S	atra Properties (India) Ltd	List of Financi	al Creditors (As on	24.12.2020)					
<u> </u>						40.0.000		10.0.000.11	
The Pu	blic notice sought proof of claims for						reafter till the dat	e 18.9.2020, the	
	und	dersigned interim resolu	ution professional na	is received claims fror	n the following financi	iai creditors.			
Sr. No.	Name of the Financial Creditor	Amount Claimed (INR)	Amount Admitted (INR)	Amount Not Admitted (INR)	Amount Under Verification (INR)	Secured/ Unsecured	Note reference on security	Note Reference on claims	Vote Share%
							interest		
1	IIFL Home Finance Ltd.	25,62,25,566	-	25,62,25,566	-	NA		1	0.00
2	IIFL Finance Ltd.	1,85,54,92,275	-	1,85,54,92,275	-	NA		2	0.00
3	Anchor Leasing Private Limited	1,21,50,41,839	1,32,01,749	1,20,18,40,090		Unsecured		3	0.81
4	Jumbo Finvest India Ltd.	8,27,95,155	6,92,68,996	1,35,26,159		Secured	1	3A	4.26
5	Neon Laboratories Ltd.	3,03,05,675	3,03,05,675	-	-	Unsecured		4	1.86
6	U.Y. FinCorp Ltd.	14,96,35,069	14,96,35,069	-	-	Unsecured			9.20
7	Zircon Traders Ltd.	91,29,990	91,29,990	-	-	unsecured			0.56
8	Anish & Jigisha Shah	80,19,594		80,19,594		Unsecured		5	0.00
9	Gajendra Investments Ltd.	26,43,44,576	25,16,43,876	1,27,00,700	-	Unsecured		6	15.47
10	Ultra LifeSpace Private Ltd.	37,51,08,586	-	37,51,08,586	-	Unsecured		7	0.00
11	Pratiti Trading Pvt Ltd.	28,16,97,422	28,16,97,422	-	-	Secured - Rs.22,22,56,206 Unsecured Rs.5,94,41,216/-	2	8	17.32
12	Divyagyan Trading Private Limited	43,55,684	38,55,684	5,00,000	-	Unsecured		9	0.24
13	Suraksha Realty Ltd	3,36,10,960			3,36,10,960	Unsecured		10	0.00
14	Punjab National Bank	15950265.88	1,53,15,115	6,35,151	-	Secured	4		0.94
	Total (A)	4,58,17,12,657	82,40,53,576	3,72,40,48,121	3,36,10,960				50.67

Sr. No.	Name of the Financial Creditor	Amount Claimed (INR)	Amount Admitted (INR)	Amount Not Admitted (INR)	Amount Under Verification (INR)	Secured/ Unsecured	Note reference on security interest	Note Reference on claims	Vote Share%
	Satra Properties (I	 ndia) Ltd	List of Cred	litors in Class (As on	24.12.2020)				
Sr.No	Name of the Claimant	Amount Claimed		Amount not admitted	Amount under verification	Secured/ Unsecured	Note reference on security interest	Note Reference on claims	
1	Vistra ITCL (India) Ltd	1,31,02,82,634	79,87,08,505	51,15,74,129	-	Secured	3	11	49.11
	Sudesh Bhatia & Sahil Bhatia	58,88,219	36,00,000.00	-	22,88,219	secured		12	0.22
3	Gammon Realty Ltd.	24,08,00,000		24,08,00,000		unsecured		13	0.00
4	Kasam Holding Pvt. Ltd.	4,00,00,000		4,00,00,000		unsecured		14	0.00
5	Gammon India Ltd.	3,00,00,000		3,00,00,000		unsecured		15	0.00
	Total (B)	1,62,69,70,853	80,23,08,505	82,23,74,129	22,88,219				49.33
	Grand Total (A+B)	6,20,86,83,510	1,62,63,62,081	4,54,64,22,250	3,58,99,179				100.00
Note on	claims								
Sr. No.				Particulars					
1	The parties have upon execution of "Deed of Security" by consent agreed to modify and/or alter the obligations of SIPL under the Loan Agreement read with amendment agreement as well as the consent terms. Upon execution of the subsequent document Deed of Security" dated 20th March 2020, SIPL is no longer liable and is discharged from its obligations under the Loan Agreement read with amendment agreement as well as the consent terms.								
2	The parties have upon execution of "Deed of Security" by consent agreed to modify and/or alter the obligations of SIPL under the Loan Agreement read with amendment agreement as well as the consent terms. Upon execution of the subsequent document Deed of Security" dated 20th March 2020, SIPL is no longer liable and is discharged from its obligations under the Loan Agreement read with amendment agreement as well as the consent terms.								
3	NO interest is payable from after March 2013. account confirmation is not available. However, not barred by limitation due to the affidavit of CD submitted in NCLT dated 15/10/2019. Amount admitted as per the said affidavit and balance in the books								

