

Annexure - 3

Name of the Corporate Debtor: Alba Industries Limited

Sl · No	Name of Credit or	Identification No.	Details of claims received		Details of claims admitted						Amount of conting ent claim	Amou nt of any mutu al dues, that may be set off	Amou nt of claim not admitt ed	Amou nt of claim under verific ation	Remarks if any
			Date of Rece ipt	Amount claimed	Amount of claim admitted	Natur e of claim	Amou nt cover ed by securi ty inter est (₹ in crores)	Amount covered by guarantee	Weht her relate d party ?	% voti ng shar e in CoC					
1	The Feder al Bank Limite d	CIN: L65191KLI931PLC0 00368	11- 05- 2021	22,46,44,843	22,46,44,843	Financ ial Credit or	134.9 4	22,46,44,843	No	49.2 0	0	0	0	0	Subject to verification of claims with the accounting records of the Corporate Debtor, the claims have been admitted on the basis of documentati on received.

															The amount covered by security interest is at the time of advancing the loan. The value of the respective securities are mentioned along with the list of securities enclosed with this annexure.
2	Indusind Bank Ltd	L65191PN1994PLC 076333	17-06-2021	23,19,55,602	23,19,55,602	Financial Creditor		23,19,55,602	No	50.80					Subject to verification of claims with the accounting records of the Corporate Debtor, the claims have been admitted on the basis of

																	documentati on received.
	Total			45,66,00,445	45,66,00,445					100.							

ALBA INDUSTRIES LIMITED

DETAILS OF ASSETS SECURED AGAINST LOAN FROM THE FEDERAL BANK LIMITED

Securities:

	Description	Value (Rs In Crores)
Primary	PCL : Hypothecation of Stock of goods meant for export with 25% margin.	
	FDBP/FUBP/EBRD/ (LC/ Order): Documents of title to goods exported/usance bills evidencing export against LC/ Confirmed orders.	
	Term Loan: Hypothecation of Machinery to be purchased out of the term loan. List of machineries provided as per the annexure.	37.95
	Term Loan: EM of Land with factory building in 288.08 acres situated at Arasur II village, Sathankulam Taluk, Tuticorin District under Sy Nos. 1488/6A1, 1A12A1, 5, 1488/1A12E, 1A3, 1A1A, 1A1B, 1A12B, 1A12C, 6,	6.00
	1A12D, 1482/1A14B, 1482/1A14B, 1482/1A9, 470/1A, 1B, 1C, 424/1, 423 & 1488/1A12A1 in the name of Beach Minerals Company India Ltd with proposed factory building estimated at Rs.6 crore. As per the first valuation report of Mr. J.R. Julius dt.23.5.2015 the force sale value was given as 34.62 crore. The second valuation is done on 23.6.2015 by Mr. T Murugesan and the forced sale value is Rs 32.15 crore. We may accept the lower of both valuations and consider the value of land & existing buildings as collaterals. The property is already charged on to existing limits of group firm, M/s Beach Minerals Company.	
Additional	(1) EM of 8.35 acres (Doc No. 1474), 0.54 acres (Doc No.916), EM of 1.420 acres (Doc No. 459), Total area of 10.310 Acres in the name of M/s Beach Minerals Sands Company(Partnership firm) at Kuttam village, Radhapuram Taluk in Sy. Nos. 663/3A, 3C, 4B, 5, 664/1,4,7,8B,665/9, 557/1B2A3A, 1B2A3C, 590/2,3, 436/3, 465/4A, 4B, 4C, 420/1C, 2A, 2C, 425/2,1, 426/4,2,459,424/4. The properties under Sl. Nos. 1,2 & 3 are lying together and valued at Market value of Rs.25.34 crore & Force Sale Value of Rs.20.62 crore vide External Valuation dated 02/06/2015.	20.62

(2) EM of 20 acres (Doc No. 312), 8.520 acres (Doc No.70), 12.670 acres (Doc No.223), 12.04 acres (Doc No.224) Total Area 53.23 Acres in the name of Beach Minerals Company Pvt Ltd lying at Kuttam village, Radhapuram Taluk in Sy. Nos. 663/3A, 3C, 4B, 5, 664/1,4,7,8B,665/9, 557/1B2A3A, 1B2A3C, 590/2,3, 436/3, 465/4A, 4B, 4C, 420/1C, 2A, 2C, 425/2,1, 426/4,2,459,424/4.	
(3) EM of 5.79 acres (Doc No.77) owned by Mr. Sukumar in Kuttam Villagem, Radhapuram Taluk in Sy. Nos. 663/3A, 3C, 4B, 5, 664/1,4,7,8B,665/9, 557/1B2A3A, 1B2A3C, 590/2,3, 436/3, 465/4A, 4B, 4C, 420/1C, 2A, 2C, 425/2,1, 426/4,2,459,424/4.	
(4) EM of 4.97 acres (Doc No. 991), 4.80 acres (Doc No.992) (Total extent of 9.77 acres) of land with building at Mullakadu I village, Tuticorin Taluk in S No. 272/1A1 in the name of M/s Beach Minerals Sands Company (Partnership Firm) valued on 01/06/2015. The property is valued at market value of Rs. 5.09 crore and force sale value of Rs.4.32 crore.	4.32
(5) EM of Land of 20.01 acres u/s No. 488 & 453, in Pudukulam village, Sathankulam Taluk, Tuticorin District	

