

RIVERBANK DEVELOPERS PRIVATE LIMITED

(Under Corporate Insolvency Resolution Process)

CIN: U70101WB2007PTC120037

Registered Office: 1, New Bata Road, Batanagar, Mahestala, Kolkata, Parganas
South West Bengal 700140

DETAILED INVITATION FOR EXPRESSION OF INTEREST

[As per the provisions of Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons), 2016, as amended]

In connection with Form G dated 01 January 2026 in the Corporate Insolvency
Resolution Process of Riverbank Developers Private Limited

AND

ELIGIBILITY CRITERIA FOR PROSPECTIVE RESOLUTION APPLICANTS

Issued by:

Ashish Chhawchharia

(IBBI/IPA-001/IP-P00294/2017-18/10538)

Resolution Professional

Riverbank Developers Private Limited

Email ID: Riverbankdpl@gmail.com

AFA valid till December 31, 2025

(Renewal Under Process)

Registered address: Grant Thornton

Unit 1603&1604, EcoCentre,

Plot no. 4, Street Number 13, EM Block,

Sector V, Bidhannagar, Kolkata - 700091

Email: Ashish.c@in.gt.com

DISCLAIMER

This Invitation for Expression of Interest (this “document” or “Invitation for EOI”), to submit resolution plans in respect of Riverbank Developers Private Limited (“Corporate Debtor”) has been issued by the Resolution Professional of the Corporate Debtor (“RP”), acting on the instructions of the Committee of Creditors of the Corporate Debtor (“COC”) in compliance with the provisions of the Insolvency and Bankruptcy Code, 2016 (“Code”) read with Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“CIRP Regulations”) solely for general information purposes only, without regard to any specific objectives, suitability, financial situations and needs of any particular person. This document does not constitute or form part of and should not be construed as an offer or invitation for the sale or purchase of securities or any of the businesses or assets described in it or an offer to sell or issue or the solicitation of an offer to buy or acquire securities or assets of the Corporate Debtor or any of its subsidiaries or affiliates in any jurisdiction or as an inducement to enter into investment activity. No part of this document nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. Nothing in this document is intended by the RP to be construed as legal, accounting, financial, regulatory or tax advice. It is hereby clarified that if any resolution plan (or the terms thereof) which is received by the RP is not pursuant to or in accordance with the provisions of this document and/or such plan is not in accordance with the terms and conditions set out in this document, then such resolution plan shall not be considered eligible for evaluation by the COC. By accepting this document, the recipient acknowledges and agrees to the terms set out in this document.

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INVITATION FOR SUBMISISON OF EXPRESSION OF INTEREST FOR RIVERBANK DEVELOPERS PRIVATE LIMITED

1. COMPANY PROFILE

Riverbank Developers Private Limited (the “**Corporate Debtor**” or the “**Company**”) was incorporated in 2007. The Company deals in real estate activities which includes buying, selling, renting and operating self-owned or leased real estate such as apartment buildings and dwellings, non-residential buildings, developing and subdividing real estate into plots etc. It is also involved in the development and sale of land and operating of apartment hotels and residential mobile home sites.

A brief overview of the Company is set out as below:

Company name	Riverbank Developers Private Limited
Listing Status	Un-Listed
Constitution	Private Limited Company
Corporate Identification Number	U70101WB2007PTC120037
Incorporation date	25 October 2007
Industry	Real Estate
Registered Office & Corporate Office	1, New Bata Road, Batanagar, Mahestala, Kolkata, Parganas South, West Bengal 700140
Project Address	1, New Bata Road, Batanagar, Mahestala, Kolkata, Parganas South, West Bengal 700140
MSME Status	Not Applicable

More details about the Corporate Debtor are also mentioned in the “Teaser” and shared along with this EOI process document.

2. CORPORTATE INSOLVENCY RESOLUTION PROCESS – BACKGROUND & NEXT STEPS

Pursuant to the application filed by *Canara Bank Limited* under Section 7 of the Insolvency and Bankruptcy Code, 2016 (“**IBC**”) read with Rule 4 of the Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules, 2016, CIRP was initiated against the Corporate Debtor in CP

No. IB No.345/2022 and Mr. Sachin Gopal Jathar was appointed as Interim Resolution Professional (“**IRP**”) by order of Hon’ble National Company Law Tribunal, Kolkata Bench (“**NCLT**”) dated 3rd April 2024. Subsequently, the Hon’ble National Company Law Tribunal, Kolkata Bench, vide its order dated 10 June 2024 (written copy of order received on 19 June 2024) in the CIRP matter of the Corporate Debtor vide IA 1086 of 2024 in CP(IB) No. 345/2022 had appointed the undersigned, namely, Mr. Ashish Chhawchharia having IBBI Registration No. IBBI/IPA-001/IP-P00294/2017-18/10538, as the Resolution Professional (“**RP**”). A copy of the Admission Order & RP Appointment Order is available at <https://hiland.in>

In furtherance to the commencement of CIRP of the Corporate Debtor, the initial invitation for the expression of interest published in Form G was issued on July 29, 2024, which resulted in the CoC approving the resolution plan submitted by Ambuja Housing and Urban Infrastructure Company Limited in relation to certain specific parcel admeasuring approximately 9.408 acres of land comprising residential project at J.L. No. 41, Khaitan 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) having Project name as “Usshar Phase 1A” and “Usshar Balance Land”. The plan so submitted was eventually approved by the Kolkata bench of Hon’ble NCLT vide its order dated December 19, 2025, passed in the IA (IBC) (PLAN) No. 22/ (KB) /2025.

Separately, the Hon’ble NCLT vide its order dated December 19 2025, passed in the IA (IBC) No. 1104/ (KB) /2025 & INV.P (IBC) 24(KB)2025, read with IA(IBC) 1184/(KB) 2025 has allowed the application filed by the Resolution Professional, seeking extension of time and restarting the CIRP of the Corporate Debtor from the stage of issuance of fresh invitation of expression of interest in Form G.

Accordingly, in pursuance to the directions of the Hon’ble NCLT and in accordance with the provisions of Section 25 (2) (h) of the IBC read with Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process For Corporate Persons) Regulations, 2016 (“**CIRP Regulations**”), the RP hereby invites Eols from interested and eligible prospective resolution applicants (“**Prospective Resolution Applicant**” or “**PRA**”) to submit an EOI for submission of resolution plans for the Corporate Debtor for submission of resolution plans in respect of the Corporate Debtor and/or for identified parcel, based on the eligibility criteria approved by the CoC in the 23rd meeting of the CoC held on December 24, 2025. The RP accordingly is issuing a fresh detailed invitation for expression of interest (“**Detailed EOI Invitation**” or “**Invitation for EOI**”) in pursuance to the invitation for expression of interest published in Form G in Financial Express and Jansatta (all India edition), Economic Times, and Ekdin on January 01, 2026 (“**Advertisement**”).

