

**F. No. 20/47/2021-IF-I**  
Government of India  
Ministry of Finance  
Department of Financial Services

3rd Floor, Jeevan Deep Building  
Parliament Street, New Delhi  
Dated: 29<sup>th</sup> November, 2021

To

**Sub: RTI application Registration No. DOFSR/R/T/21/02135 dated 23<sup>rd</sup> November 2021 of Shri (Received on transfer on 23<sup>rd</sup> November 2021) seeking certain information under RTI Act, 2005 – reg.**

Madam,

Kindly refer to your aforesaid RTI application Registration No. DOFSR/R/T/21/02135 dated 23<sup>rd</sup> November 2021 (Received on transfer on 23<sup>rd</sup> November 2021), seeking certain information under RTI Act, 2005.

2. As far as IF-I section of this Department is concerned, no information is available in this regard. However, your application is being transferred to CPIO, IFCI Ltd., under section 6(3) of the RTI Act, 2005, with the request to provide the requisite information, directly to you, under intimation to this Department.

3. Any appeal with regard to instant reply may be preferred to the Appellate Authority at the following address:

'Ms. Anindita Sinharay, Director (IF-I)/Appellate Authority, Ministry of Finance, Department of Financial Services, Jeevan Deep Building, Parliament Street, New Delhi- 110 001'.

Yours faithfully,



Encl.: As above.

(Soumyajit Ghosh)  
Under Secretary (IF.I) & CPIO

Copy to: The CPIO, IFCI Ltd., IFCI Tower, 61, Nehru Place, New Delhi – 110019- with the request to provide the requisite information directly to applicant under intimation to this Department. A copy of the aforesaid RTI application is accordingly forwarded herewith.

## RTI REQUEST DETAILS (आरटीआई अनुरोध विवरण)

Registration Number DOFSR/R/T/21/02135 Date of Receipt 23/11/2021  
(पंजीकरण संख्या) : (प्राप्ति की तारीख) :

Transferred From (से Department of Public Enterprises on 23/11/2021 With  
स्थानांतरित): Reference Number : DPENT/R/E/21/00538

Remarks(टिप्पणी) : Transferring under section 6(3) of RTI Act,2005 as the  
subject matter of information sought pertains to you

Type of Receipt (रसीद का Electronically Language of English  
प्रकार) : Transferred from Other Request (अनुरोध  
Public Authority की भाषा) :

Name (नाम) : Gender (लिंग) : Female

Address (पता) :

State (राज्य) : Tamilnadu Country (देश) : India

Phone Number (फोन नंबर) : Mobile Number (मोबाईल नंबर) :

Email-ID (ईमेल-आईडी) :

Status (स्थिति) Urban Education Status Graduate  
(Rural/Urban) :

Requester Letter Details not provided Details not  
Number(निवेदक पत्र Letter Date : provided  
संख्या) :

Is Requester Below No Indian  
Poverty Line ? (क्या  
आवेदक गरीबी रेखा से नीचे  
का है?) : Citizenship Status (नागरिकता)

Amount Paid (राशि का 0 (Received by  
भुगतान) : Department of Public  
Enterprises) (original  
recipient) Mode of Payment Gateway  
Payment (भुगतान का प्रकार)

**Does it concern the life or Liberty of a Person?**  
(क्या यह किसी व्यक्ति के जीवन अथवा स्वतंत्रता से संबंधित है?) :

No(Normal)

**Request Pertains to (अनुरोध निम्नलिखित संबंधित है) :**  
Ghosh, IF-I

Sub Mortgage of Water Front Pier Hotel Private Limited Properties as Collateral for availing Loan of Rs.175 Crores from IFCI Ltd by Genuine Asset Operators P Ltd and Request for the status of loan availed and the position of our original documents

IFCI Ltd had granted a loan of Rs.175 crores on the mortgage of the book debts and other assets of GENUINE ASSET OPERATORS PRIVATE LIMITED CIN

No.U70200MH2014PTC253799 vide Hypothecation deed dt. 24.9.2014 and registered with ROC on the same day.

