



VICTOR MOSES & CO.

Partners :
A. K. Ghosh
D. N. Mittra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

SOLICITORS, ADVOCATES, NOTARY
AND
TRADEMARK ATTORNEYS

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

UPDATED REPORT-ON-TITLE

Re: Premises/Holding No.1, New Bata Road,
Ward No.28, Maheshtala Municipality,
Police Station-Maheshtala (formerly
Budge Budge), District-South 24
Parganas, Kolkata-700 140.

A. Owner:

Bata India Limited (BIL),
6A, S.N. Banerjee Road,
Kolkata - 700 013.

B. Developer:

Riverbank Developers Private Limited (RDPL),
225C, A.J.C. Bose Road, 4th Floor,
Kolkata - 700 020.

C. Description of the Entire Project Land:

ALL THAT the piece and parcel of land containing an aggregated area of **262 acres** be the same a little more or less lying situate at i) Mouza Nungi, J.L. No.43, ii) Mouza Bangla, J.L.No.41, iii) Mouza Jagtala, J.L. No.17 and iv) Mouza Mirpur, J.L. No.42, comprised in various L.R. Dags under L.R. Khatian Nos.1663, 767, 602/1 and 3, presently having Holding No.1, New Bata Road, Police Station- Maheshtala (formerly Budge Budge), Ward No.28, within the limits of the Maheshtala Municipality, District-South 24-Parganas, Kolkata - 700 140 together with an integrated modern township under the name and style of "**Calcutta Riverside**" developed thereon or on the portion thereof (hereinafter referred to as the "**said Entire Project Land**").

D. Scope of Limitation:

The scope of our Report is limited by the following general parameters:

i) Physical verification of the said Entire Project Land under Due Diligence and/or conduct of a technical due diligence is not part of our scope of work as such no physical verification of the said Entire Project Land under Due Diligence has been made by us.

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ii) We have taken due care for preparation of this Report, however, we shall not be responsible or in any way held liable, in the event of any loss and/or damage is suffered by any person on account of any statement in this report made relying upon any representation(s) made by BIL or RDPL or otherwise, which is subsequently found to be incorrect;

iii) This report is addressed to our client and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report without our consent.

E. Copies as available and downloaded from the MCA portal and perused:

1. Form No.CHG-1 regarding creation of charge by RDPL on 27.07.2020 favouring Vistra ITCL (India) Limited.
2. Form No.CHG-1 regarding creation of charge by RDPL on 27.09.2019 favouring J.M. Financial Credit Solutions Limited.
3. Form No.CHG-1 regarding creation of charge by RDPL on 03.08.2017 favouring J.M. Financial Credit Solutions Limited.
4. Indenture of Mortgage dated 3rd day of August, 2017 made between Antrix Housing LLP therein referred to as Borrower of the First Part and Riverbank Developers Private Limited therein referred to as RDPL of the Second Part and J. M. Financial Credit Solutions Limited therein referred to as the Mortgagee of the Third Part and registered with the Additional Registrar of Assurance-I, Kolkata in Book No I, C. D. Volume No. 1901-2017, Pages 184498 to 184553, being No. 19010557 for the year 2017.
5. Indenture of Mortgage dated the 27th day of September, 2019 made between Antrix Housing LLP therein referred to as Mortgagor-I of the First Part, Riverbank Developers Private Limited therein referred to as Mortgagor-II of the Second Part and J. M. Financial Credit Solutions Limited therein referred to as Mortgagor-III of the Third Part and registered with the Additional Registrar of Assurance-IV, Kolkata in Book No I, C. D. Volume No. 1904-2019, Pages 497769 to 497835, being No. 190410092 for the year 2019.
6. Form 8 in connection to Charge having CID No. 10216724 created by BIL on 2nd November, 2010 in favour of Housing Development Finance Corporation Ltd., H.T. Parekh Marg, Mumbai towards security of a sum of Rs.174 crores in respect of 242 acres of land of Bata India Ltd. situated at Mouza- Bangla, Nungi, Jagtala, J.L. No. 17, Police Station- Maheshtala, Dist.- 24-Parganas (South).
7. Form 8 in connection to Charge having CID No. 80013801 on 8th September, 2006 for the security of a sum of Rs.115 crores in respect of the



current assets of the Borrower namely, stock of raw materials, stock-in-progress, semi finished and finished goods etc.

