

M/s Plyush Colonisers Limited  
(Company under CIRP)

List of "Creditors (Other than Financial Creditors and Operational Creditors)" (provisionally admitted) as updated on dated 30th December, 2021

This list supercedes all lists issued earlier in this category of Creditors.

Sr. No.	Name of claimant	Amount Claimed (Rs.)	Amount Provisionally Admitted (Rs)	Security Interest
1	Religare Finvest Ltd	69,374,905	69,374,905	#REF!
2	Indiabulls Housing Finance Ltd	27,438,309	27,438,309	#REF!
3	Indiabulls Assets Reconstruction Company Ltd	48,616,067	48,591,287	#REF!
4	Mahesh Kumar Goel	3,289,263	2,000,000	Nil
5	Haryana Police Housing Corporation Ltd.	5,337,000	5,337,000	Nil
6	Suman Bala	2,017,852	1,100,000	Nil
7	Brahma Nand S/O Charan Singh	905,000	500,000	Nil
8	Chanderwati	258,000	150,000	Nil
9	Chattar Lal	330,290	200,000	Nil
10	Kanti Devi	2,365,900	200,000	Nil
11	Narender singh	2,580,000	1,500,000	Nil
12	Nawal Singh S/O Mohan Lal	814,500	450,000	Nil
13	Reena ranl	285,000	150,000	Nil
14	Savita	1,298,500	700,000	Nil
15	Suresh Kumar	863,862	500,000	Nil
16	Subash chander Gandhi	1,720,712	743,700	Nil
17	Rukmani Devi and Ravinder Kumar Goswami	2,284,471	1,800,000	Nil
18	Rekha Garg	100,000	100,000	Nil
19	Abhishek Singh	5,075,000	2,900,000	Nil
20	Anita goyal	250,000	250,000	Nil
21	Geeta Goyal	1,000,000	1,000,000	Nil
22	Sudama Singh	3,850,000	2,200,000	Nil
23	Nishant Azad	500,000	500,000	Nil
24	Chander Kant Azad	2,000,000	2,000,000	Nil
25	Rajesh Gupta	1,332,090	800,000	Nil
26	Vishesh Gupta	468,000	300,000	Nil
27	Rajesh Gupta HUF	1,560,000	1,000,000	Nil
28	Mamta Gupta	1,638,000	1,050,000	Nil
29	Mohan Electrovision	3,392,055	2,500,000	Nil
30	Sunita Kapoor	2,690,219	1,500,000	Nil
31	Surinder Kumar Kohli	964,055	500,000	Nil
32	Usha Kapoor	941,863	500,000	Nil
33	Rajrani Bansal	500,000	500,000	Nil
34	Sukhveer Singh Solanki	500,000	500,000	Nil
35	Nidhi Mittal	412,849	412,849	Nil
36	Bharti	1,026,008	319,345	Nil
37	Kavita Bindal	423,500	384,578	Nil
38	Ranjit Bahadur Singh/Anjli Singh	400,000	400,000	Nil
	<b>Sub Total Creditor Others (D)</b>	<b>198,803,270</b>	<b>180,351,972</b>	

Note :

1	Claims have been admitted on the basis of documents received with claim. Upon subsequent verification of claim, the claim may be rejected/ accepted as it is / accepted for a reduced amount
2	Claim of Religare Finvest Ltd (RFL) is on account of Corporate Guarantee provided by CD to secure loan sanctioned and disbursed to Piyush Buildwell India Ltd.
3	Claim of Indiabulls Housing Finance Ltd. is on account of Corporate Guarantee provided by CD to secure loan sanctioned and disbursed to M/s Plyush Buildwell India Ltd.
4	Claim of Indiabulls Assets Reconstruction Company Ltd. (IARCL) (assigned by M/s Indiabulls Housing Finance Ltd. vide assignment agreement dated 30.09.2019) is on account of Corporate Guarantee provided by CD to secure loan sanctioned and disbursed to M/s Piyush Buildwell India Ltd.

Security Interest Note 1A :

Religare Finvest Ltd.

As per security documents provided along with claim documents.

