

Venus Garments (India) Limited

Date of Commencement of CIRP
List of Creditors as on

24-Nov-22
16-Dec-22

Annexure I

List of secured financial creditors belonging to any class of creditors														
(Amount in ₹)														
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-off	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 security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	State Bank of India	09-Dec-22	2,84,59,21,678.67	2,84,59,21,678.67	Financial Creditor- Secured	2,84,59,21,678.67	2,84,59,21,678.67	No	98.08%	-	-	-	-	Refer Note 1, 2 and 5
2	Punjab National Bank	07-Dec-22	5,58,38,000.00	5,58,38,000.00	Financial Creditor- Secured	5,58,38,000.00	5,58,38,000.00	No	1.92%	-	-	-	-	Refer Note 3, 4 and 5
Total			2,90,17,59,678.67	2,90,17,59,678.67		2,90,17,59,678.67	2,90,17,59,678.67		100.00%	-	-	-	-	

Note 1 :	<p>Security Interest of State Bank of India</p> <p>a. Primary Security</p> <p>(i) For loan facility of FBWC/ NFB- Hypothecation of stocks of raw material, Stock in process and finished goods, receivables/ book debts and other current assets (both present and future).</p> <p>(ii) For loan facility Term Loans-</p> <p>A. Exclusive first charge over fixed assets (Present and future) of the company excluding fixed assets financed out of term loan of Rs. 19 Crs with PNB</p> <p>Includes Equitable Mortgage on properties as given below:</p> <p>(i) Equitable Mortgage of Land measuring 3630 Sq Yards (Khasra No 23//23/3/1, 26//1/2-2/1, 49/3, 50/1, 108/1, 9, 10, 11, 8/1, 3/1, 12, 13/1, 27//5/3-6, (jamandhi 1998-99) & constructed building thereon situated at Village Hussainpura G.T. Road (W) Ludhiana bearing wasika no. 23722 dated 14.01.2005</p> <p>(ii) Equitable Mortgage on land measuring 2640 Sq yards and building thereon at Guru Vihar Rahon Road Ludhiana, having Khasra No. 251-252, Khata No. 595/652-599/656, jamabandi year 2003-2004 hadbast no. 166 bearing wasika no. 11146 dated 10.09.2008 (990 sq. yards), wasika no. 10313 dated 26.08.2008 (825 sq. yards) and wasika no. 10314 dated 26.08.2008 (825 sq. yards).</p> <p>(iii) Equitable Mortgage of open plot(s) with gate, boundary wall comprising of the following three properties:-</p> <p>(i) Measuring 1000 Sq Yards at Street no.1, Guru Vihar, Rahon Road, Taraf Gahlewal, Ludhiana bearing wasika no. 7988 dated 22.07.08</p> <p>(ii) Measuring 660 Sq Yards at Street no.1, Guru Vihar, Rahon Road, Tara Gahlewal, Ludhiana bearing wasika no. 12094 dated 07.10.08 and 21870 dated 24.03.09</p> <p>(iii) Measuring 444.66 Sq Yards at Street no.1, Guru Vihar, Rahon Road, Taraf Gahlewal, Ludhiana bearing wasika no. 7990 dated 22.07.08</p> <p>(iv) Equitable Mortgage on leasehold rights of open plot measuring 9039.48 Sq Yards situated at Plot No. A-9, Part-A, Punjab Apparel Park, Village Barmalipur, GT Road, Tehsil Payal, Ludhiana bearing lease deed wasika no. 222 dated 02.05.2008.</p> <p>B. First Pari passu charge on entire fixed assets financed out of the total term loan of Rs.19.00 crs (i.e. Rs. 9.50 crs from Punjab National Bank and Rs.9.50 crs from SBI) including the equitable mortgages:-</p> <p>(i) Equitable Mortgage of Land measuring 2420 sq yards (4k - 0 Marla) (Khasra No 26//1/3/2, 9/2/2, 9/2/2, 10/1, 26//2/2 khata no 138/146 (jamabandi 2000-2001) situated at B-XXXII-E6/1540 Kakowal Road, Ludhiana bearing wasika no. 8455 dated 07.08.2006.</p> <p>(ii) Equitable Mortgage of Land measuring 2420 sq yards (Khasra No 25//6/1/1, 26//1/3/1, 10/2, khata no 3/3 (jamabandi 2000-2001) situated at B-XXXII-E6/1540 Kakowal Road, Ludhiana bearing wasika no. 8524 dated 09.08.2006.</p> <p>(iii) Equitable Mortgage of Land measuring 2k 3 marla (khasra no 12//5-6 khata no 2354/2606- 2355/2607 jamabandi 2000-01 at village Kara Bara Ludhiana vide sale deed no 2865 dated 4/5/2007.</p>
-----------------	---