On the request of Genuine Asset Operators P Ltd, our Company Water Front Pier Hotel Private Limited created a mortgage of our property consisting of 2 Acres 70 Cents situated at Navalur Village, Chengelpet Taluk, Kancheepuram District, Tamilnadu, in favour of IFCI Ltd vide Deed of Mortgage registered as Document no.15084 of 2014 on 21.10.2014. Thereafter on creation of the mortgage, IFCI released Rs.175 Crores directly to Genuine Asset Operators P Ltd on 24-10-2014.

We are attaching a copy of the instrument of Indenture of Mortgage. It is clear from the instrument that the Water Front Pier Hotels Private Limited is the Mortgagor, Genuine Asset Operators Private Limited is the Confirming Party and IFCI Ltd is the Mortgagee.

**Information Sought (जानकारी मांगी):**

We had come to know from the MCA portal that Genuine Asset Operators P Ltd got amalgamated along with another company namely Nishta Mall Management Company Private Limited through a scheme of Amalgamation Vide Company Petition No.2779 of 2018 connected with Company Scheme Application No.498 of 2018 before the NCLT Mumbai Bench.

We have been pressing the concerned persons who have arranged the collateral and also the officials of the Nishta Mall Management Co. Ltd. to clear the pending loan amounts taken on the mortgage of our valuable property and release our documents. They promised that they are clearing it soon. Apart from the Nishta Mall and other shareholders, we have been following up with MCA Portal on the status of this particular loan clearance.

Recently, we found from the MCA portal that the charge for Rs.175 Crores has been removed.

In the circumstances, we would like to know

1. The status of the loan obtained by Genuine Asset Operators Private Limited
2. Whether the loan amount of Rs.175 Crores is fully repaid by Genuine Asset Operators Private Limited and Nishta Mall Management Company Private Limited
3. The charge has been removed from the ROC portal, reasons for the same

11/29/2021, 11:06 AM

4. Current position of our original documents given as collateral security to the Mortgagee i.e., IFCI Ltd. Where are the original documents lying now  
T.S.Santhi, Authorized Representative, Water Front Pier Hotel Private Limited

Sub Mortgage of Water Front Pier Hotel Private Limited Properties as Collateral for availing Loan of Rs.175 Crores from IFCI Ltd by Genuine Asset Operators P Ltd and Request for the status of loan availed and the position of our original documents

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No.U70200MH2014PTC253799 vide Hypothecation deed dt. 24.9.2014 and registered with ROC on the same day.

On the request of Genuine Asset Operators P Ltd, our Company Water Front Pier Hotel Private Limited created a mortgage of our property consisting of 2 Acres 70 Cents situated at Navalur Village, Chengelpet Taluk, Kancheepuram District, Tamilnadu, in favour of IFCI Ltd vide Deed of Mortgage registered as Document no.15084 of 2014 on 21.10.2014. Thereafter on creation of the mortgage, IFCI released Rs.175 Crores directly to Genuine Asset Operators P Ltd on 24-10-2014.

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**Original RTI Text (मूल आरटीआई पाठ):**

We had come to know from the MCA portal that Genuine Asset Operators P Ltd got amalgamated along with another company namely Nishta Mall Management Company Private Limited through a scheme of Amalgamation Vide Company Petition No.2779 of 2018 connected with Company Scheme Application No.498 of 2018 before the NCLT Mumbai Bench.

We have been pressing the concerned persons who have arranged the collateral and also the officials of the Nishta Mall Management Co. Ltd. to clear the pending loan amounts taken on the mortgage of our valuable property and release our documents. They promised that they are clearing it soon. Apart from the Nishta Mall and other shareholders, we have been following up with MCA Portal on the status of this particular loan clearance.

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1. The status of the loan obtained by Genuine Asset Operators Private Limited
2. Whether the loan amount of Rs.175 Crores is fully repaid by Genuine Asset Operators Private Limited and Nishta Mall Management Company Private Limited
3. The charge has been removed from the ROC portal, reasons for the same
4. Current position of our original documents given as collateral

security to the Mortgagee i.e., IPC Ltd. Where are the original documents lying now

