

## Annexure- 3

Name of the corporate debtor: Ansal Crown Infrabuild Private Limited; Date of commencement of CIRP: 21/04/2023; List of creditors as on: 08/05/2023

List of secured financial (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sl. No.	Name of creditor	Identification No.	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?						% voting share in CoC
1	SWAMIH Investment Fund 1, through its investment manager SBICAP Ventures Limited	CIN-U67190MH2005 PTC157240	08-05-2023	₹ 6,08,89,690.00	₹ 5,77,48,219.00	Secured	₹ 47,00,00,000.00	Not Bifurcated	No	2.19	0	0	₹ 31,41,470.82	₹ 31,41,470.82	<b>Security:</b> 1. First ranking charge by way of mortgage of entire Township Land along with the development rights and receivables. 2. First Ranking charge by way of mortgage on 5 residential plots in Sushant Lok. Gurugram. 3. First charge by way of hypothecation over the Project receivables. 4. First charge by way of hypothecation of all the current and non-current assets of the issuer. 5. First Ranking charge on all assets pertaining to the Project including receivables, bank accounts, documents, authorizations pertaining to the Project insurance policies etc. 6. Undertaking from promoters to route all sales proceeds and other cashflow including from RERA account to the Escrow Account (charged in favour of SWAMIH Investment Fund I) 7. Personal Guarantee of Mr. Gopal and Mrs Ritu Ansal 8. Corporate Guarantee of Ansal Buildwell Ltd. 9. 100% Pledge of equity shares of the Issuer 10. Promissory Notes, as applicable 11. Registration of charges with ROC/Central Registry (CERSAI)
<b>TOTAL</b>				<b>₹ 6,08,89,690.00</b>	<b>₹ 5,77,48,219.00</b>					<b>2.19</b>		<b>₹ 31,41,470.82</b>	<b>₹ 31,41,470.82</b>		

