

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, NEW DELHI

CP. NO. IB-1689/ND/2018

IN THE MATTER OF:

Sudhir Power Projects Limited

...Operational Creditor

Versus

Dignity Buildcon Private Limited

...Corporate Debtor

INDEX

Sr. No.	Particulars	Page No.
1.	List of claims for Dignity Buildcon Private Limited (“DBPL”) as required under regulation 13 (1) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Person) Regulations 2016	
2.	Annexure 1: Term loan and Working Capital lenders to DBPL) – Financial Creditors	
3.	Annexure 2: List of Operational Creditors	
4.	Annexure 3: List of Workmen/Employees	
5.	Annexure 4: List of Other Creditors	

Mr. Chandra Prakash

Resolution Professional of Dignity Buildcon Private Limited
IP Registration no. IBBI/IPA-002/IP-N00660/2018-2019/12023
58 B Pocket 4, Mayur Vihar Phase 1, New Delhi-110091
cppumba2409@gmail.com

Address for communication:

3rd Floor, Worldmark - 1, Aerocity, 110037
ip.dignity@in.ey.com

Place: Gurugram

Date: 31 October 2019

31 October 2019

To:
The National Company Law Tribunal,
New Delhi Principal Bench,
Block No 3
Ground, 6th, 7th And 8th Floor,
C.G.O Complex, Lodhi Road,
New Delhi- 110003
Email id: registrar-nclt@gov.in

Subject: List of claims for Dignity Buildcon Private Limited (“DBPL”) as required under regulation 13 (1) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Person) Regulations 2016 in CP. No. IB-1689/ND/2018

In accordance with Regulation 13 (1) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Person) Regulations 2016, I have enclosed as Annexure 1 (List of Financial Creditors) and Annexure 2 (List of Operational Creditors) and Annexure 3 (List of Workmen/Employees) the claims submitted by creditors, claims admitted as per available information, and Security Interest in respect of such claims.

The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information/evidence/clarification which may be received subsequently and which warrant such revision/substantiation/modification. Please note that the some of the amounts admitted currently are a best estimate of the claims, basis available information as per Regulation 14 of the aforementioned regulations.

For any queries you may reach out to me at below email ids listed below:

ip.dignity@in.ey.com
cppumba2409@gmail.com

Thanking You
Yours Truly,
For Dignity Buildcon Limited

Chandra Prakash

Resolution Professional

IP Registration no. IBBI/IPA-002/IP-N00660/2018-2019/12023

(Dignity Buildcon Private Limited is under Corporate Insolvency Resolution Process of the Insolvency and Bankruptcy Code 2016 (IBC) vide order dated April 24, 2019 passed by the Adjudicating Authority, National Company Law Tribunal (NCLT), New Delhi Bench-IV)

Address for Correspondence – 3rd Floor, Worldmark - 1, Aerocity, 110037

Email ID for Correspondence: ip.dignity@in.ey.com

Email ID for claim submission: ip.dignity@in.ey.com

Chandra Prakash has been granted a certificate of registration to act as an Insolvency Professional by the Insolvency & Bankruptcy Board of India, his

registration number is IP Registration no. IBBI/IPA-002/IP-N00660/2018-2019/12023. The affairs, business and property of Dignity Buildcon Private Limited are being managed by Chandra Prakash, appointed as Resolution Professional by the National Company Law Tribunal by order dated 11th June 2019 under provisions of the code. He acts as an agent Dignity Buildcon Private Limited only and without personal liability

Enclosed:

Annexure 1 – Term loan and Working Capital lenders to DBPL) – Financial Creditors

Annexure 2 – List of Operational Creditors

Annexure 3 – List of Workmen/Employees

Annexure 1: List of Financial Creditors for Dignity Buildcon Private Limited
(Term Loan and Working Capital lenders for DBPL)