8. Form 8 in connection to Charge having CID No. 80013801 on 24th December, 2009 for the security of Rs.81 crores in respect of whole of the current assets of the Borrower namely, stock of raw materials, stock-in-process, stock in transit, semi finished and finished goods, stored and spares bills receivable and Books Debts and all other immovables both present and future.

9. Agreement of Hypothecation of goods and assets dated 23.8.2017 made between BIL and SBI, Commercial Branch, Palm Court, Gurugram, Haryana.

10. Agreement for Loan of Over All Limit dated 23.8.2017 made between BIL and SBI, Commercial Branch, Palm Court, Gurugram, Haryana.

11. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 14.12.2010 in respect of Charge Identification No. 10216724 whereby the existing charge facility of Rs.150 Cores was enhanced to Rs.174 Crores by RDPL on company's existing property of 242 acres of land already mortgaged with HDFC Ltd. for availing financial assistance.

12. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 6.12.2006 in respect of Charge Identification No. 80013801 whereby the over all consortium limit of Rs.115 Crores was registered.

13. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 21.11.2012 in respect of Charge Identification No. 10216724.

14. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal in respect of Charge Identification No. 80013801.

15. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 25.7.2011 in respect of Charge Identification No. 80013801.

16. Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 14.5.2010 in respect of Charge Identification No. 10216724.

17. Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 6.1.2017 in respect of Charge Identification No. 10215922 created by RDPL.

18. Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 13.1.2018 in respect of Charge Identification No. 10215922 created by RDPL.



19. Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 29.7.2019 in respect of Charge Identification No. 10215922 created by RDPL.
20. Certificate of Registration for Modification of Charge issued by the Registrar of Companies, West Bengal on 7.12.2010 in respect of Charge Identification No. 10215922 created by RDPL.
21. Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 21.11.2012 in respect of Charge Identification No. 10215922 created by RDPL.
22. Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 16.6.2014 in respect of Charge Identification No. 10215922 created by RDPL.
23. Certificate of Registration of charge having CID No. 100101705 created by RDPL, issued by ROC, West Bengal on 7.6.2017.
24. Certificate of Registration of charge having CID No. 100128618 created by RDPL, issued by ROC, West Bengal on 23.10.2017.
25. Certificate of Registration of charge having CID No. 100302832 created by RDPL, issued by ROC, West Bengal on 26.11.2019.
26. Downloaded Certificate of Registration of mortgage having CID No. 10215922 created by RDPL, issued by ROC, West Bengal on 11.5.2010.
27. Downloaded Certificate of Registration of charge having CID No. 10568802 created by RDPL on 31.3.2015, issued by ROC, West Bengal on 19.5.2015.
28. Certificate of Registration of Order confirming reduction of capital issued by ROC, W.B. on 18.3.2016 being confirmed by an order dated 11.2.2016 of the Hon'ble High Court at Calcutta passed in C.A. No. 563 of 2015 connected with C.P. No. 613 of 2015.
29. Form for Modification of Charge having CID No. 10216695 created by RDPL.
30. Form of Modification of Charge having CID No. 10215922 created by RDPL.
31. Memorandum of Satisfaction of Charge created by Bata India Ltd. having CID No. 80035364 on 23rd March, 2004.
32. Memorandum of Satisfaction of Charge created by Bata India Ltd. having CID No. 80035440 on 15.3.2006.



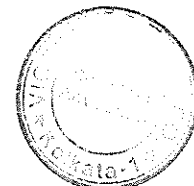
33. Memorandum of Satisfaction of Charge created by Bata India Ltd. having CID No. 80035438 on 20.12. 2005.
34. Memorandum of Satisfaction of Charge created by Bata India Ltd. having CID No. 80035441 on 6.12.2004.
35. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 14.9.2007 in respect of CID No. 80035364 created by BIL.
36. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 17.1.2008 in respect of CID No. 80035440 created by BIL.
37. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 25.10.2007 in respect of CID No. 80035438 created by BIL.
38. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 29.9.2007 in respect of CID No. 80035441 created by BIL.
39. Memorandum of Satisfaction of Charge having CID No.10568802 created by RDPL, issued by ROC, W.B. on 13.10.2017.
40. Memorandum of Satisfaction of Charge having CID No.10216695 created by RDPL, issued by ROC, W.B. on 8.12.2015.
41. Memorandum of Satisfaction of Charge having CID No.10216695 created by RDPL.
42. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 11.7.2007, the charge having CID No. 80033145 created by RDPL.
43. Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 29.1.2008, the charge having CID No.10027975.