in the name of Beach Minerals company India Ltd. valued on 22/05/2015. Market value is Rs.1.05 crore and force sale value is Rs.85 lacs. No independent Access is available.	
(6) EM of 4.885 acres of land with building u/s 651/2B1A at Mullakad Village, Tuticorin Taluk in the name of Sri S Sukumar valued on 02/06/2015. Market value of the property is Rs.3.16 crore & force sale value of the property is Rs.2.69 crore.	2.69
(7) EM of 3004.50 Sq ft landed property at Egmore Village, Egmore- Nungambakkam Taluk, Chennai under R.S. No. 474/1 part, Present R.S. No. 474/5 part, as per Patta R.S. No. 474/10 in the name of Sri Sukumar, valued by External Valuer on 03/06/2015. Market value is Rs.3.15 crore and Force sale value is Rs.2.96 crore.	2.96
(8) EM of 16.116 cents of land with building u/s no. 494/B/1A/1A/1A14 at Meelavittan village, Tuticorin Taluk, Tuticorin District in the name of Sri S Sukumar valued by External valuer on 01/06/2015. Market value is Rs.2.01 crore & Force sale value is Rs.1.71 crore.	1.71

	(9) EM of 21.40 acres (Extent is 21.40 acres as per valuation & 20.79 acres as per Title Deeds) of land at Mela Arasaradi village, Ottapidaram taluk, Tuticorin District u/s no. 513, 518A, 518 1B and Re Sy No. 154 & 156 in the name of S Sukumar valued on 01/06/2015 by External Valuer. Market value is Rs.8.56 crore & Force sale value is Rs.7.27 crore.	7.27
	(10) EM of 3054 Sq. ft. of Land and building in Sy No 1130 & Re Sy. No. RS 4407, Block No.40, CC No.67, Patta CA No.925/98 dated 04/09/1998 at New Door No. 139, Lingi chetty Street, George Town, Chennai-600 001 in the name of Sri S Sukumar valued on 03/06/2015. The property is valued at force sale value of Rs 4.20 crore.	4.20
	(11) EM of 4 acres of land with building at Meelavittan village, Tuticorin Taluk u/s No. 517 & 519 in the name of Sri S Sukumar and Smt S Kalayarasi valued on 02/06/2015. The property is valued at market value of Rs.8 crore and force sale value of Rs.6.80 crore	6.80
	(12) EM of land and building measuring 4851 Sq ft with built up area of 11733 sq ft. u/s No. 474/1. Sub division 474/6 at Egmore, Nungambakkam Taluk, Chennai in the name of S Sukumar valued by External Valuer on 03/06/2015. The property is valued at market value of Rs.10.20 crore & force sale value of Rs.8.16 crore.	8.16
	Additional charge on the land and existing factory buildings of primary security.	32.15

Details of properties belonging to Blue Metals Company Private Limited (a guarantor and coborrower) mortgaged with Indusind Bank Limited against loan advanced to Alba Industries Limited (previously known as Beach Minerals Company India Limited)

SCHEDULE - 'B'
(DESCRIPTION OF PROPERTY)

All the piece and parcel of vacant land situated at Door No 32/2, (Old No 24) **Halls Road**, Egmore, Chennai-8, measuring **3347 sq.ft** vacant land comprised in **R.S.No 474/4, (Part)**, as per **Patta R S No 474/12**, (Patta C.A.No 19/2004 date 08-01-2004) and **R.S.No 474/7** (Patta C.A.No 9/2004, Date 08-01-2004), **Block No.30 of Egmore Village**, Egmore Nungambakkam Taluk,

(a) **2727 Sq.ft** comprised in **R.S.No 474/8**, part as per **Patta R.S.No 474/12**, (Patta C.A.No 19/2004 date 08-01-2004) and bounded on the

North by: R S No 474/4,

South by: Purchaser's Property, R S No 474/8

East by: R S No 474/6, R S No 474/7,

West by: R S No 473,

(b) **620 Sq.ft** comprised in **R.S.No.474/7**, (Patta C.A.No 9/2004, Date 08-01-2004) and bounded on the

North by: R S No 474/6,

South by: Purchaser's Property, R S No 474/9

East by: Halls Road, R S No 474/2,

West by: R S No 474/4 Part,



And in all total measuring extend of **3347 sq.ft** and lying within the Sub Registration District of Periamet and Registration District of Chennai Central.