Sr. No.	Name of the Financial Creditor	Amount Claimed (INR)	Amount Admitted (INR)	Amount Not Admitted (INR)	Amount Under Verification (INR)	Secured/ Unsecured	Note reference on security interest	Note Reference on claims	Vote Share%
3A	As the claimant has not given the break up of principal and interest calculation, since the payment is on EMI basis, the bok balance has been taken as the claim admitted and the correction will be made on receipt of reply from the claimant								
4	As per books it is treated as a loan. So despite absence of documents it is treated as a loan and hence FC. In books interest is calculated upto Mar'20.								
5	No allotment letter issued. Part mone	y has been refunded. He	nce, not a Financial Cr	editor. Claimant asked t	o submit form F.				
	No allotment letter issued. Part money has been refunded. Hence, not a Financial Creditor. Claimant asked to submit form F. Interest calculation called for. Settlement was entered between parties and no interest was payable after 31.01.2018. The balances as per the books of the CD and the claim submitted tallies as on 31.03.2018. Hence, simple interest @9 % pa as charged earlier, has been taken for the balance period. Unpaid TDS has been accounted in others coloumn.								
7	Not a financial Creditor and there are	no outstainding in the bo	ooks of the Co. Refer a	ll the mails seeking clar	ification.				
8	The Books of CD does not reflect the security	interest payable as per tl	ne agreements. Final c	laim amount is subject	to any outstanding dispu	ute that needs to be re	solved in terms o	of amounts and	
9	From the date of default on 9.7.2017 3 yrs expires on 8.7.2020. However, case under 138/142 of NI act 1881 and civit suit filed in 2017. Payment received in July 2020 accounted. KYC to be completed								
10	To submit the appropriate claim Forn								
11	Interest amount considered @ 9% as								
12	The claimant is an allotee in Jodhpur. Unit no 457 alloted to him. Int @8%p.a is provided as per regulation. It does not appear that NOC has been provided by Vistra. Amounts have not been deposited in the escrow account of Axis bank. Interest calcuation details called for before admitting the said amount.								
13	Party has clarified that there is an MOU which they are unable to trace. The money is reflected as advance taken for property in the books but no allotment has been made. There is no agreement for interest. There has been transactions of receipt and payment in the account. Claimant has been asked to submit form F for other creditors.								
14	No reply to mail. The MOU is not acted upon. Part amount of Rs.100 lakhs has been refunded indicating that there has been an agreement not to act upon the MOU. No balance confirmation was given in all these years except in April 2020.								
15	The amount was given as an advance for payment of security deposit for a contract from MMRDA. On succeful bid it was to be jointly developed by the claimant with CD. The amount was not refunded after failure to secure the contract by CD. Hence, not an FC. Claimant advised to submit form F.								
Note on	security interest								

		Name of the Financial Creditor	Amount Claimed (INR)	Amount Admitted (INR)	Amount Not Admitted (INR)	Amount Under Verification (INR)	Secured/ Unsecured	reference on	Note Reference on claims	Vote Share%
Sı	r. No.	Details of security interest								
	1	Nine office units in admeasuring various areas in Satra Plaza Jodhpur as detailed in the mortgage deed with NOC from the debenture trustes								
	2	2000 Equity Shares of C Bhansal Developers P Ltd. Three separate Allotment letters dated 11th July 2013 in respect of structures at Kalina Works Compound admeasuring carpet area of 5109.54 sq.ft.,5097.19Sq.ft. and 5005.15 sq.ft. Allotment letter dated 11.07.2013 in respect of project "Satra Galleria" on all Cinema plot of land at Jodhpur overbridge clock tower scheme, admeasuring 6069.01 sq.ft. area.								
	3	Secured by the Debentture trust deed and Debenture Subscription Agreement and Escrow agreement. The Security is created over the project at Jodhpur in Rajasthan.								