S. No	Name of Financial Creditor	Category	Amount as per Form C (INR)	Amount admitted (INR)
1	Standard Chartered Bank	Secured	4,94,37,85,336	4,94,37,85,336
2	Alchemist Assets Reconstruction Company Ltd	Secured	3,50,84,65,111	3,50,80,24,796
3	BREP Asia Rainbow Holding (NQ) Pte. Ltd.	Secured	1,00,52,59,917	1,00,52,59,917
4	BREP Asia SBS Rainbow Holding (NQ) Ltd.	Secured	23,21,490	23,21,490
5	BREP VIII SBS Rainbow Holding (NQ) Ltd.	Secured	14,24,551	14,24,551
6	Inderlok Buildcon Private Limited	Unsecured	14,51,18,356	14,51,18,356
7	Addon Realty Private Limited	Unsecured	2,41,37,800	2,41,37,800
8	Logos Holding Company Private Limited	Unsecured	1,26,28,08,318	41,08,08,318
9	Rapid Buildwell Limited	Unsecured	2,67,59,778	2,67,59,778
	Total		10,92,00,80,657	10,06,76,40,342

Notes to Annexure 1

1. CIRP Commencement date is April 24, 2019
2. The claims admitted are based upon verification of proof of claim and records available with Corporate Debtor.
3. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information/evidence/clarification which may be received subsequently and which warrant such revision/substantiation/modification.
4. Claims towards Preferential Capital amounting to Rs. 85.20 crores of Logos Holding Private Limited have been rejected.
5. Details of security against claim received from secured financial creditors are as follows:

Details of Securities of above Financial creditors

Security type
<p>Primary Security</p> <p>First parri passu charge piece and parcels of the property being plot of land admeasuring 77 Kanal 15 Marla equivalent to 9.71875 Acres, comprising of: (i) land admeasuring 43 Kanal 2 Maria comprised in Khewat/Khata No.40/42, 42/44 and 95/97, Rect. No.55, Khasra No.2(4-7), 3/1(3-2), 3/2/1(2—9), Khasra No.117/1(1-17), Rect. No.55 Killa No. 8/1 min (7—4), 12/1 min (3-12), Rect. No.54. Killa No.16/3/2(1-5). 16/4(0-11), 23/2(1-0), 24(5-14), 25/1/1(1-17) and comprised in Khewat/Khata No.93/95, Rect. No.54 Killa No.22(3-4), 23/1(7—0). (ii) land admeasuring 2 Kanal 0 Marla comprised in Khewat/Khata No.42/44, Rect. No.55, Killa No.8/2 min (0-15), 13/1/1 min (1-5), (iii) land admeasuring 6 Kanal 14 Marla comprised in Khewat/Khata No.43/45. Rect. No.55, Killa No.4/2/2(3-8), 7/1 min (3-6) and (iv) land admeasuring 4 Kanal 10 Marla comprised in Khewat/Khata No.40/42. Rect. No.55, Killa No.4/1/1(0-2), 2), Khasra No.117/2min (4-8)), situated in the revenue estate of village Ghata, Tehsil Sohna. Distt. Gurgaon (Haryana) AND (v) land admeasuring 21 Kanal 9 Marla comprised in Khewat/Khata No. 44/51 and 219/233, Rect. No.26, Killa No.1(8—0). 10(6—16). Rect. No.25, Killa No.21/2(5-2), 22/2(1-11) situated in the revenue estate of village Tigra, Tehsil Gurgaon. Distt. Gurgaon (Haryana) together with the structure thereon and present and future FSI/ building and includes/together with (i) the Project all other present and future buildings, superstructures, flats, units apartments and other structures constructed/standing/ to be constructed thereon; and (ii) all present and future floor space index, floor area ratio and other rights arising out of or loaded over / in respect of the aforesaid land/immovable properties; and (iii) all present and future benefits and advantages accruing / that will accrue from the aforesaid land /immovable properties; and (iv) all present and future development and all other rights, title, benefits and interest of accruing to the Borrower in respect of or under the aforesaid land/immovable properties.</p>
<p>First parri-passu charge includes without limitation all the Borrower's present and future plants, machinery, constructions and structures, erected and to be erected whether affixed to earth or not as also all tangible movable assets and in particular including, without limitation, all movable plant and machinery (whether attached or otherwise), machinery, spares, electrical and other installation, hardware, computer software. wiring. pipelines, tanks, meters, motor vehicles, furniture, fixtures, fittings, tools and accessories and all other equipment whether installed or not, whether lying loose or in cases or lying stored in or to be stored or to be brought into or "upon the premises of the Borrower whether now belonging to or that may at any time, during the continuance of the Facility belong to the Borrower or that may at present or hereafter be held by any Person to the order or disposition of the Borrower, or in the course of transit or delivery, and all replacements thereof and additions thereof whether by way of substitution, replacement, conversion, realization or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by the Borrower and all estate, right, title, interest, property, claims and demands whatsoever of the Borrower unto and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter in respect of or relating to or pertaining to or employed under or on or over or in respect of theProject/Properties.</p>
<p>First parri-passu charge on Project means Prius Vision, commercial project. having a land area of 10.5875 acres in sector 62. Golf Course Extension Road, Gurgaon, comprising of Tower B1. Tower B2. Iconic Tower with a minimum leasable of 1.12 Million sq.ft. and also includes Incremental Leasable Area, thereby aggregating to total leasable area of 1.30 million sq.ft., together with all present and future buildings, superstructures, flats, units, apartments, shops. offices and other, structures constructed/standing/to be constructedthereon/thereunder.</p>

