

Annexure - 4

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Unsecured 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-	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 guarantee	Whether related party?'	% of voting share in CoC					
1	Gammon Realty Ltd.		24,08,00,000	-	Unsecured			-			24,08,00,000	-	Note-1
2	Kasam Holding Pvt. Ltd.		4,00,00,000	-	Unsecured			-			4,00,00,000	-	Note- 2
3	Gammon India Ltd.		3,00,00,000	-	Unsecured			-			3,00,00,000	-	Note-3
4	Mr. Mool Singh Rathore		14,12,000		Unsecured			-	14,12,000			-	Note-4
5	Mr. Shyamlal Khatri and Mr. Hemant Arora		14,00,000	-	Unsecured			-	14,00,000			-	Note-4
6	Mr. Suresh Bhandari and Mrs. Seema Dakalia		28,95,500						28,95,500				Note-4
7	Mr. Suresh kumar		23,62,500						23,62,500				Note-4
8	Mrs. Meenakshi Soni and Mr. Naveen Soni		14,20,000						14,20,000				Note-4
9	Mrs. Pushpadevi		25,31,250						25,31,250				Note-4
10	Mrs. Teena Soni		2,00,000						2,00,000				Note-4
11	Mrs. Swati Soni		3,00,000						3,00,000				Note-4
12	Mr. Babulal Soni and Mrs. Geeta Soni		11,50,000						11,50,000				Note-4
13	Mr. Vinod Kriplani and Mrs. Neetu Kriplani		10,52,250						10,52,250				Note-4
14	Mr. Ramchander Soni		8,50,000						8,50,000				Note-4

15	Mrs. Havan Kanwar		49,41,000					49,41,000				Note-4
16	Mr. Vikas Das		7,00,000					7,00,000				Note-4
17	Mr. Kishore Kumar Arya and Mrs. Pushplata		10,00,000					10,00,000				Note-4
18	Mr. Jagdev Singh		1,00,000					1,00,000				Note-4
19	Mr. Rishabh Kankaria		16,05,902							16,05,902		Note-5
	Total		33,47,20,402		-			2,23,14,500		31,08,00,000		16,05,902

Note on claims

	Particulars
1	Party has clarified that there is an MOU which they are unable to trace. The money is reflected as advance taken for property in the books but no allotment has been made. There is no agreement for interest. There has been transactions of receipt and payment in the account. Claimant has been asked to submit form F for other creditors.
2	No reply to mail. The MOU is not acted upon. Part amount of Rs.100 lakhs has been refunded indicating that there has been an agreement not to act upon the MOU. No balance confirmation was given in all these years except in April 2020. Hence, cannot be classified as a home buyer. Appropriate form despite mail was not submitted.
3	The amount was given as an advance for payment of security deposit for a contract from MMRDA. On successful bid it was to be jointly developed by the claimant with CD. The amount was not refunded after failure to secure the contract by CD. Hence, not an FC. Claimant advised to submit form F.
4	Possession has been given to most of the claimants, hence clarification has been sought from them. Pending such a clarification they cannot be treated as allottees. Refer mail dated 28th July 2021 sent to associates.kanungo@gmail.com. The claimants have filed IA for registration of the property which is pending for adjudication before the Tribunal.
5	Claimant filed claim after 90 days of ICD. A decree was issued by RERA to refund the amount paid to CD with interest. The claimant moved for execution of the decree. Both have been stayed by the RERA appellate tribunal vide order dated 04.03.22. Matter kept under verification as the claimant has submitted form CA to be treated as an home buyer whereas the decree is for refund.