

NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land admeasuring 2.915 (two point nine one five) acres or 11796.81 (eleven thousand seven hundred and ninety six) square meter or there about, bearing J.L. No. 41, Khatian No. 767, RS Dag Nos. 71(p), 72(p) and 74 (p) in Mouza - Bangla and J.L No. 43, Khatina No. 1663, RS Dag No. 1345 (p) in Mouza - Nangi, lying and situated at Calcutta Riverside, 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.

Details of Encumbrance - Usshar Phase 1A

A. Details of Mortgage / Charge

S. 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. 740 Crore (Rupees Seven Hundred Forty Crores only)	<ol style="list-style-type: none">1. Exclusive Charge on all receivables of and from the project, both present and future to be develop on the above land including the receivables from the subject project.2. Exclusive Charge on the escrow account and all monies credited/deposited therein and all investment thereof from the project to be develop on the above land including the subject project land.

			<p>3. Personal Guarantee of Mr. Sumit Dabriwala</p> <p>4. And/or any other security of similar or higher value as may be acceptable to HDFC</p> <p>5. Note: Exclusive mortgage of 191.71 acre of land, subject project land of 2.915 acre is part of above mortgage land.</p>
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Date: October 22, 2020

Place: Kolkata

Riverbank Developers Private Limited

A. Saha

Authorised Signatory