<p>First parri-passu charge on “Rasta Land” means an unused passage no. 129 & 130, comprising of killa nos. 129/2/55/3/2/2 i.e. 3k 10m and in 130/1 /55/4/1/2 i.e. 1k 3m; 130/2 i.e. 2k 2m aggregating to 6k 15m i.e. 0.86875 Acre, running in between and through the Immovable Property/Project land.</p>
<p>First parri-passu charge/hypothecation on all present and future current assets (including all investments) of the Borrower.</p> <p>First parri-passu charge/hypothecation includes (i) all present and future book debts, outstanding monies receivable, room charges, rents, claims and bills which are now due and owing or which may at any time become due and owing to the Borrower in the course of its business by/from any Person under/in relation to the Properties; and (ii) all the present and future right, title, interest, benefits, claims and demands whatsoever of the Borrower, in and to or in respect of all amounts owing l payable to and/or received by or to be received by the Borrower from any person (including the Customers/purchaser/lessee/licensee/customers of the flats/units/apartments/area/rooms of/under/upon/in respect of the Properties and all other building and structures constructed/ to be constructed on or over the Properties) and which are now due owing/payable / belonging to the Borrower or which may at any time become due, owing, payable or belonging to the Borrower in respect of all sold as well as unsold and/or leased/licensed/rented flats /shops/ units/ apartments/area/rooms of/in/under / upon/in respect of the Properties and all other building and structures constructed to be constructed on or over the Properties, including without limitation all the proceeds and considerations due to the Borrower. pursuant to the marketing of the flats/ units/apartments/areal rooms in/under/upon/in respect of the Properties and all other building and structures constructed to be constructed on or over the Properties and shall include the sale consideration. deposits! premium, room charges, rents, lease rentals, business center, charges, leave and license fees, rent, out standings and claims in respect thereof, insurance and proceeds of Insurance Policy and includes lease rental discounting proceeds of/in respect of the Properties and all other building and structures constructed to be constructed on or over the Properties.</p> <p>First parri-passu charge/hypothecation includes on current account in the name of “DIGNITY BUILDCON PRIVATE LIMITED“ bearing account number 53105100514, opened by the Borrower in relation to the Project with a branch of Standard Chartered Bank situated at Narain Manzil, 23 Barakhamba Road, New Delhi-110001 or any other branch of Standard Chartered Bank, with cheque drawing facility and/or debit rights as mentioned in/as per the Finance Documents and includes all monies deposited therein.</p> <p>First parri-passu charge on includes any or all contracts and documents entered into/ to be entered into or executed/to be executed by or between the Borrower and any other party/ contractee for the purpose of construction. Development, maintenance, completion, operation and other activities of and/or under and/or in respect of Project properties (including all other building and structures constructed/ to be constructed on or over or under the Project/Properties) (by such other person/ contractee) or any part thereof, and includes any amendments, modifications or supplementation thereto and includes all the right, title, interest, benefits, claims and demands whatsoever of the Borrower in, to, under or in respect thereof.</p> <p>First parri-passu charge includes any consent, license, certificate, completion, certificate. plans. approval. registration. permit, sanction or other authorization of any nature in connection with the construction. development. Completion, maintenance, operation of and! or in respect of the Project properties (including all other building and structures constructed to be constructed or being constructed on or over or under the Project/Properties) or any part thereof.</p>
<p>Other security:</p>
<p>Corporate Guarantee from Prius Real Estate Pvt. Ltd.</p>
<p>Pledge of 100% Equity & Preference Shares of Dignity Buildcon Private Limited</p>
<p>Personal guarantees of Malvinder Mohan Singh & Shivinder Mohan Singh</p>

