

Name of Corporate Debtor M/s. Gayatri Projects Limited
Date of commencement of CIRP 15-11-2022
List of Creditors as on 08-12-2022

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 (Ref. Note 3 below)	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remark s/ Security Interest
		Date of receipt	Amount claimed	Amount of claim provisionally admitted (Ref. Note 1)	Nature of claim	Amount covered by security interest (Ref. Note 2 below)	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Federal Bank Limited	25-11-2022	19,01,09,232	19,01,09,232	Financial Debt	19,01,09,232	19,01,09,232	NO	0.32	-	-	-	-	Ref. Exhibit -1
2	IDBI Bank Ltd	29-11-2022	10,16,29,85,741	8,44,66,36,970	Financial Debt	3,79,97,36,541	8,44,66,36,970	NO	14.28	1,71,63,48,771	-	-	-	
3	Canara Bank Ltd	30-11-2022	19,10,61,26,350	13,25,85,77,480	Financial Debt	11,06,52,88,101	13,25,85,77,480	NO	22.41	5,84,75,48,870	9,03,311	-	-	
4	State Bank of India	01-12-2022	3,14,71,92,740	2,64,15,74,063	Financial Debt	1,94,30,18,017	2,64,15,74,063	NO	4.46	50,56,18,677	-	-	-	
5	Union Bank of India	01-12-2022	8,11,40,43,539	6,88,67,14,233	Financial Debt	3,52,84,50,215	6,88,67,14,233	NO	11.64	1,22,73,29,306	-	-	-	
6	Bank of Baroda	30-11-2022	13,82,42,93,623	8,97,55,39,056	Financial Debt	8,97,55,39,056	8,97,55,39,056	NO	15.17	4,84,87,54,567	8,03,670	-	-	
7	Indian Overseas Bank	01-12-2022	5,54,99,90,479	4,40,73,00,325	Financial Debt	3,08,02,79,198	4,40,73,00,325	NO	7.45	1,14,26,90,154	-	-	-	
8	Punjab National Bank	01-12-2022	8,85,97,03,840	7,37,83,15,910	Financial Debt	4,10,02,24,156	7,37,83,15,910	NO	12.47	1,48,13,87,930	-	-	-	
9	SREI Equipment Finance Limited	01-12-2022	60,21,65,739	60,21,65,739	Financial Debt	60,21,65,739	52,96,23,834	NO	1.02	-	-	-	-	
Total			69,55,66,11,283	52,78,69,33,008		37,28,48,10,255	52,71,43,91,103		89.21	16,76,96,78,275	17,06,981	-	-	

Notes:

1. Claims are provisionally admitted subject to change based on the receipt of further information/documents from the respective creditors
2. Balance of the admitted amount is unsecured
3. Contingent Claim is in respect of Bank Guarantees provided by the Financial Creditors which are live and not encashed as on date

to List of Creditors dated 08.12.2022

Security Interest of the Financial Creditors of Gayatri Projects Limited
(“GPL” or “CD”) (under CIRP)

Consortium Lenders means the following lenders:

Sr. No.	List of Consortium Lenders
1.	Bank of Baroda
2.	Bank of Maharashtra
3.	Canara Bank
4.	IDBI Bank Limited (IDBI)
5.	Indian Overseas Bank (IOB)
6.	The Federal Bank
7.	Punjab National Bank (PNB)
8.	State Bank of India (SBI)
9.	Union Bank of India

A. Pari – Passu Charge on assets of the CD:

1. Vide Hypothecation Agreement dated 09.11.2020 between GPL and IDBI Trusteeship Services Limited (acting on behalf of consortium of lenders) (“IDBI Trusteeship”), first Pari-Passu charge is created in respect of the following assets of GPL in favour of IDBI Trusteeship Limited acting on behalf of the Consortium Lenders:

- a. Entire unencumbered fixed assets, both present and future including but not limited plant and machineries and all rights, titles and interests in relation to the Insurance Contracts pertaining thereto.
- b. Entire current assets such as inventory, construction material, book debts both current and future (excluding the current assets pertaining to Panikoli Rimoli Project specifically charged to Syndicate Bank under project specific limits) with all the rights, titles and interests thereto, both present and future

