

## Annexure - 3

## Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 30/11/2021

List of secured financial creditors (other than financial creditors belonging to any class of 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 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?	% of voting share in CoC					
1	IIFL Home Finance Ltd.		25,62,25,566	-	NA				0.000%			25,62,25,566	-	Note-1
2	IIFL Finance Ltd.		1,85,54,92,275	-	NA				0.000%			1,85,54,92,275	-	Note-1
3	Jumbo Finvest India Ltd.		8,27,95,155	6,92,68,996	Secured				4.776%			1,35,26,159	-	Note-2
4	Pratiti Trading Pvt Ltd.		22,22,56,206	4,69,71,024	Secured				3.238%				17,52,85,182	Note-3
5	Punjab National Bank		1,59,50,266	1,53,15,115	Secured				1.056%			6,35,151	-	Note-4
	<b>Total</b>		<b>2,43,27,19,468</b>	<b>13,15,55,135</b>					<b>9.07%</b>			<b>2,12,58,79,151</b>		<b>17,52,85,182</b>

## Note on claims

	Particulars
1	The parties have upon execution of "Deed of Security" by consent agreed to modify and/or alter the obligations of SPIL 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. The current status is that they have secured their dues in the Resolution Plan approved by CoC of SPDPL on 12/08/2021
2	The claimant has not given the break up of principal and interest calculation. Since the payment is on EMI basis, the book balance has been taken as the claim admitted and the correction will be made on receipt of reply from the claimant. Also, an amount is receivable from the Claimant the details and proof of the same are not provided despite requests made via email.
3	The admitted Claim was re-examined in the Light of the objections of Mr. Praful Satra, Director and explanations were called for from the claimant. On a re-assessment, the revised estimation was done considering the fact that the CD had paid interest and there was no written record of any revision in interest rates. The affidavits filed in NCLT were not adjudicated and as such were not considered to arrive at any conclusion. The agreement provided for an interest of 30% per annum. The claimant had calculated interest while submitting the claim by compounding annually. As the agreement did not stipulate compounding, Simple interest @ 30% per annum was calculated and the claim was estimated accordingly. Final claim amount is subject to any outstanding dispute that needs to be resolved in terms of amounts and security. The matter is currently pending before Hon'ble NCLT. Based on IA filed by the claimants and Mr. Praful Satra.
4	Interest Charged beyond the insolvency commencement date is disallowed. Mutual set off amount of Rs. 39332/- not considered as the Balance available on ICD cannot be adjusted against the dues of the Bank.