The brief particulars of the Invitation for EOI published in accordance with Regulation 36A of CIRP Regulations in relation to the timelines for submission of EOI are set out below:

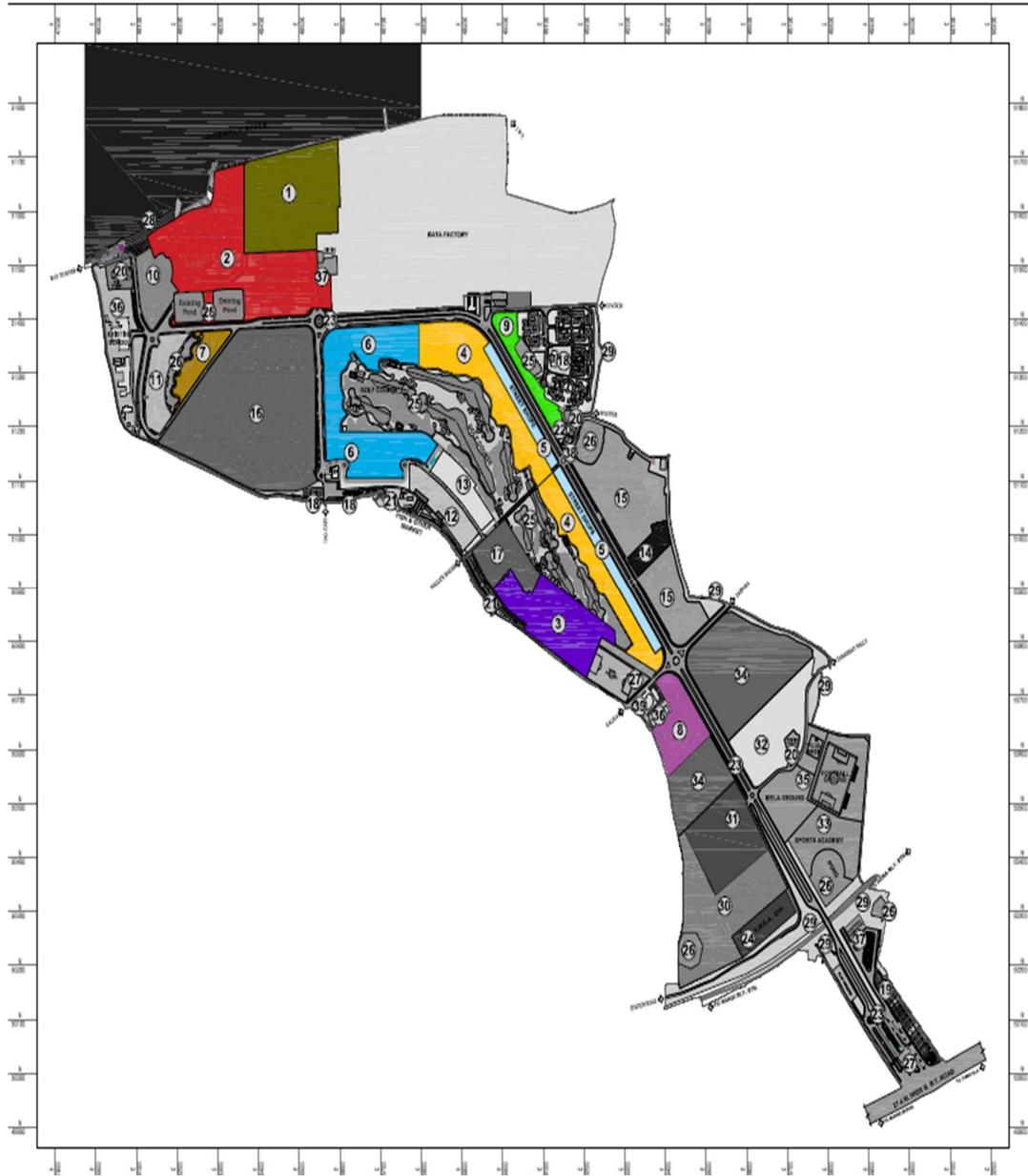
S. No.	Particulars	Date
1.	Insolvency Commencement Date (ICD)	03 rd April 2024
2.	Date of publication of Invitation for EOI (Form G)	01 January 2026
3.	Last date for submission of EOI	16 January 2026

3. ABOUT THE RIVERBANK PROJECT

Riverbank Project is an integrated residential township development in Batanagar, Mahestala, Kolkata South Parganas, Kolkata (the Eastern Metropolitan of Indian subcontinent). The project development comprises several land parcels in gated community including Residential apartments, Commercial spaces, Studio, with amenities including a golf course.

4. EXPRESSION OF INTEREST FOR PARCEL UNDER PROJECT AND CORPORATE DEBTOR

a) Riverbank Development Private Limited - Master Plan



b) Description of Each serial Number on the Master Plan

Project Serial No.	Work Type	Description	Area (in Acre)
1	Future Development Work	Hiland Riverside	10.32
2		Hiland River-HDFC	14.50
3*		Ushaar Balance Land	6.50
4		Golf Front Future-RDPL	11.10
5		Hiland Esplanade (street Side shopping)	4.00
6		Golf Front Future-HDFC	9.62
7		Lake Front(Future) RDPL	1.75
8		Hiland Green III (Future) RDPL	3.30
9		Bata Rehab Front development	1.83
10		Completed & Ongoing Developments	Prinsep
11	Laketown		1.66
12	Golf Greens		2.13
13	Mandevilla		2.00
14	Elgin		1.20
15	Hiland Greens II		12.23
16	Hiland Greens I		20.92
17*	Ushaar Phase 1A		2.91
18	Rehabilitation	Bata Rehabilitation	6.58
19		Shop Rehabilitation	1.27
20		Existing Religious structure	1.44
21		Fish Market	3.93
22		Co-Operative and BR Ambedkar school	0.19

Project Serial No.	Work Type	Description	Area (in Acre)
23	Infrastructure	Road	30.00
24		KMDA STP	2.75
25		Golf Course	23.11
26		Water Body	9.58
27		Rehabilitation, Landscape & open Greens	3.52
28		Promenade	2.10
29		Periphery Green area for Common development	16.23
30		Industrial Park	Proposed Industrial Park /Film Studio
31	Proposed Retail		5.65
32	Gifted to Govt Authority	Proposed School	5.48
33		Proposed Sports Academy	3.44
34		Proposed Hospital	14.00
35		Football & Mela Ground	8.54
36		Existing School	5.64
37		Electrical Substation	0.55
38		Post Office	0.08
39		Fire Station	0.29

* The said land plots mentioned in SI No 3 & 17 are now not available under the current resolution process of Riverbank Developers Private Limited as the resolution plan for UsShar Parcels has been approved by the NCLT vide its order dated December 19, 2025.

c) Interested PRA's are invited to submit their EOI for the following parcels:

Parcel 1

Project Serial No.	Project Name	Area
30	Proposed Industrial Park /Film Studio	9.16
31	Proposed Retail	5.65
	Total	14.81

Parcel 2 (See Note below)

Project Serial No.	Project Name	Area
17*	Usshar Phase 1A	2.92

Parcel 3

Project Serial No.	Project Name	Area
15	Hiland Green (HG)-II (Incomplete Tower 11-20 and pending amenities related to Towers 03-20).	NA

Parcel 4

Project Serial No.	Project Name	Area
1	Hiland Riverside	10.32
3*	Usshar Balance Land (See Note below)	6.50
4	Golf Front Future-RDPL	11.10
5	Hiland Esplanade (street Side shopping)	4.00
7	Lake Front (Future) RDPL	1.75
8	Hiland Green III (Future) RDPL	3.30
9	Bata Rehab Front development	1.83
15	Hiland Greens II (Incomplete Tower 11-20 and pending amenities related to Towers 03-20)	NA
16	Hiland Greens-I (Incomplete amenities)	NA
	All land parcels owned by the Corporate Debtor, including Parcel 3, together with all other assets—both movable and immovable—along with common infrastructure and amenities except Parcel 1	
	Total	38.80 32.30

Parcel 5

Project Serial No.	Project Name	Area
1	Hiland Riverside	10.32
3*	Usshar Balance Land (See Note below)	6.50
4	Golf Front Future-RDPL	11.10
5	Hiland Esplanade (street Side shopping)	4.00

7	Lake Front (Future) RDPL	1.75
8	Hiland Green III (Future) RDPL	3.30
9	Bata Rehab Front development	1.83
15	Hiland Greens II (Incomplete Tower 11-20 and pending amenities related to Towers 03-20)	NA
16	Hiland Greens-I (Incomplete amenities)	NA
30	Proposed Industrial Park /Film Studio	9.16
31	Proposed Retail	5.65
	All land parcels owned by the Corporate Debtor, together with all other assets—both movable and immovable—along with common infrastructure and amenities, Including Parcel 1 & Parcel 3	
	Total	47.11

***Note: Parcel 2 and part of Parcel 4** - A resolution plan submitted by Ambuja Housing and Urban Infrastructure Company Limited (“**AHUICL**”) for Usshar Phase 1A (Parcel 2) and Usshar Balance Land (forming part of Parcel 4) - which proposes demerger of entire Usshar Parcels to AHUICL from RDPL- approved by the Adjudicating Authority vide order dated December 19, 2025. The plan is currently in the implementation stage, with the necessary actions being undertaken in accordance with the approved terms and timelines.