(SCHEDULE B1)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District

1. Comprised in Survey No 1030 Acre 8 Cent 66 one fourth of Land Acre 2 and Cent 16.5
2. Survey No 1031 Acre 17 Cent 37 one fourth of Land Acre 4 and Cent 34.25
3. Survey No 1032 Acre 9 Cent 77 a Land Acre 1 and Cent 44

(SCHEDULE B2)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District

1. Comprised in Survey No 1027 Hectare 3.59.5 entire Acre 8 and Cent 88
2. Comprised in Survey No 930 Acre 5 Cent 49 (Hectare 2.22.0)in which one sixth Cent 91.5
3. Comprised in Survey No 931 Acre 5 Cent 49 (Hectare 2.22.0)in which one sixth Cent 91.5
4. Comprised in Survey No 938 Acre 2 Cent 04 (Hectare 0.82.5)in which one sixth Cent 34
5. Comprised in Survey No 932 Acre 5 Cent 26 (Hectare 2.13.0)in which one sixth Cent 87.67
6. Comprised in Survey No 934 Acre 2 Cent 81 (Hectare 1.13.5)in which one sixth Cent 46.84.

(SCHEDULE B3)

1. All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District entire land Comprised in Survey No 1125 Acre 5 Cent 74 bounded on North Velu Naiyakkar land and land belong to BMC company, South by Stream, West by Thirunavukarasu Subbaiah Pillai and others land and in the East Pond in which as per re-survey no: 1125(1) Hectare 0.78.0, re-survey no: 1125(2) Hectare 0.72.0, re-survey no: 1125(3) Hectare 0.01.5,

(SCHEDULE B4)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District

1. Comprised in Survey No 1059(1) Hectare 2.90.5 equal to Acre 7 Cent 48
2. Survey No 1060(1) Hectare 1.48.0 equal to Acre 3 Cent 66
3. Survey No 1060(2) Hectare 0.11.5 equal to Cent 29 in all a total land of 11 Acre and 13 cents.

(SCHEDULE B5)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District Comprised in Survey No 1023 Hectare 2.93.0 equal to Acre 7 Cent 24

(SCHEDULE B6)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District Comprised in Survey No 1018 Hectare 2.47.0 equal to Acre 6 Cent 10 two third of the total extend.

(SCHEDULE B7)

- All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District
1. Comprised in Survey No 1018 Hectare 2.47.0 equal to Acre 6 Cent 10 one third of the total extend.
 2. Comprised in Survey No 897 Hectare 2.53.5 equal to Acre 3 Cent 79 one half of the total extend.

(SCHEDULE B8)

All the piece and parcel of land situated within Kottai Karunkulam Village, Radhapuram union, Radhapuram Sub Registration office, Tirunelveli Registration District

1. Comprised in Survey No 1053 Hectare 3.44.0 equal to Acre 8 Cent 50 with well and its Electricity connection 3HP motor pump set and EB Connection no. 233 including all.
2. Comprised in Survey No 1045 Hectare 6.00.5 equal to Acre 14 Cent 84
3. Comprised in Survey No 1064 Hectare 2.79.0 equal to Acre 6 Cent 90
4. Comprised in Survey No 1062(1) Hectare 4.09.5 equal to Acre 10 Cent 12
5. Comprised in Survey No 1062(2) Hectare 0.44.5 equal to Acre 1 Cent 10
6. Comprised in Survey No 1063(1) Hectare 0.87.5 equal to Acre 2 Cent 16
7. Comprised in Survey No 1063(2) Hectare 0.04.5 equal to Cent 11, As Re-Survey No 1063(2A) 0.02.5 and 1063(2B) 0.02.0
8. Comprised in Survey No 1061(1) Hectare 1.24.5 equal to Acre 3 Cent 7
9. Comprised in Survey No 1061(2) Hectare 0.11.5 equal to Cent 29
- 10 Comprised in Survey No 1067(1) Hectare 3.24.0 equal to Acre 8 in half share Acre 4 bounded on the North by Survey No 1064, West by Survey No 1060, South by Survey No 1068 and on East by Land belonging to Velan
- 11 Comprised in Survey No 1046 Hectare 2.59.0 equal to Acre 6 Cent 40