3.2 Further, in pursuance of the MRA as amended/ modified for the consideration aforesaid, the Borrower doth hereby hypothecate and create charge over its entire Current Assets such as inventory construction material, book debts both current and future (excluding the current assets pertaining to Panikoli Rimoli Project, charged to Syndicate Bank) with all the rights, tiles and interests thereto, both present and future (hereinafter collectively referred to as “**the Second Hypothecated Assets**”); as and by way of

- a) **First charge** in favour of the Security Trustee, as security for the due payment, repayment or reimbursement, as the case may be, of Facility A (RTL to the extent of Rs. 60 crores granted by IDBI), Facility E (FB-WC), Facility F (NFB-WC), Facility G (COVID CECL), Facility H (COVID FITL), Facility I (Arbitration BG) to the extent of the sub-limits of Facility C, D and F, all as stipulated in the Schedule II hereto together with all interest, liquidated damages, premia on redemption, costs, expenses and other monies whatsoever in connection therewith.
- b) **Second charge** in favour of the Security Trustee, as security for the due payment, repayment or reimbursement, as the case may be, of the Facilities comprising of Facility C (WCTL) and Facility D (FITL) stipulated in Schedule II, together with all interest, liquidated damages, premia on redemption, costs, expenses and other monies whatsoever in connection therewith.
- c. Fixed deposit of Rs. 0.37 Crores alongwith interest accrued thereon from time to time;

- d. Hypothecation/Assignment of Arbitration Claims of Rs. 147.27 Crores alongwith future arbitration claims awarded to GPL

B. Pari – Passu Charge on Corporate Guarantees, Personal Guarantees and Properties of the Promoters of the CD:

I. Properties of the Promoters and promoter group companies of the CD:

As per the Memorandum of Entry dated 09.11.2020, pari-passu charge on the following properties is created in favour of IDBI Trusteeship Services Limited acting on behalf of the Consortium Lenders:


1. House No.6-3-249/5/A, Road No.1, Banjara Hills, Hyderabad in the name of Sri T. Subbarami Reddy.
2. House property No.8-2-331/12/A, Plot Nos.5&8, situated at Road No.3, Banjara Hills, Hyderabad in the name of the Sri T.V. Sandeep Kumar Reddy.
3. Commercial lands in survey nos. 874, 875 880 and building No 11-52 to 56, to the extent of Ac 5.22 guntas in and Taluk, Medchal Village Rangareddy District in the name of Sri T.V.Sandeep Kumar Reddy.
4. Commercial Land & Buildings in survey nos. 875&880 part, to the extent of Ac 3.08 guntasin Medchal Village and Taluk, Rangareddy District, in the name of Sri T.V.Sandeep Kumar Reddy.
5. Commercial lands in survey nos. 875 & Part 880, to the extent of Ac 4.35 guntas in Medchal Village and Taluk, Rangareddy District, in the name of Sri T.V.Sandeep Kmar Reddy.
6. Commercial complex situated in survey nos, 106, 106A (old), bearing house nos.1-7-1, 1/1, 1/2, 1/3 in 4125 sq. yards at Sardar Patel Road, Secunderabad in the name of Sri T. Subbarami Reddy.
7. Open Land admeasuring 5 Acres and 9 Guntas in Sy.No.381 situated at Maheshwaram Village, Maheshwaram Mandal, RR District in the name of Mr. G. Sivakumar Reddy.
8. Commercial Flat No.1001 (House No.6-3-1187/1001) admeasuring 2125 sq. ft. situated in Srinivasa Towers, Begumpet, Hyderabad in the name of Smt. G. Sulochanamma.
9. Guest House property situated at 7-8- 10/1, T.S.No.1011, Block No.39, measuring 1742 sq. yards in Waltair Ward of Visakhapatnam Municipality in the name of M/s T.Gayatri Engineering Company Private Limited.
10. House Property in survey no. OS No.129/69,R.S.No.281,T.S.No.27,28,29 in Plot No.C in (B) M.C.H.No.8-2-618/1, measuring 978.75 sq. yards situated in road No. 11, Banjara Hills, Hyderabad in the name of the Smt. T. Sarita Reddy.
11. Commercial complex in House No.9-1- 77 (old No.31) measuring 854 sq. yards,situated in Sarojini Devi Road, Secunderabad in the names of Smt. J.Susheela, T. Sarita Reddy and J.Anita Reddy (through GPA holder Sri J.Brijmohan Reddy).
12. Commercial complex at Municipal no.6- 3-1090, TSR Towers, Rajbhavan Road, 5028 Somajiguda, Hyderabad in sq.yds, in the name of M/s Deep Enterprises (now changed to Deep Corporation Private Limited)