Eligibility criteria for submission of EOI under each parcel has been detailed in Annexure B

5. RESOLUTION PROCESS

The process for invitation and submission of resolution plan for the Corporate Debtor shall be undertaken in two stages, as directed below:

Step 1:

- a) Submission of EOI(s) along with all relevant documents and refundable Earnest Money Deposit (as per formats attached in the EOI Process Document by the **PRAs**); i.e., January 16, 2026)
- b) Shortlisting of eligible PRAs (“**Eligible PRAs**”) by the Resolution Professional.
- c) Issuance of provisional list of Eligible PRAs (“**Provisional List**”);
- d) Date for receiving objections to the Provisional List;
- e) Issuance of final list of Eligible PRAs (“**Final List**”) to the COC
- f) Issuance of RFRP, including Evaluation Matrix and Information Memorandum;
- g) Receipt of resolution plans;

Step 2:

- a) Submission of confidentiality undertaking by the Eligible PRAs as per the format provided by the RP ("**Non-Disclosure Agreement**").
- b) Pursuant to submission of duly executed Non-Disclosure Agreement, the Resolution Professional shall:
 - Circulate the Information Memorandum ("**IM**"), Evaluation Matrix ("**EM**") and Request for Resolution Plan ("**RFRP**") to the Eligible PRAs in accordance with Regulation 36B (1) of CIRP Regulations; (immediately after the issuance of Provisional List).
 - Provide access to Virtual Data Room ("**VDR**") to the Eligible PRAs (please refer to **Annexure 'F'** for process and guidelines on VDR access and conduct of due diligence by PRAs).
 - Submission of resolution plan(s) by the Eligible PRAs forming part of the Final List along with all relevant documents to be **specified in the RFRP**.

6. SUBMISSION OF EXPRESSION OF INTEREST:

- a. EOI, in the format as set out in **Annexure 'A'**, is invited in a plain sealed envelope labelled "**Expression of Interest for Riverbank Developers Private Limited- Parcel No.**".
- b. The PRAs must meet the Eligibility Criteria as set out in **Annexure 'B'**.
- c. The PRAs must submit the EOI along with the supporting documents as set out in **Annexure 'C'**.
- d. The PRAs must submit the details as set out in **Annexure 'D'**.
- e. The PRAs (including consortium members) must submit the undertaking as set out in **Annexure 'E'**.
- f. Process and Guidelines on Virtual Data Room (VDR) access and Due Diligence in **Annexure 'F'**.
- g. In the event the PRA is a consortium, the PRA must submit the power of attorney as set out in **Annexure 'G'**.
- h. The PRAs must submit the refundable Earnest Money Deposit as set out in **Annexure 'H'**.
- i. The PRAs must submit an undertaking/ Affidavit in accordance with Section 29A of the Code. The format of the Affidavit is as set out in **Annexure 'I'**.
- j. A soft copy of EOI along with annexures stated above shall be e-mailed to: Riverbankdpl@gmail.com with the subject '**Submission of Expression of Interest in matter of CIRP for Riverbank Developers Private Limited by Resolution Applicant namely M/s. <name of the applicant> for Parcel No.....**

- k. The PRAs must submit the sealed envelope containing a complete set of the documents as stated above in hard copy, to the below mentioned address by speed post/ registered post or by hand delivery to an authorised representative of the Resolution Professional. It must be noted that, in case EOI is submitted over e-mail, the physical copy of the documents must be sent to the address mentioned below on or before the last date of submission of EOI i.e., January 16, 2026

“Ashish Chhawchharia

Resolution Professional of Riverbank Developers Private Limited

Correspondence Address: -

Grant Thornton

Unit 1603&1604, EcoCentre,

Plot#4, Street Number 13,

EM Block, Sector V, Bidhannagar,

Kolkata 700091, West Bengal”

- l. EOIs not fulfilling the above conditions are liable to be disqualified without any further communication.
- m. EOIs found to be ineligible u/s 29A of IBC are liable to be disqualified without any further communication.
- n. EOIs submitted after the time specified above, shall be rejected unless the same has been extended by the RP and COC.
- o. The EOI shall be unconditional and be accompanied by such information/ records as set out in sub regulation 7 of regulation 36A of the CIRP Regulations.

7. COMPLIANCE UNDER SECTION 29A OF THE IBC:

The EOI(s) of the PRAs will not be accepted / shortlisted if the PRA, or any person acting jointly or in concert with it, or, in each case, any of their connected persons (as defined under Section 29A (j) of the IBC), is ineligible under Section 29A of the IBC (as amended from time to time, including extant law/ regulations prevailing at the time of evaluation of eligibility criteria).

In case of an EOI by a consortium, no member of the consortium should be ineligible under Section 29A of the IBC. Each PRA, along with EOI, is required to furnish an undertaking

as per Regulation 36A(7)(c) of the CIRP Regulations thereby confirming that it is not ineligible under Section 29A of the IBC. If any one member of the consortium is disqualified under Section 29A of the IBC, then the entire consortium, i.e. all the members of such Consortium shall stand disqualified.

8. TIMELINE OF VARIOUS PROCESSES/ EVENTS

Sl. No.	Particulars	Date
1.	Date of publication of Form G	01 January 2026
2.	Last date Submission of EOI(s) along with all relevant documents and refundable Earnest Money Deposit	16 January 2026
3.	Issuance of provisional list of Eligible PRAs	20 January 2026
4.	Submission of objections to Provisional List	25 January 2026
5.	Issuance of final list of Eligible PRAs	27 January 2026
6.	Submission of duly executed Non-Disclosure Agreement by Eligible PRAs	Immediately after issuance of Final List
7.	Date of issuance of Information Memorandum (IM), Evaluation Matrix (EM) and RFRP	27 January 2026 (subject to receipt of Non-Disclosure Agreement by Eligible PRAs)
8.	Provide access to Virtual Data Room ("VDR") to the Eligible PRAs	Immediately after issue of IM, EM and RFRP
9.	Last date of submission of Resolution Plan	27 February 2026

NOTES:

- 1) The RP and the COC have the right to cancel or modify the process without assigning any reason and without any liability. This is not an offer document and is issued with no commitment. Applicants should regularly visit the website of the Company (<https://hiland.in>) to keep themselves updated on clarifications/ amendments/ time-extensions, if any.
- 2) The RP and the COC reserves the right to cancel, amend, withdraw or modify the Invitation for EOI (including the timelines) and change or vary any part thereof at any stage and also reserve the right to reject / disqualify any potential bidder or EOI, without assigning any reason and without incurring any liability, should it be so necessary at any stage of the CIRP.