Authorized Representative, Water Front Pier Hotel  
Private Limited

Print

Save

Close



**ACTION HISTORY OF RTI REQUEST No.DPENT/R/E/21/00538****Applicant Name**

Sub Mortgage of Water Front Pier Hotel Private Limited Properties as Collateral for availing Loan of Rs.175 Crores from IFCI Ltd by Genuine Asset Operators P Ltd and Request for the status of loan availed and the position of our original documents IFCI Ltd had granted a loan of Rs.175 crores on the mortgage of the book debts and other assets of GENUINE ASSET OPERATORS PRIVATE LIMITED CIN No.U70200MH2014PTC253799 vide Hypothecation deed dt. 24.9.2014 and registered with ROC on the same day. On the request of Genuine Asset Operators P Ltd, our Company Water Front Pier Hotel Private Limited created a mortgage of our property consisting of 2 Acres 70 Cents situated at Navalur Village, Chengelpet Taluk, Kancheepuram District, Tamilnadu, in favour of IFCI Ltd vide Deed of Mortgage registered as Document no.15084 of 2014 on 21.10.2014. Thereafter on creation of the mortgage, IFCI released Rs.175 Crores directly to Genuine Asset Operators P Ltd on 24-10-2014. We are attaching a copy of the instrument of Indenture of Mortgage. It is clear from the instrument that the Water Front Pier Hotels Private Limited is the Mortgagor, Genuine Asset Operators Private Limited is the Confirming Party and IFCI Ltd is the Mortgagee. We had come to know from the MCA portal that Genuine Asset Operators P Ltd got amalgamated along with another company namely Nishta Mall Management Company Private Limited through a scheme of Amalgamation Vide Company Petition No.2779 of 2018 connected with Company Scheme Application No.498 of 2018 before the NCLT Mumbai Bench. We have been pressing the concerned persons who have arranged the collateral and also the officials of the Nishta Mall Management Co. Ltd. to clear the pending loan amounts taken on the mortgage of our valuable property and release our documents. They promised that they are clearing it soon. Apart from the Nishta Mall and other shareholders, we have been following up with MCA Portal on the status of this particular loan clearance. Recently, we found from the MCA portal that the charge for Rs.175 Crores has been removed. In the circumstances, we would like to know 1. The status of the loan obtained by Genuine Asset Operators Private Limited 2. Whether the loan amount of Rs.175 Crores is fully repaid by Genuine Asset Operators Private Limited and Nishta Mall Management Company Private Limited 3. The charge has been removed from the ROC portal, reasons for the same 4. Current position of our original documents given as collateral security to the Mortgagee i.e., IFCI Ltd. Where are the original documents lying now

Authorized Representative, Water Front Pier Hotel Private Limited

**Text of Application****Reply of Application**

SN.	Action Taken	Date of Action	Action Taken By	Remarks
1	RTI REQUEST RECEIVED	22/11/2021	Nodal Officer	
2	REQUEST TRANSFERRED TO OTHER PUBLIC AUTHORITY	23/11/2021	Nodal Officer	1) Department of Financial Services : Transferring under section 6(3) of RTI Act,2005 as the subject matter of information sought pertains to you

Print

**Company Master Data**

CIN	U70100MH2004PTC148033
Company Name	NISHTA MALL MANAGEMENT COMPANY PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	148033
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	455100000
Paid up Capital(Rs)	4179190
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	16/08/2004
Registered Address	PANTALOOON KNOWLEDGE HOUSE SHYAM NAGAR OFF JOGESHWARI VIKROLI LINK RD JOGESHWARI(E) MUMBAI MH 400060 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	fgcsservices@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for efilin)	Active

**Charges**

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Book debts; Movable property (not being pledge)	2000000000	20/06/2014	-	OPEN
Immovable property or any interest therein	1875000000	20/08/2014	-	CLOSED
Immovable property or any interest therein	1500000000	25/06/2010	-	CLOSED
Immovable property or any interest therein	1500000000	26/09/2014	-	CLOSED
Movable property (not being pledge)	1875000000	17/07/2014	-	CLOSED
Movable property (not being pledge)	1500000000	26/09/2014	-	CLOSED
Pledge of 98094 EqSh of Acute Retail Infra Pvt Ltd	250000000	07/01/2020	-	OPEN
Immovable property or any interest therein	50000000	06/07/2005	-	CLOSED
Book debts; Movable property (not being pledge)	1750000000	24/09/2014	-	OPEN
Movable property (not being pledge)	1500000000	18/03/2015	-	OPEN
Immovable property or any interest therein	800000000	18/07/2016	-	CLOSED
Immovable property or any interest therein	250000000	10/12/2019	30/12/2019	CLOSED
Immovable property or any interest therein	950000000	20/06/2020	-	OPEN

