

## Annexure - 3

Name of the corporate debtor: Heera Construction Company Private Limited; Date of commencement of CIRP: 27th March 2019; List of creditors as on: 19th December 2019

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

SI No.	Details of Claim received			Details of claim admitted						Amount of contingent claim	Amount of claim not admitted	Amount of claim under verification	Remarks
	Date of Receipt	Name	Claim Amount (₹)	Amount of Claim Admitted (₹)	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC				
1	10-04-2019	State Bank of India, Stressed Assets Resolution Branch TVM	14,76,38,978	14,76,38,978	Secured Financial Creditor	14,76,38,978	14,76,38,978	No	3.81	-	-	-	<p>Primary</p> <p>cc</p> <p>E.M of 12.40 ares in Re.Sy.No.522/20, BI No.18 and 16.40ares in Re.Sy.No.522/19, 1.55 ares in Re.Sy.No.530/30, 1.10 ares in Re.Sy.No.530/31, 0.70 ares in Re.Sy.,No.530/15 of Attipra Village. (Property Name : Project Heera Lakefront, Akkulam)</p> <p>Collateral</p> <p>E.M. Of 30.995 cents of undivided share in 52.153 cents (21.07 ares) with a double storeyed commercial building (22 shop rooms in 2 floors) in Sy.No.28/2, 28/3, 28/4, 28/5, 28/6, 28/7 and 35/5 – Block 179 of Kollam East Village, Kollam Taluk, Kollam District in the name of the company. (Property Name : Heera Plaza Kollam)</p> <p>E.M of 2.289 cents of undivided share of land out of 37.913 cents of land in Sy.No.333/B3, B3-1, B3-2, B3-4, B3-5 &amp; 327/b3-1, b3-2, B3-3 &amp; B3 of Thycaud Village, Thiruvananthapuram Taluk in the name of the company. (Heera Park, Vazhuthakkad)</p> <p>E.M of 1.993 cents undivided interest out of 15.11 cents with building under Sy.No.1003/B4 in Vanchiyoor village in the name of Mrs. Sunitha Rasheed (Heera Chambers, Pazhavangadi)</p> <p>E.M of 0.930 cents of undivided share of land of 42.304 cents of land in Re.Sy.No.27 of Thycaud Village, Thiruvananthapuram taluk in the name of the company.</p>
2	11-04-2019	Tata Capital Housing Finance limited	5,54,34,266	5,54,34,266	Secured Financial Creditor	5,54,34,266	5,54,34,266	No	1.43	-	-	-	<p>24 UNSOLD FLATS /UNITS IN THE RESIDENTIAL PROJECT TITLED " HEERA FOUR PILLARS" ON THE PROJECT LAND SITUATED AT SURVEY NOS. SY. NO: 1814/2, 1817/1, 1898/A-1-1, 1891/2, 1815/A-2, 1815/B-1, 1894/B, 1815/B, 1890/2, 1890/3, 1884, 1892, 1891/1, 1891/1-1, 1883/B-1, 1933/4, 1933/2-1, 1933/2-1, 1893/A, 1932/1, 1815/A, 1894/B-6, 1815/A-1, 1931/1-1, 1891/3, 1891/2, 1891/1, 1931/1, 1890 &amp; 1890/1, 1894/1, 1894/8-5, 1894/8-4, 1894/8-3, 1894/B-1, 1895/1, 1895/2, 1895/B-2, VILLAGE THYCAUD TALUK, CITY ROAD, NEAR RAILWAY CROSS , KARAMANA P O , TRIVANDRUM, KERALA ALONG WITH UNDIVIDED SHARE IN LAND ADMEASURING 50.26 CENTS ALONGWITH PARKING SPACE AND CORRESPONDING COMMON AREAS CONSTRUCTED THEREON ALONGWITH MORTGAGE OF ALL RECEIVABLES , BEING MORTGAGED PROPERTY AND ALSO BEING SECURITY UNDER THE AFORESAID CONSENT TERMS/ORDER DATED 14.09.2016</p>
3	11-04-2019	IFCI Limited	79,51,94,499	79,51,94,499	Secured Financial Creditor	79,51,94,499	79,51,94,499	No	20.55	-	-	-	<p>I. EXCLUSIVE CHARGE ON THE RECEIVABLES OF THE PROJECT "NATURE BY HEERA" IN THE ESCROW ACCOUNT OPENED THROUGH ESCROW AGREEMENT EXECUTED ON 28.03.2015 BETWEEN THE CORPORATE DEBTOR, HDFC BANK AND IFCI LIMITED</p> <p>II. EXCLUSIVE CHARGE ON PROPERTY SITUATED AT 784/36 AND 784/37 NEDUMANGAD VILLAGE, NEDUMANGAD TALUK, THIRUVANANTHAPURAM, KERALA</p> <p>III. EXCLUSIVE CHARGE ON THE PROPERTY SITUATED AT ATTIPRA VILLAGE, THIRUVANANTHAPURAM TALUK, THIRUVANANTHAPURAM DISTRICT IN KERALA.</p> <p>IV. EXCLUSIVE CHARGE ON THE NON AGRICULTURAL LAND SITUATED AT POONITHURA VILLAGE, KAYANNOOR TALUK, ERNAKULAM DISTRICT, KERALA</p>

4		Kerala Financial Corporation	8,05,021	8,05,021	Secured Financial Creditor	8,05,021	8,05,021	No	0.02	-	-	-	1. UNDIVIDED SHARE OVER 91.93 CENTS OF LAND IN SY. NOS:1031/2, 1033/2, 1049/2-1, 1049/2-2, 1034, 1033, 1051, 1036 AND 126028 SQ. FT. BUILDING VALUED AT RS.22,00,00,000/- 2. 31.28 CENTS OF LAND IN SY.NO: 875/B-1 VALUED AT RS. 2,49,74,400/- 3.34.5 CENTS OF LAND IN SY NOS: 875/B-3-11, B-3-12, B-3-1 VALUED AT RS. 4,14,00,000/- MORTGAGED ON 13.12.2011
5		Indian Overseas Bank	4,87,69,772	4,07,96,442	Secured Financial Creditor	4,07,96,442	4,07,96,442	No	1.05	-	79,73,330.27	-	<b>Primary Security</b> of 336 cents in Block no. 24 of vijayapuram village of kottayam in the name of Shri. John Thomas, owner of the property executed Power of Attorney in favour of MD, Heera Constructions Pvt Ltd for mortgage <b>Collateral Security</b> EM of 84.5 ares of land in Attipra Village
		Total	1,04,78,42,536	1,03,98,69,206					26.87		79,73,330		