

Annexure - 3

Name of the Corporate Debtor: Satra Property Developers Pvt Ltd; Date of commencement of CIRP: 10-08-2020; List of creditors as on: 28-02-2021

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in Rupees)

Sr. No.	Name of creditor	Identification No.	Details of Claim Received		Details of Claim Admitted						Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of Claim not Admitted	Amount of Claim under Verification	Remarks, if any
			Date of receipt	Amount Claimed	Amount of Claim Admitted	Nature of claim	Amount covered by security interest	Amount covered by Guarantee	Whether related party?	% voting share in CoC					
1	IIFL Finance Ltd.	L67100MH1995PLC093797	19/08/2020	1,36,32,77,076	1,36,33,21,138	Secrued Loan given to CD	1,36,33,21,138	-	No	73.82	-	-	-	(44,062)	Refer Security Interest note below
				1,36,32,77,076	1,36,33,21,138		1,36,33,21,138	-	-	73.82	-	-	-	(44,062)	-

Security Interest : IIFL Finance Ltd.

The details of the security interest have been extracted from registered loan agreement cum mortgage deed dated 04.02.2016, claim form and such other supporting documents provided by the claimant.

- a) First ranking charge created by way of continuing security over the development rights/ownership rights of the Corporate Debtor over the free sale building and free sale area of the residential project to be developed on land admeasuring 29,168 square metres of slum area under the scheme framed by the Slum Rehabilitation Authority on plot bearing CTS No. 1 (Pt), S. No 136 (Pt) of Village Ghatkopar, Mumbai namely Satra Hills.
- b) First ranking charge over the scheduled receivables and all insurance proceeds both present and future pertaining to the Project. There is an agreement for creation of first ranking charge on escrow account pertaining to the Project.
- c) Demand Promissory Note.

General Notes

1. Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. Such claims are currently under verification and may be admitted at a later date subject to additional information/clarifications being provided by the respective financial creditors.
2. Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.
3. Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.
4. The security interest reflected above in favour of the financial creditors is subject to further review.
5. The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.
6. All the aforesaid claims shall be subject to the findings of the report of the forensic/transaction auditor.