- 3) No oral conversations or agreements with the RP, advisor to the RP or any official, agent or employee of the RP, the Company or any member of the COC shall affect or modify any terms of this Invitation for EOI.
- 4) Neither the PRAs nor any of representatives of the PRAs shall have any claims whatsoever against the RP or any member of the COC or any of their directors, officials, agents, advisors or employees arising out of or relating to this Invitation for EOI.
- 5) By submitting an EOI, each PRA shall be deemed to acknowledge that it has carefully read the entire Invitation for EOI and has fully informed itself as to all existing conditions and limitations.
- 6) The eligibility criteria specified in this Invitation for EOI for the Corporate Debtor may be amended or changed at any stage during the CIRP at the discretion of the RP and the COC.
- 7) The RP and the COC reserve the right to issue clarifications, amendments and modifications to this Invitation for EOI or to waive or relax any term or condition or its application in any particular case, in each case as they may deem fit in their sole discretion. The RP and the COC also have the right to issue further supplements to this Invitation for EOI.
- 8) The detailed manner and process for submission of resolution plans for the Corporate Debtor shall be set out in the RFRP.
- 9) It may be noted that the EOIs of only those interested PRAs who meet the eligibility criteria specified herein shall be considered. The fulfilment of the eligibility conditions in this document does not automatically entitle PRAs to participate in the CIRP which will be subject to applicable laws and further conditions which may be stipulated by the RP and/or the COC, in their sole discretion, including those in relation to access to VDR or as may be stipulated under the RFRP. Without prejudice to the generality of the above provisions, the RP / COC reserves their right (without being bound to do so) to reject the EOI of any PRA and not include them in the provisional or final list of eligible PRAs, in the following events (including but not limited to):
 - a. If the EOI submitted by the PRA is incomplete or the PRA does not submit the documents as required under this Invitation for EOI; or
 - b. If the PRA does not submit such further documents or information as requested by the RP for conducting due diligence on the PRA; or
 - c. If any information/document provided is false, incorrect, inaccurate or misleading or in the opinion of the RP/ COC, the PRA is not credible.

Issued by:

Ashish Chhawchharia

(IBBI/IPA-001/IP-P00294/2017-18/10538)

Resolution Professional (RP)

Riverbank Developers Private Limited

E: Riverbankdpl@gmail.com

Registered Address: -

C/o Grant Thornton

Unit 1603&1604, EcoCentre,

Plot#4, Street Number 13,

EM Block, Sector V, Bidhannagar,

Kolkata 700091, West Bengal”

AFA valid till: 31.12.2025

(Renewal Under Process)

ANNEXURE A

Format of Expression of Interest

[On the letter head of the entity/ lead member on behalf of consortium submitting the EOI]

Date: _____

To,

Ashish Chhawchharia

Resolution Professional of Riverbank Developers Private Limited

C/o Grant Thornton
Unit 1603&1604, EcoCentre,
Plot#4, Street Number 13,
EM Block, Sector V, Bidhannagar,
Kolkata 700091, West Bengal”

Subject: Expression of Interest (“EOI”) for submitting resolution plan for Riverbank Developers Private Limited (“Corporate Debtor”) undergoing Corporate Insolvency Resolution Process

Dear Sir,

In response to the Advertisement and Detailed EOI Invitation for inviting EOI for submission of resolution plans (“**Resolution Plan**”) for the Corporate Debtor undergoing Corporate Insolvency Resolution Process (“**CIRP**”) as per the provisions of the Insolvency and Bankruptcy Code, 2016, as amended from time to time (“**IBC**”), we confirm that we have understood the eligibility and other criteria mentioned in the Detailed EOI Invitation and meet the necessary threshold and criteria mentioned therein and submit our EOI for submission of a Resolution Plan for the Corporate Debtor.

[We are submitting the EOI as a consortium. The following are the constituents of the Consortium.]

Sr. No.	Name of Consortium Member	Type of Entity

[●] is the Lead Member of the Consortium.]

[Note: To be retained only in case of EOI being submitted by a Consortium]

Along with our EOI, we have also provided information, documents and Earnest Money Deposit as required under the Invitation for EOI in the prescribed formats.

We further undertake that the information furnished by us in this EOI and Annexures is true, correct, complete, and accurate and we agree and acknowledge that:

- a) the EOI and all its contents will be evaluated by the Resolution Professional (“RP”) (on behalf of the Committee of Creditors (“COC”) of the Corporate Debtor to determine our eligibility to submit a Resolution Plan;
- b) the RP/ COC reserve the right to determine at their sole discretion, whether or not we qualify for the submission of the proposal and may reject the EOI submitted by us without assigning any reason/without any liability whatsoever and not include us in the provisional or final list of eligible prospective resolution applicants;
- c) As per Clause (8) and (9) of Regulation 36 (A) of the CIRP regulations, the RP/ COC reserves the right to conduct due-diligence on us and request for additional information or clarification(s) from us for the purposes of the EOI and we shall promptly comply with such requirements and co-operate with the RP and the RP’s team. Failure to address the queries of the RP/COC to its satisfaction or our non-responsiveness may lead to rejection of our EOI;
- d) Meeting the qualification criteria set out in the Invitation for EOI or submission of this EOI alone does not automatically entitle us to participate in the next stage of the resolution process;
- e) We acknowledge that Usshar Parcels (Usshar Phase 1A and Usshar Balance Land) are not available for sale under the Advertisement 3 and Detailed EOI Invitation 3 process.
- f) We will continue to meet the eligibility criteria throughout the resolution process, and any material adverse change affecting our/consortium’s (or any of its members) eligibility or ability to submit a Resolution Plan shall be intimated immediately to the RP;
- g) We are not an ineligible person in terms of provisions of Section 29A of the IBC. We are a ‘fit and proper’ person and do not suffer from any legal disability to be a

promoter entity of the Corporate Debtor under the applicable laws including listing agreements, stock exchange requirements and regulations and guidelines of the Securities and Exchange Board of India. Any change affecting the said status of my/our eligibility / any of the consortium members shall be intimated immediately.

Yours Sincerely,

On behalf of [*Insert the name of the entity submitting the EOI*]

Signature:

Name of the signatory:

Designation:

Name of the entity:

Seal/Stamp of the entity (if any)

- *The person signing the EOI and other supporting documents should be an authorised signatory supported by necessary board resolutions/authorization letter/power of attorney.*
- *In case EOI is from a consortium applicant- if the lead member is duly authorised in terms of the POA in its favour from all the other members of the consortium in the format prescribed hereunder, the lead member can sign the EOI.*

ANNEXURE B

Eligibility Criteria

(Set out in accordance with Section 25(2)(h) of the Code)

A. Eligibility Criteria for Submission of Expression of Interest (EOI) for one or more parcel as detailed in clause 4(c) above individually or jointly under Section 25 (2) (h)

Prospective Resolution Applicant (**PRA**) can be Strategic Investors (SIs) and/or Financial Investors (FIs) or Registered Association of the Home Buyers who are incumbent unit holders in each parcel or Assets Reconstruction Company (“ARC”). Eligibility criteria for each category have been detailed below.

