

F. No. 20/53/2022-IF-I
Government of India
Ministry of Finance
Department of Financial Services

3rd Floor, Jeevan Deep Building
Parliament Street, New Delhi
Dated: 10th January 2022

To

Sub:RTI application Registration No. DOFSR/R/T/22/00008 dated 3rd January 2022 of (Received on transfer from other CPIO) seeking certain information under RTI Act, 2005 – reg.

Sir,

Kindly refer to your aforesaid RTI application Registration No. DOFSR/R/T/22/00008 dated 3rd January 2022 (Received on transfer), 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 (पंजीकरण DOFSR/R/T/22/00008

Date of Receipt (प्राप्ति 03/01/2022

संख्या) :

की तारीख) :

Transferred From (से Department of Public Enterprises on 03/01/2022 With Reference Number : DPENT/R/E/21/00613
स्थानांतरित):

Remarks(टिप्पणी) : Transferring u/s 6(3)

Type of Receipt (रसीद का प्रकार) : Electronically Transferred from Other Public Authority

Language of Request English
(अनुरोध की भाषा) :

Name (नाम) :

Gender (लिंग) : Male

Address (पता) :

State (राज्य) : Details not provided

Country (देश) : India

Phone Number (फोन नंबर) : Details not provided

Mobile Number
(मोबाईल नंबर) :

Email-ID (ईमेल-आईडी)

Status (स्थिति)(Rural/Urban) : Urban

Education Status : Graduate

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

Letter Date : Details not provided

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

Citizenship Status Indian
(नागरिकता)

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

Mode of Payment Payment Gateway
(भुगतान का प्रकार)

Does it concern the life or Liberty of a Person?

Request Pertains to Soumyajit Ghosh, IF-I

(क्या यह किसी व्यक्ति के जीवन अथवा स्वतंत्रता से संबंधित है?) :

(अनुरोध निम्नलिखित संबंधित है) :

Information Sought (जानकारी मांगी):

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

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.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

1/10/2022, 11:52 AM

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.

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 Mallanagement 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 from Genuine Asset operators P Ltd / Nishta Mall Management Co. Ltd.

In the circumstances, we would like to know

1. Please provide copies of NCLT notice or Order to us as an interested party, which IFCI should have communicated to us before the NCLT to go ahead with merger
2. When the Company Genuine Assets got merged with Nishta Mall and why there is no change of charge before the sub registrar in the name of new entity
3. What is the reason for removing ASSETS UNDER CHARGE, BOOK DEBTS MOVABLE PROPERTY NOT BEING PLEDGED from ROC which was created on 27.09.2014 and which was OPEN but now being removed.

Sivalinga Prasad

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

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.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.

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 Mallanagement Company Private Limited through a scheme of Amalgamation

Original RTI Text (मूल आरटीआई पाठ):

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 from Genuine Asset operators P Ltd / Nishta Mall Management Co. Ltd.

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1. Please provide copies of NCLT notice or Order to us as an interested party, which IFCI should have communicated to us before the NCLT to go ahead with merger
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3. What is the reason for removing ASSETS UNDER CHARGE, BOOK DEBTS MOVABLE PROPERTY NOT BEING PLEDGED from ROC which was created on 27.09.2014 and which was OPEN but now being removed.

Sivalinga Prasad

Print Save Close

ACTION HISTORY OF RTI REQUEST No.MOCAF/R/T/22/00020

Applicant Name

Sivalinga Prasad

Text of Application

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 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.U70200MH12014PTC253799 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. 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 Mallanagement 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 from Genuine Asset operators P Ltd / Nishta Mall Management Co. Ltd. In the circumstances, we would like to know 1. Please provide copies of NCLT notice or Order to us as an interested party, which IFCI should have communicated to us before the NCLT to go ahead with merger 2. When the Company Genuine Assets got merged with Nishta Mall and why there is no change of charge before the sub registrar in the name of new entity 3. What is the reason for removing ASSETS UNDER CHARGE, BOOK DEBTS MOVABLE PROPERTY NOT BEING PLEDGED from ROC which was created on 27.09.2014 and which was OPEN but now being removed. Sivalinga Prasad

Reply of Application

SN.	Action Taken	Date of Action	Action Taken By	Remarks
1	RTI REQUEST RECEIVED	06/01/2022	Nodal Officer	DOFSR/R/T/22/00008
2	REQUEST TRANSFERRED TO OTHER PUBLIC AUTHORITY	07/01/2022	Nodal Officer	1) National Company Law Tribunal, Principal Bench : Transferred u/s 6(3) of the RTI Act, 2005 for action as appropriate in the matter

[Print](#)

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@gmail.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 efilng)	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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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 efilling) 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	8000000000	18/07/2016	-	CLOSED
Immovable property or any interest therein	2500000000	10/12/2019	30/12/2019	CLOSED
Immovable property or any interest therein	9500000000	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	4162000000	24/09/2014	02/06/2021	OPEN
Immovable property or any interest therein	2450000000	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	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 efilling)	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	2500000000	07/01/2020	-	OPEN
Immovable property or any interest therein	500000000	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	8000000000	18/07/2016	-	CLOSED
Immovable property or any interest therein	2500000000	10/12/2019	30/12/2019	CLOSED
Immovable property or any interest therein	9500000000	20/06/2020	-	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)	100000.0
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 efilling)	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	-