

M/s Piyush Colonisers Limited
(Company under CIRP)

List of "Creditors (Other than Financial Creditors and Operational Creditors)" (provisionally admitted) as updated on dated 03rd March, 2022

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.	6,93,74,905	6,93,74,905	See Security Interest Note 1A
2	Indiabulls Housing Finance Ltd	2,74,38,309	2,74,38,309	See Security Interest Note 2A
3	Indiabulls Assets Reconstruction Company Ltd	4,86,16,067	4,85,91,287	See Security Interest Note 3A
4	Mahesh Kumar Goel	32,89,263	20,00,000	Nil
5	Haryana Police Housing Corporation Ltd.	53,37,000	53,37,000	Nil
6	Suman Bala	20,17,852	11,00,000	Nil
7	Brahma Nand S/O Charan Singh	9,05,000	5,00,000	Nil
8	Chanderwati	2,58,000	1,50,000	Nil
9	Chattar Lal	3,30,290	2,00,000	Nil
10	Kanti Devi	23,65,900	2,00,000	Nil
11	Narender Singh	25,80,000	15,00,000	Nil
12	Nawal Singh S/O Mohan Lal	8,14,500	4,50,000	Nil
13	Reena rani	2,85,000	1,50,000	Nil
14	Savita	12,98,500	7,00,000	Nil
15	Suresh Kumar	8,63,862	5,00,000	Nil
16	Subash chander Gandhi	17,20,712	7,43,700	Nil
17	Rukmani Devi and Ravinder Kumar Goswami	22,84,471	18,00,000	Nil
18	Rekha Garg	1,00,000	1,00,000	Nil
19	Abhishek Singh	50,75,000	29,00,000	Nil
20	Anita goyal	2,50,000	2,50,000	Nil
21	Geeta Goyal	10,00,000	10,00,000	Nil
22	Sudama Singh	38,50,000	22,00,000	Nil
23	Nishant Azad	5,00,000	5,00,000	Nil
24	Chander Kant Azad	20,00,000	20,00,000	Nil
25	Rajesh Gupta	13,32,090	8,00,000	Nil
26	Vishesh Gupta	4,68,000	3,00,000	Nil
27	Rajesh Gupta HUF	15,60,000	10,00,000	Nil
28	Mamta Gupta	16,38,000	10,50,000	Nil
29	Mohan Electrovision	33,92,055	25,00,000	Nil
30	Sunita Kapoor	26,90,219	15,00,000	Nil
31	Surinder Kumar Kohli	9,64,055	5,00,000	Nil
32	Usha Kapoor	9,41,863	5,00,000	Nil
33	Rajrani Bansal	5,00,000	5,00,000	Nil
34	Sukhveer Singh Solanki	5,00,000	5,00,000	Nil
35	Nidhi Mittal	4,12,849	4,12,849	Nil
36	Bharti	10,26,008	3,19,345	Nil
37	Kavita Bindal	4,23,500	3,84,578	Nil
38	Ranjit Bahadur Singh/Anjli Singh	4,00,000	4,00,000	Nil
39	Surender Gupta	40,00,000	40,00,000	Nil
	Sub Total Creditor Others (D)	20,28,03,270	18,43,51,972	

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 Piyush 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. Mtrs). 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)



1A	Property P5 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 03rd March, 2022

Sr. No.	Name of claimant	Amount Claimed (Rs.)	Amount proposed to be Admitted (Rs)	Security Interest
1	LIC Housing Finance Limited	1,55,91,81,218	14,17,00,000	See Security Interest Note

Sub Total Contingent Creditor Others (C1)		1,55,91,81,218	14,17,00,000	
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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.
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NOTE : SECURITY INTEREST

1A	<p>LIC Housing Finance Limited : 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>Primary Security : (Provided by Borrower)</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. ii) Assignment / Hypothecation of receivables from in the " SRS Royal Hills - Phase-II" (Seven towers) being constructed on 5.95 Acre. 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.) 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. 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"> 1. Mr. Anil Jindal 2. Mr. Bishan Bansal 3. Mr. Rajesh Singla 4. Mr. Vinod Jindal 5. Mr. Nanak Chand Tayal <p>Additional Security : (Provided by Piyush Colonisers Ltd) Clear , unencumbered , inforceable 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>Third Party Guarantee by Piyush Colonisers Ltd: Mortgage of Land & 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>
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Grand Total Creditors (A+B+C+D)		8,15,33,98,227	6,77,59,55,293
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