Eligibility Criteria:

Parcel 1	<p><u>For Strategic Investor (SI):</u></p> <p>a) Project development inter-alia Real Estate and/or civil construction experience of 0.2 mn sq. ft. in the period of 5 years prior from the date of EOI.</p> <p style="text-align: center;">AND</p> <p>b) Minimum Tangible Net Worth (“TNW”) INR 25 Crore at the Group Level in either of the two immediately preceding completed financial years (audited).</p> <p><u>For Financial Investor</u></p> <p>Minimum Assets Under Management (AUM) of INR 300 Crores, in the immediately preceding financial year (audited) or the average of last three financial years (audited) latest being for the year ended 31 March 2024.</p> <p><u>For Assets Reconstruction Company (“ARC”)</u></p> <p>An Assets Reconstruction Company (“ARC”) as a PRA shall have eligibility as per Master Direction of Reserve Bank of</p>
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	<p>India for Assets Reconstruction Company (“ARC”) circular dated April 24, 2024 or as notified from time to time.</p> <p><u>Note: - At the time of submission of resolution plan, any PRA who is a FI/ARC will be required to include details of the strategic partner or contractor with real estate experience.</u></p>
<p>Parcel 3</p>	<p><u>For Registered Association of the Home Buyers as PRA</u></p> <p>No Eligibility criteria shall be applied for Registered Associations of Home buyers (Tower 11 to 20 of Hiland Greens Phase II) applying for the project where they are incumbent home buyer.</p> <p>Association of Homebuyers should be formed by Homebuyers who are incumbent unit holders in this parcel.</p> <p>Trust/ Association of Homebuyers should be registered in accordance with the applicable laws.</p> <p><u>For Strategic Investor, Financial Investor or ARCs</u></p> <p>a) Real Estate development experience of 0.2 mn sq. ft. in the period of 5 years prior from the date of EOI.</p> <p style="text-align: center;">AND</p> <p>b) Minimum Tangible Net Worth ("TNW") INR 20 Crore at the Group Level in either of the two immediately preceding completed financial years (audited).</p> <p><u>For Financial Investor</u></p> <p>Minimum Assets Under Management (AUM) of INR 250 Crores, in the immediately preceding financial (audited) or the average of last three financial years (audited) latest being for the year ended 31 March 2024.</p>

	<p><u>For Assets Reconstruction Company (“ARC”)</u></p> <p>An Assets Reconstruction Company (“ARC”) as a PRA shall have eligibility as per Master Direction of Reserve Bank of India for Assets Reconstruction Company (“ARC”) circular dated April 24, 2024 or as notified from time to time.</p> <p><u>Note: - At the time of submission of resolution plan, any PRA who is a FI/ARC will be required to include details of the strategic partner or contractor with real estate experience.</u></p>
<p>Parcel 4</p>	<p><u>For Strategic Investor (SI):</u></p> <p>a) Real Estate development experience of 0.50 mn sq. ft. in the period of 10 years prior from the date of EOI.</p> <p style="text-align: center;">AND</p> <p>b) Minimum Tangible Net Worth (“TNW”) INR 50 Crore at the Group Level in either of the two immediately preceding completed financial years (audited).</p> <p><u>For Financial Investor</u></p> <p>Minimum Assets Under Management (AUM) of INR 500 Crores, in the immediately preceding financial (audited) or the average of last three financial years (audited) latest being for the year ended 31 March 2024.</p> <p><u>For Assets Reconstruction Company (“ARC”)</u></p> <p>An Assets Reconstruction Company (“ARC”) as a PRA shall have eligibility as per Master Direction of Reserve Bank of India for Assets Reconstruction Company (“ARC”) circular dated April 24, 2024 or as notified from time to time</p> <p><u>Note: - At the time of submission of resolution plan, any PRA who is a FI/ARC will be required to include details of the strategic partner or contractor with real estate experience.</u></p> <p><i>Any PRA submitting an EOI for Parcel 4 shall also be required to submit a separate value for Parcel 3 Hiland</i></p>

	<p>Green (HG)-II (Incomplete Tower 11-20 and pending amenities related to Towers 03-20).</p> <p><u>A Resolution Applicant submitting plan for Parcel 4 shall undertake and acknowledge that, should a different plan(s) be approved by the CoC for any other Parcel(s) (other than for Parcel 4), the assets and liabilities forming part of such Parcel(s) shall automatically stand excluded from the purview of Parcel 4 and such exclusion shall not be a reason for withdrawal from the Resolution Plan Process and Resolution plan submitted shall remain valid and subsisting for all other balance part of Parcel 4, unless otherwise approved by the CoC.</u></p>
<p>Parce 5</p>	<p><u>For Strategic Investor (SI):</u></p> <p>c) Real Estate development experience of 0.50 mn sq. ft. in the period of 10 years prior from the date of EOI.</p> <p style="text-align: center;">AND</p> <p>d) Minimum Tangible Net Worth ("TNW") INR 50 Crore at the Group Level in either of the two immediately preceding completed financial years (audited).</p> <p><u>For Financial Investor</u></p> <p>Minimum Assets Under Management (AUM) of INR 500 Crores, in the immediately preceding financial (audited) or the average of last three financial years (audited) latest being for the year ended 31 March 2024.</p> <p><u>For Assets Reconstruction Company ("ARC")</u></p> <p>An Assets Reconstruction Company ("ARC") as a PRA shall have eligibility as per Master Direction of Reserve Bank of India for Assets Reconstruction Company ("ARC") circular dated April 24, 2024 or as notified from time to time</p> <p><u>Note: - At the time of submission of resolution plan, any PRA who is a FI/ARC will be required to include details of the strategic partner or contractor with real estate experience.</u></p> <p>Any PRA submitting an EOI for Parcel 5 shall be required to submit separate values for Parcel 3 Hiland Green (HG)-</p>

	<p><i>II (Incomplete Tower 11-20 and pending amenities related to Towers 03-20) and Parcel 1 at the time of submitting the resolution plan.</i></p> <p><u><i>A Resolution Applicant submitting plan for Parcel 5 shall undertake and acknowledge that, should a different plan(s) be approved by the CoC for any other Parcel(s) (other than for Parcel 5), the assets and liabilities forming part of such Parcel(s) shall automatically stand excluded from the purview of Parcel 5 and such exclusion shall not be a reason for withdrawal from the Resolution Plan Process and Resolution plan submitted shall remain valid and subsisting for all other balance part of Parcel 5, unless otherwise approved by the CoC.</i></u></p>
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* Vide order dated December 3, 2025, passed in the IA No. 1184/KB/2025, the Hon'ble NCLT had directed that, interest for Parcel 3, which was earlier reserved only for homebuyers, should be sought from other credible bidders.

Strategic Investor (SI) shall be a company/LLP in Real Estate development whether incorporated in India or outside India. Strategic Investor should have executed projects with responsibility of designing, constructing, delivering with Occupation Certificate, marketing/selling/leasing.

Financial Investor (FI) shall be funds/private equity investors/nonbanking financial institutions/any such other applicants,

Group may comprise of entities where each entity is either controlling or controlled by or under common control with the PRA and shall be a part of the group for atleast 3 years, except when they are newly formed entities.

Control shall mean control over 26% ownership.

Tangible Net worth = (paid up equity share capital) + (reserves & surplus) – (revaluation reserves) – (intangible assets) – (miscellaneous expenditure to the extent not written off & carry forward losses) based on consolidated financials at PRA's Level.)

In the event the PRA is a Consortium, it should fulfil the following additional requirements:

- a) The consortium would be required to have a lead consortium member identified upfront which shall be the entity with the single largest equity (**minimum 26%**) participation in the consortium with authority to bind, represent and take decisions on behalf of the Consortium.
- b) In the event the consortium is made up of SIs only, aggregate construction experience shall be considered for the consortium for the eligibility criteria.
- c) The tangible net worth of the consortium shall be calculated as the weighted average of the relevant eligibility criteria applicable to such Consortium member adjusted on a weighted average basis based on the relevant equity participation of such member and such member(s) would have to meet such eligibility criteria.
- d) In the event the consortium is made up of a mix of strategic investors & financial investors viz. comprising body corporates, FIs/funds/private equity investors/nonbanking financial institutions/any such other applicants, the qualifying criteria shall be testified as follows – atleast the FI's should independently or jointly (in case of more than one FI in consortium) meet the AUM eligibility criteria as provided for respective parcel or the other member/s (SI) should meet the minimum development experience as provided in respective parcel .

To clarify AUM of FI's in the consortium shall be calculated as weighted average of individual member's AUM. Provided that only such portion of their AUM as is proportionate to their shareholding in the consortium will be considered towards the qualification criteria under the EOI.

