

NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land admeasuring 16458.00 square meters or thereabouts bearing J.L. No. 42, Khatian No. 3, R.S. Dag Nos. 2 (Part), 3 (Part), 7 (Part), 8 (Part), 3/54 (Part), & 8/98 (Part), of Mouza - Mirpur, lying and situated at 1 New Bata Road, Batanagar, Maheshtala, ward no. 27 & 28, 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 - Hiland River Tower 1 & 2

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. 300 Crore (Rupees Three Hundred Crores 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. Personal Guarantee of Mr. Sumit Dabriwala 4. And/or any other security of similar or higher value as may be acceptable to HDFC

Date: October 5, 2018

Place: Kolkata

Riverbank Developers Private Limited



Authorized Signatory

Riverbank Developers Pvt. Ltd.

Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

Anandlok Building, 227 AJC Bose Road, Block-B,

4th Floor, Kolkata-700020

P: +91 33 4037 3535 F: +91 33 4037 3505

CIN: U70101WB2007PTC120037