Property P1 Plot No. D-77 (220.43 Sq. Mtrs), D-78 (220.43 Sq. Mtrs), D-79 (294.11 Sq. Mtrs) & D-81 (220.43 Sq. Mtrs)
Property P4 Plot No. A-11 (996.82 Sq. Mtrs), D-129 (270.28 Sq. Mtrs), B-2 (509.24 Sq. Mtrs), D-127 ( 220.43 Sq. Mtrrs) A-7 (996.82 Sq. Mtrs), A-8 (996.82 Sq. Mtrs), A-9 (996.82 Sq. Mtrs), A-12 (996.82 Sq. Mtrs)& A-13 (996.82 Sq. Mtrs)
Property P5

1A	Plot No. D-271 Part (220.43 Sq. Mtrs) & D-276 Part (220.43 Sq. Mtrs)
	Property P6
	Plot No. A-1 (996.82 Sq. Mtrs) & A-2 (996.82 Sq. Mtrs)
	Property P7
	Plot No. D-59 (Part @ 233/13/1) (224.56 Sq. Mtrs)
	Property P8
	Plot No. D-8 (220.99 Sq. Mtrs)
	Property P9
	Plot No. D-157 (222.53 Sq. Mtrs)
	Property P10
	Plot No. F-98 (181.90 Sq. Mtrs)
	Property P11
	Plot No. D-215 (220.43 Sq. Mtrs) & D-216 (220.43 Sq. Mtrs)
	Property P12
	Plot No. D-234 , D-235 , D-209, D-239 (220.43 Sq. Mtrs), D-240 (220.43 Sq. Mtrs), D-244(220.43 Sq. Mtrs) D-245 (220.43 Sq. Mtrs) & D-246 (220.43 Sq. Mtrs) Plot No. D-271 Part & D-276 Part, D-251 (220.43 Sq. Mtrs), D-199 (220.43 Sq. Mtrs), D-202 (220.43 Sq. Mtrs), D-205 (220.43 Sq. Mtrs), D-206 (220.43 Sq. Mtrs) & D-207 (220.43 Sq. Mtrs)
	Property P13
Plot No. A-3 (996.82 Sq. Mtrs), A-4 (996.82 Sq. Mtrs), A-5 (996.82 Sq. Mtrs) & A-6 (996.82 Sq. Mtrs)	
Property P14	
Plot No. F-60 (181.80 Sq. Mtrs)	
Property P15	
Plot No. D-321 (220.43 Sq. Mtrs), D-300 (222.33 Sq. Mtrs), D-302 (222.33 Sq. Mtrs), D-304 (222.33 Sq. Mtrs), D-312 (222.33 Sq. Mtrs) & D-313 (222.33 Sq. Mtrs)	
Property P16	
Plot No. D-187 (220.43 Sq. Mtrs)	
Property P19	
Plot No. D-293 (253.50 Sq. Mtrs)	

**Security Interest Note 2A :**

2A	Indiabulls Housing Finance Ltd. (IHFL) (IHFL have shown Security Interest Nil as per form F submitted and on telephonic discussion confirmed that the mortgaged assets has already been sold out).
	Security Interest mentioned here is as per sanction/ security documents provided by IHFL.
	Plot No. A-51 EROS ESCADLE, LAKEWOOD CITY, SURAJKUND ROAD, FARIDABAD - 121001.
	Plot No. A-51 EROS ESCADLE, LAKEWOOD CITY, SURAJKUND ROAD, FARIDABAD - 122901. As per sanction letter provided along with claim documents.

**Security Interest Note 3A :**

3A	Indiabulls Asset Reconstruction Company Ltd. (IARCL) (IARCL have shown Security Interest Nil as per form F submitted and on telephonic discussion confirmed that the mortgaged assets has already been sold out).
	Security Interest mentioned here is as per sanction/ security documents provided by IARCL.
	PROPERTY-1 PLOT NO.-35, SECTOR-9, FARIDABAD, PROPERTY-2 PLOT NO.-36, SECTOR-9, FARIDABAD, PROPERTY-3 AJRONDA CHOWK, NEELAM FLYOVER, FARIDABAD, PROPERTY-4 PLOT No. 51 AEROS ESCALADE, LAKEWOOD CITY, SURAJKUND ROAD, FARIDABAD - 121001.
	As per sanction letter/Assignment Agreement provided along with claim documents.