- e) In the event the lead consortium member is not in a position to enlist the other consortium members, then the lead consortium member shall be considered to be the sole PRA for the purpose of determining eligibility under the EOI.
- f) Any SI/FI can participate in only 1 (one) consortium or can submit only 1 (one) EOI.
- g) The consortium shall be maximum of 3 members in which the lead member of the consortium cannot be changed and has to maintain minimum 26% equity stake participation in the consortium till the implementation of Successful Resolution Plan.
- h) All the members of the consortium shall be jointly and severally responsible for legal compliance and compliance with the terms of the invitation for EOI, the RFP and the Resolution Plan.

- i) RP & COC reserve the right to request further information for the purpose of determining eligibility and qualification of PRAs at any stage.
- j) Any entity which has been barred by the Central/ State Government/or any other relevant regulator, or any entity acting jointly or in concert or controlled by them, from operating or engaging in the business of corporate debtor, as on the date of submission of the EOI, would not be eligible to submit the EOI, either individually or as member of a Consortium and if any such prohibition is imposed after the submission of the EOI, then such PRA shall be disqualified.

ANNEXURE C

Documents to be submitted along with EOI

S. No.	Strategic Investor	Financial Investor/ARC
1.	Profile of the PRA (As per Annexure D)	Profile of the PRA (As per Annexure D)
2.	A copy of Certificate of Incorporation/ Registration and Constitutional Documents (such as Memorandum of Association, Article of Association)	A Copy of Certificate of Incorporation/ Registration and Constitutional Documents (such as Memorandum of Association, Article of Association)
3.	Summarised computation/statement indicating how the PRA has met the eligibility criteria set out in Annexure B above	Summarised computation/statement indicating how the PRA has met the eligibility criteria set out in Annexure B above. In case the FIs are coming as part of consortium beside the AUM calculation, they also need to provide the calculation of Net Worth and in case of ARC details of Net owned Fund (NOF), needs to be provided.
4.	Relevant experience document as per Eligibility criteria should including Completion Certificate for completed projects, and other relevant documents issued by approving authority evidencing the experience, to be produced to the satisfaction of the COC	For the Strategic Investor who is part of consortium relevant experience document as per Eligibility criteria should including Completion Certificate for completed projects, and other relevant documents issued by approving authority evidencing the experience, to be produced to the satisfaction of the COC
5.	Audited financial statements for last 3 financial years, latest being for year ended 31 March 2025.*	Audited financial statements for last 3 financial years, latest being for year ended 31 March 2025
6.	Undertaking duly executed on stamp paper (As per Annexure E)	Undertaking duly executed on stamp paper (as per Annexure E)
7.	Affidavit/ undertaking by each SI confirming that the entity is not ineligible to participate in the corporate insolvency resolution process under Section 29A of the Code. (Affidavit as per Annexure I)	Affidavit/ undertaking by each FI confirming that the entity is not ineligible to participate in the corporate insolvency resolution process under Section 29A of the Code. (Affidavit as per Annexure I)
8.	Chartered Accountant Certificates: <ul style="list-style-type: none"> - Computation of Tangible Net Worth - Experienced Certificate as per criteria provided under respective parcel 	Chartered Accountant Certificates – Computation of Assets Under Management (AUM)

** or any other supporting documents as acceptable to COC, In case of ARC's a CA certificate is required to evidence the satisfaction of eligibility criteria, along with other supporting documents as listed above.*

In addition to the above, the following documents are also required to be submitted:

- Copy of PAN / equivalent documents.
- A notarised declaration from the PRA in order to demonstrate that the promoter/ promoter group or any other group company are part of the same group, in case the interested party is using such entities for meeting the eligibility criteria. Please note that the PRA shall provide all the relevant documents for its promoter / promoter group or any other group company, if required to meet the eligibility criteria.

In case of a consortium:

- Power of attorney in the form set out in **Annexure G** must be submitted in case of a consortium
- The above documents including certificates are required for each of the consortium members.
- The relevant documents of the consortium and the consortium agreement shall also be provided.

ANNEXURE D

Details of Prospective Resolution Applicant

[Note: In case of consortium, the details set out below are to be provided for each of the members]

1. Name and address:

- a. Name of the firm/ company/ organisation/partnership/Association of Homebuyer:
- b. Address:
- c. Telephone No:
- d. Fax:
- e. Email:

2. Date of Incorporation:

3. Core Area of Expertise:

4. Contact Person:

- a. Name:
- b. Designation:
- c. Telephone No:
- d. Email:

5. Experience of the Strategic Investor in the relevant sector as per the Eligibility criteria under each Parcel.

ANNEXURE E

UNDERTAKING BY RESOLUTION APPLICANT¹

To,

Ashish Chhawchharia

Resolution Professional of Riverbank Developers Private Limited

C/o Grant Thornton
Unit 1603&1604, EcoCentre,
Plot#4, Street Number 13,
EM Block, Sector V, Bidhannagar,
Kolkata 700091, West Bengal

Dear Sir,

Sub: Resolution Applicant's undertaking in relation to the Detailed EOI Invitation by the Resolution Professional published on January 01, 2026 pursuant to the Insolvency and Bankruptcy Code, 2016 ("**IBC**") and the process prescribed thereunder ("**Resolution Process**")

1. We, [*Insert name of the Resolution Applicant*] ("**Resolution Applicant**"), refer to the Detailed EOI Invitation and our expression of interest pursuant to the same dated January 01, 2026, and provide our unconditional acceptance of the terms and conditions set out in Invitation for EOI, as amended from time to time in accordance with the procedure set out under the IBC and the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("**CIRP Regulations**"). Further, in relation to the said Invitation for EOI and the requirements as set out in IBC and CIRP Regulations, the Resolution Applicant undertakes, agrees and acknowledges that the Resolution Applicant while submitting this EOI and participating in the Corporate Insolvency Resolution Process ("**CIRP**") of the Corporate Debtor (collectively, the "**Undertaking**"):

(a) meets the criteria specified by the Committee of Creditors under clause (h) of sub-section (2) of Section 25 of the IBC;

(b) does not contravene and is not ineligible to participate in the Resolution Process under the provisions of Section 29A of the IBC to the extent applicable to it;

¹ If the EOI is by a consortium, each member of the consortium must submit this undertaking.

- (c) shall upon any potential or actual contravention of any of the provisions of the IBC or CIRP Regulations, including any ineligibility or disqualification under the Resolution Process, immediately intimate the Resolution Professional of the same;
 - (d) has submitted the EOI and other requisite information strictly as per the format prescribed in the Invitation for EOI, without any deviations or conditions and without setting out any assumptions or notes qualifying the Invitation for EOI;
 - (e) every information and records provided in the EOI during this Resolution Process, is true, correct, accurate and complete and no such information, data or statement provided by the Resolution Applicant is inaccurate or misleading in any manner; and
 - (f) shall maintain confidentiality of the information received as part of the Resolution Process and shall not use such information to cause an undue gain or undue loss to itself or any other person and shall comply with the requirements under sub-section (2) of Section 29 of the IBC.
2. In addition to the undertaking set out under clause 1 (e) above, the Resolution Applicant confirms that all the confirmations, declarations and representations made in the EOI are valid as on the date of this Undertaking and acknowledge that the discovery of any false information or record at any time will render the Resolution Applicant ineligible under the Resolution Process in order to submit the resolution plan, and forfeit any refundable deposit and attract penal action under the IBC.
3. This Undertaking shall be governed in accordance with the laws of India and the courts/tribunals of competent jurisdiction at Kolkata shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Thank you.

Yours sincerely,

.....