F. Searches conducted as per instruction:

a) Registration Offices through online:

i) Index-II searches at the offices of the Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Behala for the period from 2018 to 9th September, 2020.

ii) Index-I searches at the offices of the Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Behala in the names of Bata India Limited (BIL), Riverbank Developers Private Limited (RDPL) and Riverbank Holdings Private Limited (RHPL) from 2018 to 9th September, 2020.



b) Courts through online:

i) In the Court of the Learned 7th Civil Judge (Senior Division) at Alipore, in the names of Bata India Limited (BIL), Riverbank Holdings Private Limited (RHPL) and Riverbank Developers Private Limited (RDPL) for the period between 2018 to 9th September, 2020.

ii) In the Court of the Learned 6th Civil Judge (Junior Division) at Alipore, in the names of Bata India Limited (BIL), Riverbank Holdings Private Limited (RHPL) and Riverbank Developers Private Limited (RDPL) for the period between 2018 to 7th September, 2020.

c) Website of Ministry of Corporate Affairs:

Search on the Website of the Ministry of Corporate Affairs for BIL, RHL and RDPL.

G. Result of Searches:**a) Registration Offices:**

a.i From the Index-II searches made at the offices of the Registrar of Assurances, Kolkata, District Registrar, Alipore and the Additional District Sub-Registrar, Behala for the abovementioned period, several entries regarding transfers of apartments, car parking spaces, roof rights etc. in the project Calcutta Riverside were found out.

However, from the searches we did not come across any adverse entry.

a.ii From the Index-I searches made at the offices of the Registrar of Assurances, Kolkata, District Registrar, Alipore and the Additional District Sub-Registrar, Behala for the aforementioned period several entries regarding transfers of apartments, car parking spaces, roof rights etc. in the project Calcutta Riverside were found out.

However, from the searches we did not come across any adverse entry.

b) Courts:**b.1 Court of the Learned 7th Civil Judge (Senior Division) at Alipore:**

i) From the searches made from the filing Register of the Court of the Learned 7th Civil Judge (Senior Division) at Alipore in the name



of BIL for the aforesaid period, it transpires that no title suit or money suit and title execution case or money execution case has been filed during this period.

- ii) From the searches made from the filing Register of the Court of the Learned 7th Civil Judge (Senior Division) at Alipore in the name of RDPL for the aforesaid period, it transpires that no title suit or money suit and title execution case or money execution case has been filed during this period.
- iii) From the searches made from the filing Register of the Court of the Learned 7th Civil Judge (Senior Division) at Alipore in the name of RHPL for the aforesaid period, it transpires that no title suit or money suit and title execution case or money execution case has been filed during this period.

b.2 Court of the Learned 6th Civil Judge (Junior Division) at Alipore:

- i) From the searches made from the filing Register of the Court of the Learned 6th Civil Judge (Junior Division) at Alipore in the name of BIL for the aforesaid period, it transpires that no title suit or money suit and title execution case or money execution case has been filed during this period.
- ii) From the searches made from the filing Register of the Court of the Learned 6th Civil Judge (Junior Division) at Alipore in the name of RDPL for the aforesaid period, it transpires that no money suit, title suit title execution case or money execution case has been filed during this period.
- iii) From the searches made from the filing Register of the Court of the Learned 6th Civil Judge (Junior Division) at Alipore in the name of RHPL for the aforesaid period, it transpires that no title suit, money suit, title execution case or money execution case has been filed during this period.

c) Registrar of Companies, West Bengal:

From the searches made in the website of the Ministry of Company Affairs it transpires that several charges have been created and modified on several dates by RDPL, BIL and RHPL in respect of the said Entire Project Land. Some of the charges have also been satisfied, as mentioned herein below :