Annexure 2: List of Operational Creditors for Dignity Buildcon Private Limited

S. No	Party Name	Total Form B Claim (INR)	Admitted Claim Amount (INR)
1	Ahluwalia Contracts (India)Ltd.	34,68,80,993	15,83,01,709
2	Belgium Aluminium & Glass Industries Private Limited (Soft)	8,57,09,947	4,32,78,422
3	Unique Engineers Pvt. Ltd.	5,23,81,302	2,10,29,649
4	Honeywell Automation India Limited	3,97,21,512	-
5	Krishna Sahil Constructions Private Limited	4,45,07,939	2,87,57,085
6	Colliers international (India)Property Services Pvt. Ltd.	2,34,21,013	1,87,97,676
7	Acme Interiors Private Limited	99,08,470	72,45,461
8	Thyssenkrupp Elevator (India) Private Limited	63,86,163	-
9	Sher Singh	63,52,500	31,62,600
10	Sudhir Power projects Limited	48,94,119	47,31,444
11	Mak Doorware Products Pvt. Ltd.	38,27,269	-
12	Jastech Systems Private Limited	30,30,705	30,28,980
13	Sunbeam Real Ventures Pvt. Ltd.	26,31,017	22,65,844
14	Sphinx Security Services Private Limited	19,86,794	18,69,988
15	Nikhil Kinha	18,00,000	-
16	Jai Shiv Enterprises	17,84,791	15,71,400
17	Morphogenesis	15,78,400	15,78,400
18	Terrain Greens Private Limited	13,70,301	11,88,288
19	Enkay Electricals Pvt. Ltd.	13,36,728	13,83,742
20	M/s Techlithe	13,08,163	9,64,533
21	SVS Buildwel (P) Ltd.	12,44,247	13,02,111
22	M/s Aditya Weld Well-Proprietorship Firm	10,37,857	9,02,352
23	Sai GR Impex Pvt. Ltd.	9,94,776	7,36,714
24	Ecklectic International Private Limited	9,64,430	9,81,873
25	EPC Contractors (india) Private Limited	8,99,986	8,94,200
26	Ripples Engineering Pvt. Ltd.	8,59,353	7,80,137