Rubber stamp/seal (if any) of the Resolution Applicant

ANNEXURE F

Process and Guidelines on Virtual Data Room (VDR) access and Due Diligence

- The Eligible PRAs will be provided access to the VDR for conducting their due diligence, once they are shortlisted as per the requirement of Regulation 36A (10).
- If the Eligible PRAs do not appear in the Final List, then the VDR access shall be withdrawn, without any prior intimation to the PRA.
- The PRAs need to provide details of email ids (maximum of five email IDs) to which the VDR access may be granted. Details for authorisation can be sent on Riverbankdpl@gmail.com to the Resolution Professional.
- The PRAs will be given access to the information and documents related to the Corporate Debtor for a defined period. Presently, it is envisaged that the site inspections and due-diligence by the PRAs shall be tentatively scheduled between January 31, 2026 and February 03, 2026.
- The shortlisted prospective RAs can visit and inspect the assets/business locations/Office of the corporate debtor between 10am to 5pm from Monday to Saturday after confirming with the Resolution Professional and request for the same needs to be given via email Riverbankdpl@gmail.com at least 48 hours in advance to the Resolution Professional.
- For site-visits, a maximum of 4 representatives of the prospective RAs are permitted on each visit. Further, all transportation / accommodation / lodging expenses and any other associated costs of due-diligence or inspection will be borne by the shortlisted prospective RAs.
- The information in this document and the VDR along with all other documents provided to the Prospective RAs has been collated for the preliminary reference of the recipients in making their own evaluation of the corporate debtor and does not purport to be accurate, comprehensive or complete. All information provided herein and/or disclosed pursuant to the terms hereof has been provided by the Corporate Debtor and has not been independently verified. All recipients should conduct their own diligence, investigation and analysis of the Corporate debtor and the data set forth in the VDR and otherwise provided. While the information has been prepared in good faith, no representation or warranty,

express or implied, is or will be made and no responsibility or liability is or will be accepted by the Resolution Professional, its professional advisors, the Corporate Debtor or by any of its officers, employees or agents and/or the Committee of Creditors in relation to the accuracy, fairness, authenticity or completeness of this document or any other written or oral information made available to any interested party or its advisers and any such liability is expressly disclaimed.

- All information regarding the past performance of the Corporate Debtor is not a guide for future performance. Forward-looking statements in this document/RFP or any other document in the VDR, if any, are not predictions and may be subject to change without notice. Actual results may differ materially from these forward-looking statements due to various factors. In so far as the information contained in the VDR includes current or historical information, the accuracy, authenticity, correctness, fairness, and completeness of such information cannot be guaranteed. This document has not been approved and will or may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India or any other jurisdiction. This document is not all inclusive and does not contain all of the information that the recipient may consider material for the purpose of the Proposed Transaction.
- The recipient acknowledges that it will be solely responsible for its own assessment of the market and the market position of the corporate debtor and that it will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Corporate Debtor.

ANNEXURE G

POWER OF ATTORNEY FOR NOMINATION OF LEAD CONSORTIUM MEMBER

(Note: To be on non-judicial stamp paper of appropriate value as per applicable law relevant to place of execution. In the event, the EOI (including power of attorney) is submitted by an entity which is in jurisdictions outside India, kindly provide appropriate opinion on enforceability in India, and the relevant jurisdictions.)

Whereas,,, and, (collectively the "Consortium") being Members of the Consortium are interested submitting an Expressions of Interest ("EOI") pursuant to Detailed EOI Invitation for the submission of resolution plan under Corporate Insolvency Resolution Process ("CIRP") for **Riverbank Developers Private Limited** (the "Corporate Debtor"); and

Whereas, it is necessary for the Members of the Consortium to designate one of the entities as the Lead Consortium Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with or incidental to the submission of EOI for the submission of resolution plan under CIRP for the Corporate Debtor.

Know all persons by these presents, We M/s having our registered office at, M/s....., having our registered office at, M/s., having our registered office at, and M/s....., having our registered

office at, (hereinafter collectively referred to as the "Consortium Members") do hereby irrevocably designate, nominate, constitute, appoint and authorize [M/s] having its registered office at, being one of the members of the consortium as the Lead Consortium Member and true and lawful attorney of the consortium (hereinafter referred to as the "Attorney") and hereby irrevocably authorise the Attorney to do on our behalf and on behalf of the consortium, all or any of such acts, deeds or things as may be necessary in connection with or incidental to the submission of the EOI and participation in the CIRP of the Corporate Debtor or any other document as may be required under or pursuant to the EOI, including but not limited to signing and submission of the EOI and all other documents in relation to EOI including but not limited to undertakings, letters, certificates, acceptances, clarification, or any other deeds or documents that the resolution professional may require and generally to represent the Consortium in its dealings with the resolution professional and the committee of creditors or any person, in all matters in connection with or relating to or arising out of the EOI or the CIRP.

We hereby ratify all acts, deeds and things done or to be done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall be binding on us and shall always be deemed to have been done by us. This Power of Attorney is irrevocable.

All the terms used herein but not defined shall have the meaning ascribed to such terms under the Invitation for EOI.

In witness whereof, we the Members of the Consortium above named have executed this power of attorney on this Day of 2026.

Signed by the within named

[Insert the name of the executant entity]

through the hand of

.....

(Name, designation and address of the executant)

Duly authorised by the board of [insert name of the executant entity] to issue such Power of Attorney

Dated this day of

Accepted

.....

Signature of Attorney

(Name, designation and address of the Attorney)

.....

Signature and stamp of Notary of the place of execution or such other requirements as may be relevant in the jurisdiction of incorporation of the entity.

Before me

.....

(Signature of the executant)

(Name, designation and address of the executant) Signature and stamp of Notary of the place of execution

(Common seal of has been affixed in my/our presence pursuant to Board of Director's Resolution dated.....passed by the board of the entity providing power of attorney.)

WITNESS:

1.

(Signature)

Name

Designation.....

2.

(Signature)

Name

Designation.....

(To be executed and signed by all the Members of the Consortium)

Notes:

- (1) *The mode of execution of the power of attorney should be in accordance with the procedure, if any, laid down by the applicable law in the appropriate jurisdiction and the charter documents of the entity providing the power of attorney ("Principal") and the same should be under common seal of the executant affixed in accordance with the applicable procedure for entities in India. Further, the authorised person providing the power of attorney shall be duly authorised Principal in this regard.*
- (2) *In relation to the foreign parties, kindly ensure that the relevant proceedings as per applicable law is followed, supported by a legal opinion on enforceability in India.*
- (3) *The person authorised under this power of attorney, in the case of the Principal being a public company, or a private company which is a subsidiary of a public company, in India in terms of the Companies Act, 2013, with a paid-up share capital of more than INR 10,00,00,000 (Indian Rupees Ten Crore only), should be the managing director/whole time director/manager appointed under Section 203 of the Companies Act, 2013. In all other cases, the person authorised should be a director or any other person duly authorised by the Principal.*
- (4) *In case of the Principal being a foreign company, the same shall be signed by a person of equivalent position and the requisite legalisation and consularization process shall be duly completed as per the applicable law and the submission should be supported by a legal opinion on enforceability.*
- (5) *Also, wherever required, the Principal should submit for verification an extract of the charter documents and documents such as a board resolution/power of attorney, authorising of the person executing this power of attorney for delegation of power hereunder on behalf of the Principal.*

ANNEXURE H

Provision of Earnest Money Deposit

- A PRA submitting EOI shall be liable to pay a refundable earnest money deposit (EMD) as per below table for respective parcels along with the submission of EOI.

Particulars	Amount (INR Lakh)
Parcel 1	10.00
Parcel 3 (See Below)	
-For Strategic Investor, Financial Investor & Assets Reconstruction Company	05.00
-For Registered Association of the Homebuyers	01.00
Parcel 4 & Parcel 5	20.00

Any PRA who shall submit an EOI for more than one parcel has to submit separate EMD along with EOI for respective parcel.

