

Annexure-3

Name of the Corporate Debtor: Indu Projects Limited; Date of Commencement of CIRP: 5th March, 2019; List of Creditors as on: 2nd December, 2022

Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

Sl No.	Name of Creditor	Date of Claim received		Details of Claims 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	23-12-2019	9,96,62,29,131.00	9,53,27,16,086.25	Secured	9,53,27,16,086.25	9,53,27,16,086.25	NO	24.50%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
2	IDBI Bank	18-03-2019	8,03,10,00,931.00	7,93,30,48,296.54	Secured	7,93,30,48,296.54	7,93,30,48,296.54	NO	20.39%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
3	Edelweiss Asset Reconstruction Company Limited	22-03-2019	4,51,46,83,755.00	4,45,96,18,991.42	Secured	4,45,96,18,991.42	4,45,96,18,991.42	NO	11.46%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
4	Bank of India	16-03-2019	3,39,91,72,635.00	3,35,21,05,593.84	Secured	3,35,21,05,593.84	3,35,21,05,593.84	NO	8.62%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
5	Syndicate Bank	20-03-2019	2,17,18,13,485.00	2,14,53,24,277.21	Secured	2,14,53,24,277.21	2,14,53,24,277.21	NO	5.51%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
6	Punjab National Bank	20-03-2019	2,23,33,70,065.00	2,08,51,24,172.85	Secured	2,08,51,24,172.85	2,08,51,24,172.85	NO	5.36%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
7	Canara Bank	20-03-2019	1,96,70,87,707.00	1,94,30,95,501.70	Secured	1,94,30,95,501.70	1,94,30,95,501.70	NO	4.99%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
8	Indian Overseas Bank	20-03-2019	2,43,87,54,585.00	2,43,47,09,545.94	Secured	2,43,47,09,545.94	2,43,47,09,545.94	NO	6.26%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
9	UCO Bank	20-03-2019	1,93,77,03,880.00	1,91,40,70,063.81	Secured	1,91,40,70,063.81	1,91,40,70,063.81	NO	4.92%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
10	Central Bank of India	20-03-2019	1,25,32,40,327.00	1,23,79,54,786.29	Secured	1,23,79,54,786.29	1,23,79,54,786.29	NO	3.18%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
11	Andhra Bank (Now Union Bank of India)	20-03-2019	1,51,65,55,936.57	1,02,37,19,664.68	Secured	1,02,37,19,664.68	1,02,37,19,664.68	NO	2.63%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
12	SREI Equipment Finance Limited	27-03-2019	2,46,98,52,677.00	84,78,40,095.04	Secured	84,78,40,095.04	84,78,40,095.04	NO	2.18%	NIL	NIL	NIL	NIL	Admitted subject to further verification. For Security details Refer Annexure I below.
	TOTAL		41,89,94,65,114.57	38,90,93,27,075.57		38,90,93,27,075.57	38,90,93,27,075.57		100.00%					

Note : Amount of claim admitted is subject to revision/further verification on subsequent receipt of further information/ details/records

*Admitted Claim amount does not include uninvoked BGs. However the following Bank Guarantees were invoked during the Corporate Insolvency Resolution Process Period which has been added back to the respective Bank's admitted claim amount:

Name of Bank	Amount
Bank of India	INR 18,81,20,000/-
State Bank of India	INR 6,39,37,252/-
Indian Overseas Bank	INR 2,57,00,000/-
Total	INR 27,77,57,252/-

SECURITY INTEREST*

Annexure I

SL.NO. **Belowmentioned are the security interest created against the the Term Loan and Working Capital Loan.**

A **Security Charge in terms of Term Loan-**

1 I. Details of Hypothecated Property of Indu Projects Limited

(a) First Hypothecated Property:

All the Borrower's moveable assets, including without limitation its plant machinery (installed/to be installed) together with accessories, electrical and other installations, computer hardware, computer software, electronics spares, machinery spares, tools and accessories both present and future whether installed or whether lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon or be brought upon the Borrower's premises, Project sites, warehouses, stockyards and godowns or those of the Borrower's agents, affiliates, associates or representatives at the work sites or at any upcountry place or places or wherever else the same may be, whether now belonging to or that may at any time during the continuance of this security belong to the Borrower and/or that may at present or hereafter be held by any party anywhere to the order and disposition of the Borrower or in the course of transit or delivery and all replacements thereof, and additions thereto, whether by way of substitution, replacement, conversion, realization or otherwise howsoever with all benefits, rights and incidentals attached thereto, which are now or shall at any time hereafter be owned by the Borrower AND ALL right, title, interest, property, claims and demands whatsoever

(b) Second Hypothecated Property:

All right, title, interest, benefits, claims and demands whatsoever of the Borrower in, to and in respect of all moneys including amounts lying to the credit of the Borrower in the Trust and Retention Account and other accounts, amounts liable to be credited to Trust and Retention Account and other accounts, insurance proceeds payable under Insurance Contracts, and investments lying to the credit of its bank accounts (including Permitted Investments under the Trust and Retention Account), other receivables, monies received/receivable as liquidated damages liable to be credited to the Trust and Retention Account, claims or other money proceeds or receivables of whatsoever nature including by way of assignment all lease rentals, cash flows, treasury income, revenues arising howsoever and where-so-ever, which are now due and owing or which may at any time hereafter during the continuance of the security become due and owing to or acquired by the Borrower in the course of its business, and the full benefit of all rights and remedies relating thereto, including but not limited to fees, deposit and all claims for damages and other remedies for non-payment of the same and all claims under any insurance whether in addition to or by way of renewal, extension or replacement of any moneys previously deposited in or credited to the Trust and Retention Account or otherwise, together with any interest from time to time accruing in respect of such moneys.

(c) Third Hypothecated Property:

All the Project contracts including off-take contracts, documents, insurance policies relating to the power plants and other assignments/contracts, rights, titles, permits/approvals clearances as well as assignment of all rights and interests of the Borrower relating to the Project under Letter of Credit, Guarantee or performance bond provided by any party for any contract related to the project in favour of the Borrower.

(d) Fourth Hypothecated Property:

All the book-debts, receivables, outstanding moneys, claims, demands, bills, guarantees, letters of credit, contracts, engagements and stocks, notes, bonds, warrants and other securities of any kind belonging to or held by the Borrower and all chose in action which may give rise to any debt, revenue or monetary claim which are now due and owing or accruing or which may at any time hereafter during the continuance of this Deed may become due and owing or accrue to the Borrower and the benefits of any security, guarantee or other rights in relation to any of the foregoing.

(e) Fifth Hypothecated Property:

All the intangible assets of the Borrower, both present and future including but not limited to Borrower's goodwill, uncalled capital, trademarks, patent pertaining to the Project and cash in hand, and also including without limitation, the rights, title and interest in the undertakings of the Borrower.

2 II. Investments of Indu Projects Limited which are Pledged and Hypothecated.

- 1.Sundari Theme Ventures Pvt Ltd - 3500000 Shares
- 2.Indu Genome Valley Pvt Ltd - 1000000 Shares
- 3.Asara Realty Ventures Pvt Ltd - 1000000 Shares
4. Indu Mineral Exploration (India) Private Limited - 10,000 Shares
5. VK Projects Private Limited - 10,000 Shares
6. IPL Infra Services Private Limited - 10,000 Shares
- 7.Asara Energy Ventures Private Limited - 20,000 Shares
- 8.Cirus Solar Systems Private Limited - 5,100 Shares
- 9.Stellar Energy Technologies Private Limited - 10,000 Shares
- 10.Kaviti Power Pvt Ltd - 10,000 Shares
- 11.Astitva Realtors Private Limited - 132,400 Shares
12. Sindhura Properties Private Limited - 21,900 Shares

*Under Deed of Hypothecation

- 1.Cyberabad Hitech Integrated Township Development Corporation Pvt Ltd - 2000000 Shares
2. SPR Properties Pvt Ltd - 496,000 Shares
3. Red Fort Akbar Properties Pvt Ltd - 51,000 Shares
4. Red Fort Akbar Properties Pvt Ltd - 585,377 Debentures

*These share certificates have been seized by the CBI. This is why deed of hypothecation is created by the Corporate Debtor to provide charge on these properties.