1. By the Indenture of Mortgage dated 3rd day of August, 2017 made between Antrix Housing LLP therein referred to as Borrower of the First Part and Riverbank Developers Private Limited therein referred to as RDPL of the Second Part and J. M. Financial Credit Solutions Limited therein referred to as the Mortgagee of the Third Part, the Borrower has created the security in

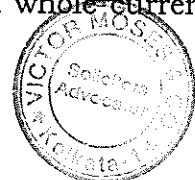


favour of the Mortgagee thereto in respect of all right, title and interests on Borrower in and over the project Highland Land and Project Highland including all developmental rights of the Borrower in terms of the project document, project Highland Units together with all the project highland receivables and the relevant charged account more fully described in the Schedule IV thereto and in respect of all right, title and interest of RDPL in and over the project Golf Greens Units, RDPL Collection Account and project Golf Greens receivables more fully described in the Schedule IV thereto together with all right, title and interest of the RDPL in and over the Project Lake Town Units, RDPL Collection Accounts and the Project Lake Town receivables more fully described in the Schedule IV thereto together with all right, title and interest of RDPL in and over the Project Princep Units, RDPL Collection Accounts and the Project Princep receivables more fully described in the Schedule IV thereto.

2. By the Indenture of Mortgage dated the 27th day of September, 2019 made between Antrix Housing LLP therein referred to as Mortgagor-I of the First Part, Riverbank Developers Private Limited therein referred to as Mortgagor-II of the Second Part and J. M. Financial Credit Solutions Limited therein referred to as Mortgagor-III of the Third Part, the Mortgagor-I and Mortgagor-II created security in favour of the Mortgagee thereto in respect of Project Highland Antrix LLP receivables and all right, title and interest of Antrix Housing LLP in project Highland Units and all Banks Accounts including charged account where the Project Highland Antrix LLP receivables may be lying present and future more fully described in the Schedule IV thereto together with all right, title and interest of RDPL in and over the project Golf Green Units, RDPL Collection Account and the project Golf Green receivables more fully described in the Schedule IV thereto together with all right, title and interest of RDPL in and over the project Lake Town Units, RDPL Collection Account and project Golf Greens receivables more fully described in the Schedule IV thereto together with all right, title and interest of RDPL in and over the project Lake Town Units, RDPL Collection Account and project Lake Town receivables more fully described in the Schedule IV thereto together with all right, title and interest of RDPL in and over the project Princep Unit, RDPL Collection Account and the Project Princep receivable more fully described in the Schedule IV thereto.

3. It appears from the searching made at the Official Website of the Ministry of Corporate Affairs that Bata India Ltd. (BIL) has created charge in favour of State Bank of India Corporate Accounts Group Branch, 34, Jawaharlal Nehru Road, Kolkata on 15th March, 2006 in respect of All That piece and parcel of land containing an area of 46 Acres more or less pertaining to the factory premises of BIL at Batanagar together with all structures erected thereon, fixed, plant and machinery permanently fixed to the earth, covered under the Title Deed as deposited with the State Bank of India, by way of constructive delivery as security for due repayment of corporate loan of Rs.11 crores.

4. It further appears that charge has been created by BIL in favour of State Bank of India, Corporate Accounts Credit Branch, ICICI Bank Ltd., Rasoi Court, R. N. Mukherjee Road and HDFC Bank Ltd., Central Plaza, Sarat Bose Road in order to secure a loan amount of Rs.7880.00 lacs in respect of whole current



assets of the Borrower namely stock of raw materials, stock-in-progress, semi finished and finished goods etc.

5. It further appears that charge having CID No. 10216724 has been created by BIL on 2nd November, 2010 in favour of Housing Development Finance Corporation Ltd., H.T. Parekh Marg, Mumbai towards security of a sum of Rs.174 crores in respect of 242 acres of land of Bata India Ltd. situated at Mouza- Bangla, Nungi, Jagtala, J.L. No. 17, Police Station- Maheshtala, Dist.- 24-Parganas (South).

6. It further transpires that Bata India Ltd. has created further charge on 28.4.2010 in favour of HDFC Ltd., H.T. Parekh Marg, Mumbai for the security of a sum of Rs.150 crores (Rupees one hundred fifty crores only) in respect of a parcel of land containing an area of 242 acres of land of Bata India Ltd. situated at Mouza- Bangla, Nungi, Jagtala, J.L. No. 17, Police Station- Maheshtala, Dist.- 24-Parganas (South).