13. Plot in survey no. T.S.No.2(P) and 3(P), Plot No.39, Block-F, Ward No.9, ofShaikpet Village, Golkonda Mandal, Jubilee Hills, Hyderabad District, covered in M. C.H. Ward No.8, Block No.2, measuring 1180 sq. mtrs (1411.28 Sq. yards) in the name of Sri T.V.Sandeep Kumar Reddy.
14. Land measuring 987 sq. yards along no.30-15- with house bearing 76,situated at Bhanu Street, Daba Gardens, Visakhapatnam in the name of M/s Deep Enterprises now merged with M/s T.V.Sandeep Kumar Reddy and others represented by Mr.T.V. Sandeep Kumar Reddy.
15. Land measuring 599.60 sq. with terrace in house bearing 30-15-76 situated at Bhanu Street, Daba Gardens, Visakhapatnam in the name of Sri T.V. Sandeep Kumar Reddy
16. All that the non agricultural land admeasuring Ac.12-30 guntas covered by S.Nos.17/A, 17/Aa, 17/E and 127/A, 127/Aa and 127/E to an extent of Ac.4-12 guntas and Ac.8-18 guntas situated at Kangara Kalan village, Ibrahimpatnam Mandal, Ranga Reddy District together with all buildings and structures standing thereon or to be erected hereafter and the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future , in the name of M/s.Deep Land Holdings Private Ltd.

II. Pledge of shares/debentures:

1. Pledge of 7,82,87,796 CCCPS (subject to maximum of 30% of paid up capital of the company for each lender) of **Gayatri Hi-tech Hotels Limited**
2. Pledge of 48,27,482 Equity Shares (subject to maximum of 30% of paid up capital of the company for each lender) in the name **of Gayatri Energy Ventures Private Limited**
3. Pledge of 16,77,00,300 9% Non- Convertible Redeemable Preferential shares in **Gayatri Highways Limited** held by GPL

III. Corporate/Personal Guarantees:

- | | | |
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| <ol style="list-style-type: none"> 1. Mr. Sandeep Kumar Reddy 2. Mrs. Thikkavarapu Indira Reddy 3. Mr. Thikkavarapu Subbarami Reddy 4. Mr. Jenna Brij Mohan Reddy 5. Mrs. Jenna Susheela Reddy 6. Mrs. D Anitha Reddy 7. Mr. Sivakumar Reddy Gunupati 8. Mrs. Sulochanamma Gunupati 9. Mrs. Jenna Saritha Reddy, 10. M/s. T Gayatri Engineering Private Ltd, - 11. M/s. Deep Land Holdings Private Limited 12. M/s. Deep Corporation Private Limited |  | <p>Vide common Personal Guarantee Agreement dated 09.11.2020 in favour of IDBI Trusteeship</p> <p>Vide common Corporate Guarantee dated 09.11.2020</p> |
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C. Exclusive Charge:

Sr. No.	Name of FC	Charge details
1.	The Federal bank Limited	NIL

2.	IDBI Bank Ltd	NIL																								
3.	Canara Bank Ltd	- Pledged 20 Lakhs shares of GPL in the name of promoters - Plant and Machineries charged to exclusively Canara Bank																								
4.	State Bank of India	Indore Diwas Primary Security Intangible Assets in the state of Madhya Pradesh under NHDP PIN 452001																								
5.	Union Bank of India	NIL																								
6.	Bank of Baroda	Hypothecation charge on specific equipment created out of term loan of BOB vide Loan -Cum- Hypothecation -Cum- Guarantee Agreement dated 29.03.2019																								
7.	Indian Overseas Bank	<p>Prime Security for our bank term Loan of Rs.100.00 Crores (Outside consortium) - Hypothecation of stocks, Construction material, machinery vehicles (Not charged to any lenders) & book debts on pari-passu basis with other consortium lenders.</p> <p>Exclusive Collateral security to our bank for Term loan of Rs.100.00 Crores (2nd Charge permitted to United Bank of India)</p> <table border="1"> <thead> <tr> <th>Owner of the Property</th> <th>Property Description</th> <th>Ist Valuation Details</th> <th>IInd Valuation Details</th> </tr> </thead> <tbody> <tr> <td>1) Siva Devi Urban Properties</td> <td>44.85 Acres Land at Duskel & Chittanpally village, Farooq Nagar Mandal, Mahbubnagar Dist. AP</td> <td>Valuation report dated 22.01.2022. FSV of the property is Rs.41.94 Crores</td> <td>Valuation report dated 26.01.2022. FSV of the property is Rs.40.36 Crores</td> </tr> <tr> <td>2) Rajiv Realtors Pvt Ltd</td> <td>50.925 Acres Land at Dusakel&Chittanpally village, Farooq Nagar Mandal, Mahbubnagar district, AP</td> <td>Valuation report dated 22.01.2022. FSV of the property is Rs.47.62 Crores.</td> <td>Valuation report dated 26.01.2022. FSV of the property is Rs.45.83 Crores</td> </tr> <tr> <td>3) Rajiv Realtors Pvt Ltd</td> <td>Acers 79.07 Land at Dusakel&Chittanpally village, Farooq Nagar Mandal, Mahbubnagar district, AP</td> <td>Valuation report dated 22.01.2022. FSV of the property is Rs.74.52 Crores</td> <td>Valuation report dated 26.01.2022. FSV of the property is Rs.59.77 Crores</td> </tr> <tr> <td>4) Indira Constructions</td> <td>2246.40 sq.yds (2808 sqyds less 561.6 sq.yds for internal roads) Nellore Municipal corporation, Nellore.</td> <td>Valuation report dated 28.02.2022. FSV of the property is Rs.10.02 Crores</td> <td>Valuation report dated 28.12.19. FSV of the property is Rs.9.55 Crores</td> </tr> <tr> <td>5) Gayatri Projects Ltd</td> <td>Ac 1-76 guntas Valluru village, Samarlakota Mandal, East Godavari district, AP.</td> <td>Valuation report dated 28.02.2022. FSV of the property is Rs.7.86 crores</td> <td>Valuation report dated 28.12.19. FSV of the property is Rs.7.49 crores</td> </tr> </tbody> </table>	Owner of the Property	Property Description	Ist Valuation Details	IInd Valuation Details	1) Siva Devi Urban Properties	44.85 Acres Land at Duskel & Chittanpally village, Farooq Nagar Mandal, Mahbubnagar Dist. AP	Valuation report dated 22.01.2022. FSV of the property is Rs.41.94 Crores	Valuation report dated 26.01.2022. FSV of the property is Rs.40.36 Crores	2) Rajiv Realtors Pvt Ltd	50.925 Acres Land at Dusakel&Chittanpally village, Farooq Nagar Mandal, Mahbubnagar district, AP	Valuation report dated 22.01.2022. FSV of the property is Rs.47.62 Crores.	Valuation report dated 26.01.2022. FSV of the property is Rs.45.83 Crores	3) Rajiv Realtors Pvt Ltd	Acers 79.07 Land at Dusakel&Chittanpally village, Farooq Nagar Mandal, Mahbubnagar district, AP	Valuation report dated 22.01.2022. FSV of the property is Rs.74.52 Crores	Valuation report dated 26.01.2022. FSV of the property is Rs.59.77 Crores	4) Indira Constructions	2246.40 sq.yds (2808 sqyds less 561.6 sq.yds for internal roads) Nellore Municipal corporation, Nellore.	Valuation report dated 28.02.2022. FSV of the property is Rs.10.02 Crores	Valuation report dated 28.12.19. FSV of the property is Rs.9.55 Crores	5) Gayatri Projects Ltd	Ac 1-76 guntas Valluru village, Samarlakota Mandal, East Godavari district, AP.	Valuation report dated 28.02.2022. FSV of the property is Rs.7.86 crores	Valuation report dated 28.12.19. FSV of the property is Rs.7.49 crores
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8.	Central Bank of India	NIL																								
9.	Punjab National Bank	NIL																								
10.	Life Insurance Corporation of India	NIL																								
11.	IL&FS Financial Services	Pledge agreement dated 22.11.2016, shares of GPL in Gayatri Infra ventures Limited of 12 Lakhs are pledged Pledge agreement between FC and Gayatri Highways Limited and GPL dated 31.10.2017 & 29.03.2018 for pledge of shares																								
12.	SREI Equipment Finance Limited	Assets mentioned in the deed of Hypothecation and Asset List as per MCA ROC Charge Form CHG-1 enclosed herewith																								

(Note: above security details are taken from the respective claim forms and is subject to change based on the verification relevant/supporting documents)