- The EMD shall be returned to the PRA/ RAs within 15 days from the last date of submission of resolution plan for the Corporate Debtor.
- It is hereby clarified that no interest will accrue on the said sum towards EMD or to be paid to such PRAs on refund of the EMD. The exchange rate risk and charges, for refund of the EMD in a foreign currency will be borne by the PRAs.
- It is hereby clarified that non-submission of the EMD by the PRAs along with the submission of EOI, shall lead to rendering of that particular EOI as 'non-responsive' by the Resolution Professional or the COC and accordingly the Resolution Professional shall have the right to reject such EOI.
- The Resolution Professional, with the approval of the COC shall be entitled to retain and forfeit the EMD of the PRAs where (a) any of the conditions under the Invitation for EOI are breached by the relevant PRA; and/or (b) the qualifications of the PRA pursuant to the EOI/Form G is found to be untrue. The forfeiture of the EMD shall not limit any rights or

remedies that the Resolution Professional or the COC may have under the applicable law or otherwise, against any Resolution Applicant or Successful Resolution Applicant, as the case may be.

- EMD can be provided by way of electronic bank transfer by the PRAs to the bank account of Riverbank Developers Private Limited held as per details given below:

BENEFICIARY: RDPL Prinsep CAM A/c

NAME AND ADDRESS OF THE BANK: HDFC, Sarat Bose Road, Central Plaza

BANK ACCOUNT NO.: 5750000084875

IFSC CODE: HDFC0000014

ANNEXURE I

FORMAT OF THE 29A AFFIDAVIT

I/We, [], [Please insert as applicable - incorporation details including corporate identification number and registered office details in case of companies / identification information including date of birth, and AADHAAR number in case of individuals] [under authorization given to me vide resolution of the Board of Directors/ power of attorney of (name of the Applicant) dated [] (“**Applicant**” or “**Prospective Resolution Applicant**”),] do hereby solemnly affirm and irrevocably and unconditionally state, in relation to submission by the Applicant of an expression of interest in respect of **Riverbank Developers Private Limited** (“**Corporate Debtor**”), as follows:

1. I/We say that pursuant to the provisions of Section 25(2)(h) of the Insolvency and Bankruptcy Code, 2016, as amended from time to time (“**IBC**”), Mr. Ashish Chhawchharia, Resolution Professional (“**RP**”) for the Corporate Debtor had invited expressions of interest from interested parties/ resolution applicants vide the advertisement dated January 01, 2026 and Detailed EOI Invitation for the purposes of seeking resolution plans for the Corporate Debtor during the corporate insolvency resolution process (“**CIRP**”) of the Corporate Debtor. Pursuant to the above, we propose to submit our expression of interest within the timelines prescribed under the Invitation for EOI.
2. I/We hereby unconditionally state, submit and confirm that we are not ineligible from submitting a resolution plan in respect of the Corporate Debtor, pursuant to the provisions of Section 29A of the IBC and/or otherwise.
3. I/We say that in terms of Section 29A of IBC, certain persons/category of persons have been specified as ineligible for the purposes of submission of resolution plan.
4. I / We hereby state, submit, swear, undertake and declare that none of: (a) us being the Prospective Resolution Applicant; or (b) any other person acting jointly or in concert with us:
 - a. is an undischarged insolvent;
 - b. is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India (“**RBI**”) issued under the Banking Regulation Act, 1949 (the “**BR Act**”);

- c. at the time of submission of the resolution plan, has an account or an account of a corporate debtor which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force and at least a period of 1 (one) year has not lapsed from the date of such classification till the date of commencement of CIRP of the Corporate Debtor²;
- d. has been convicted for any offence punishable with imprisonment³:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
- e. is disqualified to act as a director under the Companies Act, 2013;
- f. is prohibited by the Securities and Exchange Board of India (“SEBI”) from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction

² *Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to nonperforming asset accounts before submission of resolution plan.*

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor. For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed], prior to the insolvency commencement date.

For the purposes of this clause, where a resolution applicant has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under IBC, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC.

³ *Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment.*

- or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the IBC⁴;
- h. has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i. is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j. has a connected person not eligible under the abovementioned clauses (a) to (i).
5. I/We irrevocably and unconditionally submit to the RP, that the list of the connected persons⁵ set out in terms of **Schedule A** to this affidavit is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
6. I/We submit to the RP that, the Applicant unconditionally and irrevocably agrees and undertakes that it has made full disclosure in respect of itself and all its connected persons.
7. I/We, submit that, till the approval of the resolution plan by National Company Law Tribunal, as and when any of the statements made hereunder are invalid, incorrect, or misrepresented by us/ any other person acting in jointly or in concert with us, I/we agree that such an event shall be a breach of the terms of the Detailed EOI Invitation and hold the Applicant ineligible from participating in the process of CIRP of the Corporate Debtor.

⁴ *Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction.*

⁵ *The meaning of "connected person" is as provided under Section 29A (j) of the Insolvency and Bankruptcy Code, 2016.*

8. I/We agree and acknowledge that the RP and/or the CoC is entitled to rely on the statements and affirmations made in this affidavit for the purposes of determining the eligibility and assessing, agreeing, and approving the EOI submitted by the Applicant.
9. I/We unconditionally and irrevocably represent, warrant, and confirm that the Applicant is eligible under the terms and provisions of the IBC and the rules and regulations framed thereunder to submit a resolution plan for the Corporate Debtor. I/We unconditionally and irrevocably undertake that I/We shall provide all data, documents and information as may be required to verify the statements made under this affidavit, to the satisfaction of the RP.
10. I/We understand and agree that the RP and/or the CoC may evaluate the EOI to be submitted by the Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided under this affidavit.
11. I/We agree and undertake to disclose/inform forthwith, to the RP and/or the CoC, if the Applicant becomes aware of any change in factual information in relation to it or its connected persons which would make it ineligible under any of the provisions of Section 29A of the IBC at any stage of the CIRP, after the submission of this affidavit.
12. I/We agree that in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the RP and/or the CoC against any losses, claims or damages incurred by the RP and/or the CoC, as the case may be, on account of such ineligibility of the Applicant.
13. This affidavit shall be governed in accordance with the laws of India and the courts of Kolkata shall have the exclusive jurisdiction over any dispute arising under this affidavit.
14. I/We submit that, the contents of this Affidavit, as provided above are correct, true, valid and genuine.
15. I/We submit that, no information/details, have been concealed while signing this Affidavit and there are no further facts to be disclosed to determine the eligibility of [name of the Applicant] in terms of Section 29A of the IBC.

Solemnly, affirmed at [] on [], 2026.

Before me,

Notary

Deponent's signature

VERIFICATION

I, the Deponent hereinabove [on behalf of [name of the Applicant], do hereby verify and affirm that the contents of paragraph ____ to ____ of this affidavit are true and correct to my knowledge and belief and no material facts have been concealed therefrom.

Verified at [] on this [], 2026.

Deponent's signature

SCHEDULE A

List of Connected Persons

[to be added by the PRA.]

[Notes: *On the stamp paper of adequate amount as applicable for declaration and affidavit, in the state where this document is executed with minimum stamp duty being Rs. 100. To also be notarised.*

Foreign companies submitting expression of interest are required to ensure that the documents submitted as part of the expression of interest are appropriately apostilled, and stamp duty is paid in India before submission to the Resolution Professional. An enforceability opinion is submitted along with the said document/ affidavit.

The execution of this affidavit must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board) in the event the prospective resolution applicant is a company.

Each page of the affidavit is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal (if any) of the prospective resolution applicant.

Where the resolution applicant is a consortium, the affidavit set out hereinabove is to be provided by each member of the consortium.]