7. It further appears that Bata India Ltd. has created charge having CID No. 80013801 on 8th September, 2006 for the security of a sum of Rs.115 crores in respect of the current assets of the Borrower namely, stock of raw materials, stock-in-progress, semi finished and finished goods etc.

8. It further appears that Bata India Ltd. has created charge having CID No. 80013801 on 24th December, 2009 for the security of Rs.81 crores in respect of whole of the current assets of the Borrower namely, stock of raw materials, stock-in-process, stock in transit, semi finished and finished goods, stored and spares bills receivable and Books Debts and all other immoveables both present and future.

9. It further appears that Bata India Ltd. has created charge in order to secure a corporate loan of Rs.37,70,00,000/- in favour of SBI Corporate Accounts Group Branch, Jawaharlal Nehru Road, Kolkata in respect of a parcel of land containing an area of 440 Bighas of revenue free land in Mouza Mirpur, Police Station Maheshtala, District- 24-Parganas (South) together with building and erections thereon both present and future.

10. It further appears that Bata India Ltd. has created charge towards security on the short-term loan of Rs.30 crores in respect of whole of the moveable properties of the Borrower including its moveable plant and machinery, machinery spares, tools and accessories both present and future, stored or to be stored in four factories of the Borrower situated at Peenya Industrial Estate, Phase IV, Bangalore, SIPCOT, Hasur, Phase-I, Tamilnadu, Batanagar, Maheshtala, Dist- 24-Parganas (South) and New Town, Faridabad.

11. It further appears that Bata India Ltd. has created charge in order to secure a sum of Rs.78,80,00,000/- in favour of SBI, HDFC, ICICI in respect of whole of the current assets of the Borrower.

12. It further appears that charge created by Bata India Ltd. having CID No. 80035364 on 23rd March, 2004 has been satisfied on 23.8.2007



13. It further appears that charge created by Bata India Ltd. having CID No. 80035440 on 15.3.2006 has been satisfied on 26.12.2007.

14. It further appears that charge created by Bata India Ltd. having CID No. 80035438 on 20.12. 2005 has been satisfied on 1.10.2007.

15. It further appears that charge created by Bata India Ltd. having CID No. 80035441 on 6.12.2004 has been satisfied on 23.8.2007.

16. It further appears from the Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 14.12.2010 in respect of Charge Identification No. 10216724 that the existing charge facility of Rs.150 Cores was enhanced to Rs.174 Crores by RDPL on company's existing property of 242 acres of land already mortgaged with HDFC Ltd. for availing financial assistance.

17. It further appears from the Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 21.11.2012 that the Charge Identification No. 10216724 was modified..

18. It further appears from the Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 25.7.2011 that the Charge Identification No. 80013801 was modified.

19. It further appears from the Certificate of Registration for Modification of Mortgage issued by the Registrar of Companies, West Bengal on 14.5.2010 that the Charge Identification No. 10216724 was modified.

20. It further appears from the Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 14.9.2007 taht CID No. 80035364 created by BIL was satisfied.

21. It further appears from the Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 17.1.2008 that CID No. 80035440 created by BIL was satisfied.

22. It further appears from the Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 25.10.2007 that CID No. 80035438 created by BIL was satisfied.

23. It further appears from the Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 29.9.2007 that CID No. 80035441 created by BIL was satisfied.

24. It further appears from the Certificate of Registration for Modification of charge issued by the Registrar of Companies, West Bengal on 7.12.2010, 21.11.2012, 16.6.2014, 6.1.2017, 13.1.2018, 29.7.2019 in respect of Charge Identification No. 10215922 created by RDPL was modified from time to time.



25. It further appears from the Certificate of Registration of charge having CID No. 100101705 created by RDPL, issued by ROC, West Bengal on 7.6.2017, Certificate of Registration of charge having CID No. 100128618 created by RDPL, issued by ROC, West Bengal on 23.10.2017, Certificate of Registration of charge having CID No. 100302832 created by RDPL, issued by ROC, West Bengal on 26.11.2019, Certificate of Registration of mortgage having CID No. 10215922 created by RDPL, issued by ROC, West Bengal on 11.5.2010, Certificate of Registration of charge having CID No. 10568802 created by RDPL on 31.3.2015, issued by ROC, West Bengal on 19.5.2015, several charges were made in respect of the said Entire Project Land. .

