

ANNEXURE – II

LIST OF CREDITORS OF SCHEMA ENTERPRISES PRIVATE LIMITED

**List of Secured financial creditors (other than financial creditors belonging to any class of creditors) for claims as on August 10, 2021
Drawn for claims received up to June 14, 2022**

Sr. No.	Name of Creditor	Amount of claim received	Amount of claim admitted	Amount of Claim under verification	Amount of claim not admitted	Security Interest
1	Assets Care and Reconstruction Enterprise Limited	28,91,99,085.00	28,91,99,085.00	0.00	0.00	Refer Notes 1
2	State Bank of India	15,67,61,076.54	15,67,61,076.54	0.00	0.00	Refer Notes 2
	Total	44,59,60,161.54	44,59,60,161.54	0.00	0.00	

Note 1:

(Security details as per Loan Agreement dated 25th January, 2017 – Indiabulls Housing Finance Ltd and Schema Enterprises Pvt. Ltd.)

- Property Mortgaged Project ' Tropical Elite' flat No. 701, 801, 1001, 1201, 1601, 1801 Address: M.G. Road, Opp. Naupada Police Station, Naupada, Thane (West) - 400 706.
- Escrow of the Receivables in the escrow account(s) and requisite first ranking hypothecation/charge/pledge on the hypothecated assets(s) in favour of the Financial Creditor.
- Loan originally was given by Indiabulls Housing Finance Limited which was assigned to Indiabulls ARC vide assignment deed dated September 30, 2020. Further, assigned to ACRE vide assignment deed April 26, 2021 and rectification of assignment deed dated August 26, 2021

Note 2:

The Corporate Debtor has given a Corporate Guarantee for the facilities granted by State Bank of India to M/s Waterfront Buildcon LLP. (Guarantee agreement dated 1st July, 2017)

- Office No 104 & 105 Carpet area admeasuring 64.904 sq ft and 122.46 sq. ft. on the first floor of the building known as 'Tropical Elite' on land bearing survey no 82, 88, 91, 92, 96 tikka no. 18 of the village Naupada, Taluka and District Thane, situated at Ghantali Devi Road, Naupada, Thane West-400602