

ANNEXURE-1

NAME OF THE CORPORATE DEBTOR : ANANDRAM DEVELOPERS PRIVATE LIMITED

DATE OF COMMENCEMENT OF LIQUIDATION : 11.02.2020

LIST OF STAKEHOLDERS AS ON : 16.03.2021

LIST OF SECURED FINANCIAL CREDITORS

AMOUNT IN RS.

SL. NO.	NAME OF CREDITOR	IDENTIFICATION NO.	DETAILS OF CLAIMS RECEIVED		DETAILS OF CLAIM ADMITTED							AMOUNT OF CONTINGENT CLAIM	AMOUNT OF ANY MUTUAL DUES, THAT MAY BE SET OFF	AMOUNT OF CLAIM REJECTED	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	WHETHER SECURITY INTEREST RELINQUISHED	DETAILS OF SECURITY INTEREST	AMOUNT COVERED BY GUARANTEE	% SHARE IN TOTAL AMOUNT OF CLAIMS ADMITTED					
1	ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED	1	13-03-2020	1452058797	1452058797	SECURED	1452058797	PRESUMED RELINQUISHMENT	GIVEN BELOW	1452058797	100	0	0	0	0	
				TOTAL	1452058797											

DETAILS OF SECURITY INTEREST

Mortgage on immovable properties : (1) By Corporate Debtor - Exclusive charge on land and the building thereon bearing Door No. 17 and 18, Arcot Road, Saligramam, Chennai as follows : (a) An extent of 58,157.76 square feet of undivided share of land in total extent measuring 3.81 acres together with commercial building at T.S. No. 8, 13, 14, 15, Old S. NO. 194/1A, 1A, 1A2, 2, 193/1F2, 7, 8, 10 situated at Door No. 17 and 18, Arcot Road, Saligramam, Chennai belonging to M/s. Anandram Developers Private Limited (Corporate Debtor). Boundaries - North : S. No. 193; East : Partly by 30 feet road, Banumathi Ramakrishna Street; South : S. No. 192 and part of S. No. 191 West: Property belonging to CSS Traders (b) an extent of 20069 sq.ft. of undivided share of land in total extent measuring 3.81 acres together with commercial building at T.S. No. 8, 13, 14, 15, Old S. NO. 194/1A, 1A, 1A2, 2, 193/1F2, 7, 8, 10 situated at Door No. 17 and 18, Arcot Road, Saligramam, Chennai belonging to M/s. Anandram Developers Private Limited (Corporate Debtor). Boundaries - North : S. No. 193; East : Partly by 30 feet road, Banumathi Ramakrishna Street; South : S. No. 192 and part of S. No. 191 West: Property belonging to CSS Traders.

(2) By Corporate Guarantor - Property belonging to M/s. Bharani Properties and Developers Private Limited (Corporate Guarantor) exclusive charge on land and the building thereon bearing door No. 110, Dr. Banumathi Ramakrishna Road, Saligramam, Chennai as follows : an extent of 74794 sq.ft. i.e. undivided share of 44.35% in the total extent measuring 168625 sq.ft. together with commercial building thereon situated in old S.No. 194/1A, 1A, 1A2 and part of S. No. 194/2 situated at Door No. 110, Dr. Banumathi Ramakrishna Road, Saligramam Village, Egmore - Nungambakkam Taluk, Chennai. Boundaries: North: Arcot Road and land in TS No. 26, 27, 29, 30 and 31 ; East: Land in TS No. 32 and 76 (part); South: TS No. 8/1 (part), 33 and 41; West: Banumathi Ramakrishna Road in TS No. 7 and land in TS No. 8/1. Total Fair Market Value of above properties i.e. at Serial No 1(a) and (b) and 2 is Rs. 217.77 crores as per the valuation carried out in November, 2019.

(3) By Corporate Guarantor - Property belonging to M/s. Manoharamma Hotel Investments Private Limited (Corporate Guarantor) All the vacant site measuring 5641 sq.yards = 4715.87 sq.meters in TS No. 3 belongs to House No. 26-4-5 in the 24th ward, Jampeta Area within the municipal area of Rajahmundry Town, East Godavari District in the state of Andhra Pradesh together with all buildings and structures thereon, fixtures, fittings and all Plant and Machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. Boundaries: East: Houses bearing D No. 47-1-2, 47-1-3 and 47-1-4; South: Remaining site of vendors and others; West : Main Road; North : Site of Sattiraju Krishna Rao and others. Fair Market Value of above property i.e. property at serial number (3) is Rs. 14.72 crores as per valuation carried out in December, 2013; Hypothecation of Project Cash Flow and entire Current Assets and block assets of the Corporate Debtor. Date of Creation of Security: For Property at 1 (a) and (b) and 2 : For Rs. 60 crores; MOE dt. June 02, 2006; MOE dt. September 12, 2007; MOE dt. August 05, 2010; For Rs. 2.06 Crores - Board resolution dt. May 4th, 2019 for creation of mortgage. For Property at 3: Letter of confirmation dt November 22, 2011