26. It further appears from the Memorandum of Satisfaction of charge having CID No. 10568802 created by RDPL, issued by ROC, W.B. was satisfied on 13.10.2017.

27. It further appears from the Memorandum of Satisfaction of charge having CID No. 10216695 created by RDPL, issued by ROC, W.B. was satisfied on 8.12.2015.

28. It further appears that RDPL created a charge on 30.3.2017 in favour of HDFCL, Ramon House, Mumbai in connection to the extension of mortgage of 193.70 Acres of land situated at 1, New Bata Road, Maheshtala, South 24-Parganas.

29. It further appears that charge was created by RDPL on 3.8.2017 as first and exclusive charge over 3 Residential Units (total area 5610 Sq.ft.) and 17 Commercial Units (14577 Sq.ft.) in Project Lake Town and over 6 Residential Units (13446 Sq.ft.) in Project Golfgreens and 2 Residential Units (4112 Sq.ft.) and 8 Commercial Units (3621 Sq.ft.) in Project Princep.

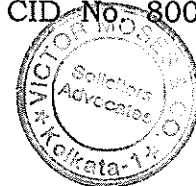
30. It further appears that charge having CID No. 10216695 created by RDPL was satisfied on 9.11.2015.

31. It further appears that RDPL has created a charge on 31.3.2015 in favour of IL & F.S. Financial Centreplot No. C22, G Block, Bandra Kurla Complex, Bandra East, Mumbai.

32. It further appears that charge was created by RDPL on 25.11.2006 in favour of SBI Commercial Branch, Park Street, Kolkata in respect of all present and future goods, book debts and all other moveable assets of the Borrower including document of title to the goods, outstanding moneys, receivables, claims, invoices, contracts, plant & machinery, both present and future all other current assets.

33. It further appears that charge having CID No. 10216695 created by RDPL was modified on 27.9.2012.

34. It further appears that by a Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 11.7.2007, the charge having CID No. 80033145 created by RDPL was satisfied.



35. It further appears that by a Memorandum of Satisfaction of Mortgage issued by ROC, W.B. on 29.1.2008, the charge having CID No. 10027975 created by RDPL was satisfied.

36. It further appears that RDPL has created charge in favour of Vistra ITCL (India) Limited on 27.07.2020 by way of security of Rs.100 crores in respect of and over All land parcels situated at Mouza Jagtala, J.L. No.17 in P.S. Mahestala, ad-measuring approximately 14.81 Acres together with all buildings, erections, godowns and construction of every description which are erected, standing or attached or shall at any time during the continuance of the mortgage thereby constituted be erected and standing or attached and all trees, fences, hedges, ditches, way severages drains, water courses, liberties, privileges, easements and appurtenances whatsoever on the aforesaid land along with proportionate share in the underlying land including all present.

37. It further appears that RDPL has created charge in favour of J.M. Financial Credit Solutions Limited on 27.09.2019 by way of security of Rs.25 crores only in respect of and over all that the right, title and interest of RDPL in and over the project Golf Green units, Premises No.1, New Bata Road, RDPL Collection account and Project Golf Green receivables and all the right, title and interest of RDPL in and over Project Lake Town unit Premises No.1, New Bata Road, RDPL Collection account and Project Lake Town receivables.

38. It further appears that RDPL has created charge in favour of J.M. Financial Credit Solutions Limited on 03.08.2017 by way of security of Rs.28 crores only in respect of and over 3 residential units (5610 sq.ft.) and 17 commercial units (14577 sq.ft.) in Project Lake Town, 6 residential units (1344 sq.ft.) in Project Golf Greens and 2 residential units (4112 sq.ft.) and 8 commercial units (3621 sq.ft.) in Project Princep.

H. Certification:

Considering the findings from the searches made as aforesaid, we are of the view that the Entire Project Land is subject to the several existing charges made by BIL and RDPL, as aforesaid.

Dated this 19th day of October, 2020.

For- VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES


(D.N. MITTRA)
PARTNER

T01226b