27	M/s Technosmart	7,46,042	7,17,768
28	Horizon Chutes Pvt. Ltd.	7,38,582	-
29	Navyug Fuels	6,68,661	-
30	Mukesh Kumar Ahlawat	6,37,000	5,73,300
31	Thakur Building Services Pvt. Ltd.	5,99,149	5,87,519
32	Navair international Pvt. Ltd.(Soft)	5,90,341	-
33	Harvel Irrigations Pvt. Ltd.	5,38,407	-
34	L & L Partners, New Delhi	5,36,455	3,60,000
35	Sukriti Constructions	4,96,641	4,76,020
36	Quantum Projectinfra Pvt Ltd	4,87,761	3,79,718
37	Axis Trustee Services	4,81,832	4,81,832
38	Sudesh Pahwa	4,76,438	4,71,673
39	Virender Pahwa	4,76,438	4,71,673
40	ASPA Legal	4,64,573	3,87,000
41	Lucky Generatrors Private Limited	4,51,264	4,27,854
42	SK Interiors	4,06,435	4,02,164
43	Manish Thakran	3,00,000	2,70,000
44	Attre Enterprises	2,08,166	1,63,922
45	Deepak K Thakkar & Associates, Chartered Accountants	2,02,050	2,02,050
46	Vishwakarma Furnitures	1,98,085	2,08,884
47	Virender Kumar HUF	1,92,856	1,90,927
48	Concrete Solutions	1,44,860	1,40,121
49	Linkup Networks Private Limited	1,35,920	1,33,240
50	M/s Sai Fire Control System	1,03,339	89,629
51	Simran Copiers and Printers Pvt. Ltd.	1,00,321	99,609
52	S K Facility Management Services Pvt. Ltd.	74,468	-
53	Universal Analytical Lab	35,683	32,659
	Total	65,73,10,542	31,20,20,169

Notes to Annexure 2

1. The claims admitted are based upon verification of proof of claim and records available with Corporate Debtor.
2. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information/evidence/clarification which may be received subsequently and which warrant such revision/substantiation/modification.

Annexure 3: List of Workmen and Employees for Dignity Buildcon Private Limited

S. N O	Employee Name	Total Form D Claim (INR)	Claim Admitted (INR)
1	SAURAV GUPTA(ASSISTANCE MANAGER-FINANCE & Accts)	1,41,499	1,04,082
2	ANIL KHOLI (SR MANAGER)	6,74,374	5,56,684
3	SHIVANI SANGHI(COMPANY SECRETARY)	1,62,250	58,650
4	VIJAY KUMAR	4,89,654	1,66,162
5	CHANDER PAL	2,28,101	87,156
	Total	17,00,680	9,72,734

Notes to Annexure 3

1. The claims admitted are based upon verification of proof of claim and records available with Corporate Debtor.
2. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information/evidence/clarification which may be received subsequently, and which warrant such revision/substantiation/modification. Please note that the some of the amounts admitted currently are a best estimate of the claims, basis available information.

Annexure 4: List of Other Creditor Claims for Dignity Buildcon Private Limited

S. NO	Employee Name	Total Form F Claim (INR)	Claim Admitted (INR)
1	Fortis Healthcare Limited	81,78,10,858	21,73,56,600
2	M3M India Private Limited	1,14,41,310	96,66,060
3	SRL Limited	7,64,95,142	4,60,00,000
4	Dinesh Sharma	1,68,325	1,68,325
5	Rajesh Yadav	93,037	93,037
6	Shyam Singh	87,227	87,227
7	Naval Singh	60,446	60,446
8	Sarjeet Singh	1,55,055	1,55,055
9	Dilip Singh	1,02,001	1,02,001
10	Jagram	55,020	55,020
11	Rajendrah	74,857	74,857
	Total	90,65,43,278	27,38,18,628

Notes to Annexure 4

3. The claims admitted are based upon verification of proof of claim and records available with Corporate Debtor.
4. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information/evidence/clarification which may be received subsequently, and which warrant such revision/substantiation/modification. Please note that the some of the amounts admitted currently are a best estimate of the claims, basis available information.