M/s Piyush Colonisers Limited  
(Company under CIRP)

List of Contingent claims Other Creditor as updated on dated 30th December, 2021

Sr. No.	Name of claimant	Amount Claimed (Rs.)	Amount proposed to be Admitted (Rs)	Security Interest
1	LIC Housing Finance Limited	1,559,181,218	141,700,000	See Security Interest Note

	<b>Sub Total Contingent Creditor Others (C1)</b>	<b>1,559,181,218</b>	<b>141,700,000</b>	
--	--	----------------------	--------------------	--

**NOTE :**

1	Claim of LICHFL is on account of Corporate Guarantee provided by CD on account of loan sanctioned and disbursed in favour of SRS Real Estate Ltd and SRS Retreat Services Ltd. The liability of CD under CG is restricted to the extent of security mortgaged with LICHFL to secure the repayment for the loan amount payable by borrower. LICHFL had filed claim in Form "C" Financial Category which has been rejected for want of documents. However LICHFL was requested to file the claim in Form "F" Other Creditors Category but there revised claim is yet to be received. Matter in this regard is NCLT, based on discussion during the hearing RP has conveyed contingent of acceptance of Claim to them subject to filing of Form F.
---	---

**NOTE : SECURITY INTEREST**

1A	<p><b>LIC Housing Finance Limited :</b> The corporate debtor has not taken any funding / facility directly from LICHFL. However, the claim of LICHFL is on account of invocation of Corporate Guarantee provided by CD in favour of third party. The liability of CD is restricted to the extent of additional security mortgaged with LICHFL to secure the repayment for the loan amount payable by borrower.</p> <p><b>Primary Security : (Provided by Borrower)</b></p> <p>i) Equitable Mortgage of project land, admeasuring 24.968 Acre at village Baselwa, Sector-87 Faridabad, Haryana including structure of the Project " SRS Royal Hills - Phase-II" coming up on land admeasuring 5.95 Acre with saleable area not less than 11.40 Lacs Sq. Ft.</p> <p>ii) Assignment / Hypothecation of receivables from in the " SRS Royal Hills - Phase-II" (Seven towers) being constructed on 5.95 Acre.</p> <p>iii) Security cover at any point of time to be at least 1.50 times of the loan amount. (Second valuation report from other panel valuer, least of the two shall be considered for calculation of security cover.)</p> <p>iv) Negative lien on the property to the extent of 1.50 times of the loan amount based on the selling rate as per valuation report.</p> <p>v) Corporate Guarantee of M/s SRS Real Infrastructure Limited.</p> <p>vi) Personal Guarantee of all directors namely :</p> <ol style="list-style-type: none"> <li>1. Mr. Anil Jindal</li> <li>2. Mr. Bishan Bansal</li> <li>3. Mr. Rajesh Singla</li> <li>4. Mr. Vinod Jindal</li> <li>5. Mr. Nanak Chand Tayal</li> </ol> <p><b>Additional Security : (Provided by Piyush Colonisers Ltd)</b> Clear, unencumbered, enforceable and marketable additional security at least to the extent of 50% of the loan amount sanctioned as acceptable to LICHFL other than pledge of shares.</p> <p><b>Third Party Guarantee by Piyush Colonisers Ltd:</b> Mortgage of Land &amp; Structure measuring 14.0625 Acre ( 10.9434 Acre is in the ownership of Piyush Colonisers Ltd, rest of the land is owned by M/s Piyush Housing India (P) Ltd. and M/s Piyush Infrastructure India (P) Ltd.), situated at Village Palwal, Sector 8, Tehsil Palwal, District Faridabad, HARYANA jointly. Land admeasuring 14.0625 Acre has been valued at Rs. 44.015 Crores as per valuation as on 31.03.2016.</p>
----	--

	<b>Grand Total Creditors (A+B+C+D)</b>	<b>8,052,052,818</b>	<b>6,684,944,330</b>	
--	--	----------------------	----------------------	--