

Annexure-1  
Name of the corporate debtor: Biodiversity Conservation (India) Private Limited; Date of commencement of liquidation: 06-09-2019; List of stakeholders as on: 04-04-2021  
List of Secured Financial Creditors

Sl. No.	Name of Creditor	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 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 (As per Asset Memorandum)	Whether security interest relinquished ? (Yes/No)	Details of Security Interest	Amount covered by Guarantee	% share in total amount of claims admitted					
1	Nippon Life India Asset Management Limited (Formerly known as Reliance Nippon Life Asset Management Limited)	01-10-2019	1,56,81,74,129	1,56,81,74,129	Non Convertible Debentures	11,74,56,518	No	As per Schedule A	-	61.761	-	-	-	-	
2	Reliance India Realty Opportunities LLP	01-10-2019	41,90,77,532	41,90,77,532	Non Convertible Debentures		No	As per Schedule A	-	16.505	-	-	-	-	
3	Bennett Property Holdings Company Limited	01-10-2019	33,64,47,700	33,64,47,700	Non Convertible Debentures	51,99,500	No	As per Schedule A	-	13.251	-	-	-	-	Claim was admitted on April 04, 2021 after re-assessment on direction of NCLT, Bengaluru dated January 08, 2021. Further, Land at Coorg (Sy.No.90) and Shares of BCIL Realty Pvt. Ltd. is admitted as Securities Interest.
4	Easyaccess Financial Services Limited	05-10-2019	3,78,42,140	3,78,42,140	Working Capital Loan	2,13,72,799	No	As per Schedule A	-	1.490	-	-	-	-	
5	Axis Bank Limited	05-10-2019	5,46,787	5,24,407	Car Loan	0	No	As per Schedule A	-	0.021	-	-	22,380	-	Security Interest i.e., 3 Cars are valued at Nil Value.
	<b>Total</b>		<b>2,36,20,88,288</b>	<b>2,36,20,65,908</b>		<b>14,40,28,816</b>			<b>-</b>	<b>93.028</b>	<b>-</b>	<b>-</b>	<b>22,380</b>	<b>-</b>	

### Schedule A

#### DETAILS OF SECURITY INTEREST FOR CLAIMS OF SECURED FINANCIAL CREDITORS

S. No.	Financial Creditor	Brief Details of Security
1.	Nippon Life India Asset Management Limited (Formerly known as Reliance Nippon Life Asset Management Limited) & Reliance India Realty Opportunities LLP	Registered Supplementary Deed of Indenture of Mortgage dated 29-04-2014 bearing Document No. 275/14/15 as Clause D of the Deed which shall be on a Pari passu basis for the non-convertible debentures issued by BCIL Zed Ria Properties Private Limited (BCIL Zed Ria).  SCHEDULE I Specifically, Mortgaged Property The non- agricultural lands situated at Third Space, Suradhenepura Village, Bangalore North Taluk admeasuring 7.475 Acres bounded as follows: a. All that piece and parcel of the land bearing Survey No. 151 measuring 1 Acre 20 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its: East by: Araesedeshanahalli Road; West by: Portion of the same Survey No. belonging to Mrs. Vani; North by: Land bearing Survey No. 53 & 152/1; and South by: Araesedeshanalli Road. b. All the piece and parcel of land bearing Survey No. 156/1 measuring 1 Acre 5 Guntas situated at Suradhenupura Village, Hesaraghata Hobi, Bangalore North Taluk, bounded on its: East by: Railway Line; West by: Marasandra Kere Angala; North by: Land belonging to Mr. Byathada Narayanappa; and South by: Land belonging to Mr. Maligachar.

**DETAILS OF SECURITY INTEREST FOR CLAIMS OF SECURED FINANCIAL CREDITORS**

S. No.	Financial Creditor	Brief Details of Security
		<p>c. All the piece and parcel of land bearing Survey No. 158 measuring 26- Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, comprising of following parcels:</p> <ul style="list-style-type: none"> <li>i. Land bearing Survey No. 158 measuring 20 Guntas, bounded on its: <ul style="list-style-type: none"> <li>East by: Land belonging to Mrs. Subadra Bai;</li> <li>West by: Marasandra Kere Angala;</li> <li>North by: Land bearing Survey No. 159;</li> <li>and</li> <li>South by: Land belonging to Mr. Jayaram and Mr. Bythada Narayanappa.</li> </ul> </li> <li>ii. Land bearing Survey No. 158 measuring 6.5 Guntas, bounded on its: <ul style="list-style-type: none"> <li>East by: Remaining portion of land bearing Survey No. 158;</li> <li>West by: Remaining portion of land bearing Survey No. 158;</li> <li>North by: Remaining portion of land bearing Survey No. 158;</li> <li>and</li> <li>South by: Remaining portion of land bearing Survey No. 158.</li> </ul> </li> </ul> <p>d. All the piece and parcel of land bearing Survey No. 159 measuring 1 Acre 4.5 Guntas situated at Suradhenupura Village, Hesaraghata Hobi, Bangalore North Taluk, comprising:</p> <ul style="list-style-type: none"> <li>i. Land bearing Survey No. 159 measuring 16 Guntas, bounded on its: <ul style="list-style-type: none"> <li>East by: Railway Line;</li> <li>West by: Marasandra Kere Angala;</li> <li>North by: Land belonging to Mr. Appanna;</li> </ul> </li> </ul>