3 III. Promoters shares under pledge for loan availed by Indu Projects Limited

100% of unencumbered Promoters shareholding ie 51147755 equity shares in Indu Projects Limited.

IV. Personal Guarantees of Mr.I.Syam Prasad Reddy , Mr. Mar Reddy, Mr.B.V.Bhaskar Reddy and Ms. I. Sundari .

V. Properties offered as security by Promoters :

Mr.Syam Prasad Reddy:

All that agricultural farm land bearing No. 82 admeasuring 0 acres 4.6528 guntas (0.0470 Hectares) in Pragati Green Valley at Chinna Mangalaram village and Gram Panchayat under Moinabad Mandal, Ranga Reddy District bounded by:

Mr.Mar Reddy :

(a) All that land in survey no. 111/B, admeasuring 2 acres 12 guntas (0.93 hectares) in Reddy Palem village, Yenamamula revenue limits, Warangal.

(b) All that land in survey no. 113/A, admeasuring 2 acres in Reddy Palem village, Yenamamula revenue limits, Warangal District.

Ms.I.Sundari

(a) All that the flats bearing nos. 206 and 207 admeasuring 2354 square feet along with undivided share of land admeasuring 56 square yards in Palace View Apartments bearing door no. 8-2-120/112/P/88-89/3 situate at Road No. 12, Banjara Hills, Hyderabad.

(b) All that house on plot no. 30 forming part of Ambience Whisper Valley Township admeasuring 436 square yards (equivalent to 364.49 square metres) with residential houses consisting of ground and first floor with built up area of 3100 square feet in survey no. 6 of Whisper Valley, Hussain Shah Wali Dargah village, Serilingampally Mandal, Ranga Reddy District .

VI. Details of mortgage by Subsidiary company for loan availed by Indu Projects Limited:

1. VK Projects Located adjacent to Durganchiru at Hitech City, HYD 5 Acres: No project. Vacant Land. VK Projects Pvt Ltd (100% Subsidiary of Indu Projects Ltd.)
- 2.Vacant land Located at Miyapur, HYD, 11.3 Acres: Residential land. Sindhura Properties Pvt Ltd and Astitva Realtors Pvt Ltd (100% Subsidiaries of Indu Projects Ltd.)
- 3.Genome Valley Located at Shamirpet, HYD, 35 Acres: Vacant land - Residential Sundari Theme Ventures Pvt Ltd (100% Subsidiary of Indu Projects Ltd.)
- 4.Indu Fortune Fields Located at Kukatpally, HYD 2595.69 Sq Yds: Club House in Residential township. Cyberabad Hitech Integrated Township Development Corporation Pvt Ltd (100% Subsidiary of Indu Projects Ltd.)

*These Companies have also provided corporate guarantee.

VII. Details of land mortgaged by Lepakshi Knowledge Hub Pvt Ltd for loan availed by Indu Projects Limited:

- 1.Bank of India - 616.18 ACRES
- 2.L&T Infrastructure Finance Company Limited - 667.55 ACRES
- 3.Punjab National Bank - 756.53 ACRES
- 4.State Bank of Hyderabad - 366.48 ACRES
- 5.IDBI Bank Limited - 631.17 ACRES
- 6.Central Bank of India - 733.9 ACRES
- 7.Canara Bank - 420 ACRES

Under the CDR Process these above lenders 7 lenders have executed a Inter creditor agreement with other lenders for sharing the proceeds upon enforcement of security by them.

Annexure II

***Security Interest is subject to revision on subsequent receipt of further information/ details/records**