**Company Master Data**

CIN	U70200MH2014PTC253799
Company Name	GENUINE ASSET OPERATORS PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	253799
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	100000.0
Paid up Capital(Rs)	100000.0
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	04/03/2014
Registered Address	Table 3-A, Communication Centre, 3rd Floor, Orchid City Centre Mall, 265, Belasis Road, Mumbai Central MUMBAI Mumbai City MH 400008 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	<u>genuineassetoperators@gmail.com</u>
Whether Listed or not	Unlisted
Suspended at stock exchange	-
Date of last AGM	30/09/2017
Date of Balance Sheet	31/03/2017
Company Status(for efilng)	Active

**Charges**

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Book debts; Movable property (not being pledge)	1750000000.0	24/09/2014	-	OPEN

**Directors/Signatory Details**

DIN/PAN	Name	Begin date	End date
00074335	SWAROOPCHAND SHOBAGCHAND LODHA	04/03/2014	-
07223451	SHYAM SUNDER MAHESHWARI	30/06/2015	-



## Company Master Data

CIN	U70100MH2004PTC148033
Company Name	NISHTA MALL MANAGEMENT COMPANY PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	148033
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	455100000
Paid up Capital(Rs)	4179190
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	16/08/2004
Registered Address	PANTALOON KNOWLEDGE HOUSESHYAM NAGAR OFF JOGESHWARI VIKROLI LINK RD JOGESHWARI(E) MUMBAI MH 400060 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	fgcsservices@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for cfilling)	Active

*Charge for Rs. 175 Crores has been removed.*

## Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Book debts; Movable property (not being pledge)	2000000000	20/06/2014	-	OPEN
Immovable property or any interest therein	1875000000	20/08/2014	-	CLOSED
Immovable property or any interest therein	1500000000	25/06/2010	-	CLOSED
Immovable property or any interest therein	1500000000	26/09/2014	-	CLOSED
Movable property (not being pledge)	1875000000	17/07/2014	-	CLOSED
Movable property (not being pledge)	1500000000	26/09/2014	-	CLOSED
Pledge of 98094 EqSh of Acute Retail Infra Pvt Ltd	2500000000	07/01/2020	-	CLOSED
Immovable property or any interest therein	500000000	06/07/2005	-	CLOSED
Movable property (not being pledge) ?	1500000000	18/03/2015	-	OPEN
Immovable property or any interest therein	800000000	18/07/2016	-	CLOSED
Immovable property or any interest therein	250000000	10/12/2019	30/12/2019	CLOSED
Immovable property or any interest therein	950000000	20/06/2020	-	CLOSED
Book debts; Movable property (not being pledge); Lease Receivables	1422300000	02/06/2021	-	OPEN
Book debts; Movable property (not being pledge); Lease Receivables	416200000	24/09/2014	02/06/2021	OPEN
Immovable property or any interest therein	245000000	25/03/2021	13/09/2021	OPEN

## Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00005834	ANIL L BIYANI	16/08/2004	-	
06463399	VIJAI SINGH DUGAR	29/08/2020	-	
07956580	ALOK BHRIGU NATH TIWARY	22/07/2019	-	

**Company Master Data**

CIN	U70200MH2014PTC253799
Company Name	GENUINE ASSET OPERATORS PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	253799
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	100000
Paid up Capital(Rs)	100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	04/03/2014
Registered Address	Table 3-A, Communication Centre, 3rd Floor, Orchid City Centre Mall, 265, Belasis Road, Mumbai Central MUMBAI Mumbai City MH 400008 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	genuineassetoperators@gtmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	
Suspended at stock exchange	-
Date of last AGM	29/09/2018
Date of Balance Sheet	31/12/2017
Company Status(for efilling)	Amalgamated

**Charges**

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

**Directors/Signatory Details**

DIN/PAN	Name	Begin date	End date	Surrendered	DIN
00074335	SWARUPCHAND SOBHAGCHAND LODHA	04/03/2014	-		
07223451	SHYAM MAHESHWARI SUNDER	30/06/2015	-		

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