**DETAILS OF SECURITY INTEREST FOR CLAIMS OF SECURED FINANCIAL CREDITORS**

S. No.	Financial Creditor	Brief Details of Security
		<p>And</p> <p>South by: Land belonging to Mr. Jayaram and Mr. Bythada Narayanappa.</p> <p>ii. Land bearing Survey No. 159 measuring 28.5 Guntas, bounded on its:</p> <p>East by: Railway Line;</p> <p>West by: Marasandra Kere Angala;</p> <p>North by: Land belonging to D.R. Byra Shetty and Mr. Veeranna;</p> <p>and</p> <p>South by: Land belonging to Mr. Parvathamma</p> <p>e. All the piece and parcel of land bearing Survey No. 155/2 measuring 22 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:</p> <p>East by: Suradhenupura to Aredeshanahalli Road;</p> <p>West by: Land bearing Survey No. 155/1 and Lake;</p> <p>North by: Lake and Land bearing Survey No. 155/1;</p> <p>and</p> <p>South by: Land bearing Survey Nos. 154/1,2&amp;4.</p>

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S. No.	Financial Creditor	Brief Details of Security
		<p>f. All the piece and parcel of land bearing Survey No. 152/2 measuring 6 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:                      East by: Land belonging to Mr. Y.S. Lakshmana Rao;                      West by: Land bearing Survey No. 151;                      North by: Land belonging to Mr. Y.S. Lakshmana Rao;                      and                      South by: Aredeshanahalli Road.</p> <p>g. All the piece and parcel of land bearing Survey No. 153/1 measuring 17 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:                      East by: Aredeshanahalli Road;                      West by: Land bearing Survey No. 151;                      North by: Land belonging to Mr. Jaya Ramaiah;                      and                      South by: Land belonging to Mr. Y.S. Lakshmana Rao.</p> <p>h. All the piece and parcel of land bearing Survey No. 154/1 measuring 8 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:                      East by: Aredeshanahalli Road;                      West by: Land belonging to Mr. Hanumanthappa;                      North by: Land belonging to Mr. Chikkamunishamappa;                      and                      South by: Land belonging to Mr. Y.S. Lakshmana Rao.</p>

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S. No.	Financial Creditor	Brief Details of Security
		<p>i. All the piece and parcel of land bearing Survey No. 155/1 measuring 15 Guntas situated at Suradhenupura Village, Hesaraghata Hobi, Bangalore North Taluk, bounded on its:                      East by: Aredeshanahalli Road;                      West by: Marasandra Kere Angala;                      North by: Land bearing Survey No. 156/2;                      and                      South by: Land bearing Survey No. 155/2.</p> <p>j. All the piece and parcel of land bearing Survey No. 152/1 measuring 39 Guntas situated at Suradhenupura Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:                      East by: Aredeshanahalli Road;                      West by: Land bearing Survey No. 52 of Amani Marasandra &amp; 151 of Suradhenupura;                      North by: Lake and Land bearing Survey No. 153/2;                      and                      South by: Land bearing Survey Nos. 152/2.</p> <p>k. All the piece and parcel of land bearing Survey No. 53 measuring 16 Guntas situated at Amani Marasandra Village, Hesaraghata Hobli, Bangalore North Taluk, bounded on its:                      East by: Land bearing Survey Nos. 152/1 &amp; 153/2;                      West by: Marasandra Kere Angala;                      North by: Land bearing Survey No. 52 of Amani Marasandra;                      and                      South by: Land bearing Survey Nos. 151.</p>

Note: The above security interest is not relinquished to the Liquidation Estate as per Form D submitted by the claimants.

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S. No.	Financial Creditor	Brief Details of Security
2	Bennett Property Holdings Company Limited	<ol style="list-style-type: none"> <li>All that piece and parcel of converted land bearing Sy.No. 90 measuring 2 acres 78 cents situated at Koppatti Village, Bhagamandala Hobli, Madikeri Taluk, Kodagu District duly converted vide its Official Memorandum No.7/05-06 dated 12.04.2005 passed by the Assistant Commissioner, Madikeri Sub-division, Madikeri, Kodagu District and bounded on: East by: Stream and Sy. No. 53/1 West by: Sy. No.89 North by: Sy. No. 41/1 South by: Stream and Sy. No. 53/1</li> <li>Pledge of 9,900 fully paid-up equity shares of Rs. 10 each of BCIL Realty Private Limited held by Biodiversity Conservation (India) Private Limited.</li> </ol>
Note: The above security interest is not relinquished to the Liquidation Estate as per Form D submitted by the claimants.		
3	Easyaccess Financial Services Limited	<ol style="list-style-type: none"> <li>Assignment agreement dated May 09, 2018 executed by and between Biodiversity Conservation (India) Private Limited (“BCIL”) and Easyaccess Financial Services Limited and Tiger Urbanscape LLP to assign BCIL’s rights, interest and all income, profits, share and revenue (Receivables) that would accrue to it under its agreements dated 24-4-2018 registered as Documents No. 595/2018-19 at Mysore and subsequent agreement dated 25-4-2018 with Tiger Urbanscape LLP to Easyaccess Financial Services Limited.</li> </ol>
Note: The above security interest is not relinquished to the Liquidation Estate as per Form D submitted by the claimants.		
4	Axis Bank Limited	<ol style="list-style-type: none"> <li>Swift Desire Vehicle No: KA04MP3967 hypothecated with Axis Bank vide Loan Cum Hypothecation Agreement dated 11-12-2014.</li> <li>Maruti Ritz Vehicle No: KA04MP8951 hypothecated with Axis Bank vide Loan Cum Hypothecation Agreement dated 16-03-2015.</li> <li>Maruti Swift Vehicle No: KA04MP8469 hypothecated with Axis Bank vide Loan Cum Hypothecation Agreement dated 16-03-2015.</li> </ol>
Note: The above security interest is not relinquished to the Liquidation Estate as per Form D submitted by the claimants.		