

ANNEXURE – I

**List of Unsecured financial creditors (other than financial creditors belonging to any class of creditors)
Name of the Corporate Debtor: Gulls Realtors Private Limited; Date of Commencement of CIRP: 31st March 2023; List of Creditors as on:24th April 2023**

Amount in INR

SI. 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 guarantee	Whether related party?						% voting share in CoC
1	Piramal Capital & Housing Finance Limited	17.04.2023	82,26,11,662/-	82,26,11,662/-	Unsecured	82,26,11,662/-	No	100%	Nil	Nil	Nil	Nil	Refer Note
	Total		82,26,11,662/-	82,26,11,662/-		82,26,11,662/-		0	0	0	0	0.00	

Note:

- The charge has not been registered with the Registrar as per Section 77 read with Section 78 of the Companies Act, 2013.
- Loan Agreement executed on 26.09.2014 by the Corporate Debtor along with the other Borrowers jointly.
- Personal Guarantee deed executed on 26.09.2014 by the directors of all the borrowers including the Corporate Debtor, namely: Mr. T. Johnson, Mr. J. Samuel Jeffson, Mrs. Anny Johnson, Mr. A.D. Selvakumar Samvel, Mr. G. Ponraj, Mr. G. Selvaraj, Mr. K. Ilango, Mr. N. Palanikumar, Mr. N. Thivagar in favour of the Financial Creditor, and thereby guaranteed the performance of the entire obligations of the Borrowers in accordance with the loan agreement.
- Memorandum of Deposit of Title Deed executed on 29.09.2014 and confirming the creation of equitable mortgage of the property admeasuring 670.75 acres, wherein the security interest provided by the Gulls Realtors Private Limited is as follows –
 - all that piece and parcel of Punja land measuring at 1 Acre 25 cents (0.50.5 Hectares) comprised in Survey no. 1900, situated at Seekarakudi village, Srivaikundam Taluk, Tuticorin district and sub-registration of Pudukottai.
 - An undivided share of 4 Acres 38 cents (1.775 hectares) out of 5 Acre 87 cents (1 Acre 70 cents in Survey no. 367 and 4 Acre 17 cents in Survey no. 368) at Singathakurichi village, Srivaikundam Taluk, Tuticorin district, Registration district of Palayamkottai and sub-registration of Murappanadu.


N.VEERAPANDIAN
Insolvency Professional
IBBI/IPA-001/IP-P-02148/
2020-2021/13301
veerapandian.cbi@gmail.com

Company Name	Survey No.	Extent	Village	Taluk
Gulls Realtors Private Limited	1900	1 Acre 25 cents (0.50.5 Hectares)	Seekarakudi	Tuticorin
	367	1 Acre 70 cents	Singathakurichi	Tuticorin
	368	4 Acres 17 cents	Singathakurichi	
TOTAL		5.63 Acre		

Interim Resolution Professional
In the matter of Gulls Realtors Private Limited

N. Veerapandian
IBBI Registration Number - IBBI/IPA-001/IP-P-02148/2020-2021/13301

N VEERAPANDIAN
Insolvency Professional
IBBI/IPA-001/IP-P-02148/
2020-2021/13301
veerapandian.cbi@gmail.com