	<p>b. Collateral Security:</p> <p>(i) For loan facility of FBWC/ NFBWC- Extension of 1st Charge on all the fixed assets (present and future) of the company (excluding the assets financed by Punjab National Bank, on which SBI will have second charge) as well as equitable mortgage of properties as mentioned above.</p> <p>(ii) For loan facility of Term Loans/WCTL- Pledge of shares of promoter and family members (number of shares: 86,95,025)</p> <p>(iii) For loan facility of Term Loan/WCTL - Extension of charge on entire current assets of the company, present and future.</p> <p>(iv) For Loan Facility of Term Loan (Other than the sanctioned limited of Rs. 9.50 crs) - 2nd charge on entire fixed assets financed out of the term loans of Rs. 19.00 crs (i.e., Rs. 9.50 crs from Punjab National Bank and Rs. 9.50 crs from SBI) including the equitable mortgages: -</p> <p>(i) Equitable Mortgage of Land measuring 2420 sq yards (4k - 0 Marla) (Khasra No 26//1/3/2, 9/2/2, 9/2/2, 10/1, 26//2/2 khata no 138/146 (jamabandi 2000-2001) situated at B-XXXII-E6/1540 Kakowal Road, Ludhiana bearing wasika no. 8455 dated 07.08.2006.</p> <p>(ii) Equitable Mortgage of Land measuring 2420 sq yards (Khasra No 25//6/1/1, 26//1/3/1, 10/2, khata no 3/3 (jamabandi 2000-2001) situated at B-XXXII-E6/1540 Kakowal Road, Ludhiana bearing wasika no. 8524 dated 09.08.2006.</p> <p>(iii) Equitable Mortgage of Land measuring 2k 3 marla (khasra no 12//5-6 khata no 2354/2606- 2355/2607 jamabandi 2000-01 at village Kara Bara Ludhiana vide sale deed no 2865 dated 4/5/2007.</p> <p>Exclusively Charged with SBI (For term loans/WC/NFBWC)</p> <p>Equitable Mortgage of land & building measuring 756.25 sq. yd. (khasra No 9//13, 14/1, 14/2/2, 15/1, 15/2/1, 16/2, 17, 24, 25/1, 10//20/2, khata no 258/266 jamabandi year (1989-1990) bearing wasika no.8954 dated 06.08.1992 situated at G.T. Road, Near Jalandhar Bye pass (Village Bhaura) Ludhiana</p> <p>Equitable mortgage of Residential building measuring 675 sq. yds. (out of 1350 Sq yds) situated at M.C. No. B-XIX-328/1 (Portion), Singh Road, Mall Road, Civil Lines, Taraf Gahlewal, Ludhiana bearing title deed wasika no. 925 dated 17.06.1977 and through decree wide wasika no. 10318 dated 27.08.2008</p> <p>Equitable mortgage of land 4 K 14 Marla (2843.50 sq yards) (Khasara No 27//5/1, 23//21,26//1/1, (Jamabandi year 1993-94) & Bldg thereon situated at Village Hussainpura G.T> Road (W), Ludhiana, in the name of M/s Duke Fashion (I) Limited, bearing wasika no. 22470 dated 21.01.1998</p> <p>Fixed Deposits (FDR) of Rs. 2.00crs under lien to SBI.</p>
Note 2 :	<p>Guarantee For State Bank of India</p> <p>Personal Guarantors</p> <p>(i) Sh. Anil Kumar Jain (ii) Smt. Sunita Jain (iii) Shri. Tarun Jain (iv) Shri Varun Jain</p> <p>Corporate Guarantors</p> <p>(i) Duke Fashions (India) Limited (ii) M/s Venus Fabrics</p>
Note 3:	<p>Security Interest of Punjab National Bank</p> <p>A. Primary Security: First pari passu charge on entire block Assets (present and future) of the company in respect of expansion project. The above includes:</p> <p>(i) Equitable Mortgage of Land measuring 2420 sq yards (4k - 0 Marla) (Khasra No 26//1/3/2, 9/2/2, 9/2/2, 10/1, 26//2/2 khata no 138/146 (jamabandi 2000-2001) situated at B-XXXII-E-6-1540 Kakowal Road, Ludhiana</p> <p>(ii) Land measuring 2420 sq yards (Khasra No 25//6/1/1, 26//1/3/1, 10/2, Khata no 3/3 (Jamabandi 2000-2001) situated at B-XXXII-E-6-1540 Kakaowal Road, Ludhiana in the name of company.</p> <p>(iii) Equitable Mortgage of Land measuring 2k 3 marla (khasra no 12//5-6 khata no 2354/2606- 2355/2607 jamabandi 2000-01 at village Kara Bara Ludhiana purchased for Rs. 0.12 crore vide sale deed dated 4/5/2007.</p> <p>B. Collateral:</p> <ol style="list-style-type: none"> 2nd Pari passu charge by way of extension of Equitable mortgage (with SBI) of land 4K 14 marla (2843.50 sq. yards) (Khasara No 23//21,26//1/1, 27//15/1, (W), Ludhiana, in the name of M/s Duke Fashions (I) Limited. 2nd Pari Passu charge on existing block assets of the company, Personal guarantee of all Directors, Corporate guarantee of Duke Fashions (I) Limited, to the extent of the value of IP mortgaged.
Note 4:	<p>Guarantee For Punjab National Bank of India</p> <p>Personal Guarantors:</p> <ol style="list-style-type: none"> Anil Kumar Jain Tarun Jain Sunita Jain Varun Jain <p>Corporate Guarantors :</p> <ol style="list-style-type: none"> M/s Duke Fashion (India) Limited

Note 5: The security interest in respect of financial creditors is subject to further verifications.