part), 100 (Part), 101 (Part), 102 (Part), 103 (Part), 104 (Part), 105 (Part), 106 (Part), 107 (Full), 108 (Full), 109 (Part), 110 (Part), 111 (Part), 112 (Part), 189/908 (Part) & 270/937 of Mouza - Bangla, lying and situated at 1 New Bata Road, Batanagar, Maheshtala, Kolkata - 700140, ("the said land").

We do hereby confirm that the said land and development rights in respect of said land is clear, marketable and free from encumbrances; save and except mortgage created by the Riverbank Developers Private Limited vide Loan/Facility Agreement dated 28/04/2010 and Supplemental & Amendatory Agreement dated 28/03/2014, 28/09/2016 and 23/09/2017 ("Agreement") executed between Riverbank Developers Private Limited and Housing Development Finance Corporation Limited.

A. Details of Mortgage / Charge

Sl. No.	Source	Amount (in Rs)	Security Details
1	Housing Development Finance Corporation Limited, Ramon House, Backbay Reclamation, 169, H T Parekh Marg, Mumbai - 400020	Rs. 105.63 Crore (Rupees One Hundred Five Crore Sixty Three Lacs only)	<ol style="list-style-type: none"> 1. Exclusive Charge on all receivables of and from the project, both present and future. 2. Exclusive Charge on the escrow account and all monies credited/deposited therein and all investment thereof 3. Extension of Mortgage of the property financed 4. Personal Guarantee of Mr. Sumit Dabriwala 5. An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Developer / Borrower, and all insurance proceeds, both present and future 6. And/or any other security of similar or higher value as may be acceptable to HDFC

Date: October 5, 2018

Place: Kolkata

Riverbank Developers Pvt. Ltd.

 Authorised Signatory

Riverbank Developers Pvt. Ltd.

Registered Office

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CIN: U70101WB2007PTC120037