

Annexure-2

Gagan I-land Township Private Limited; Date of commencement of CIRP: 27th July,2022; List of creditors as on:

21/04/2023

List of secured financial creditors (other than financial creditors belonging to any class of creditors) (Amount in Rs.)

Sl. No.	Name of creditor	Details of claim received			Details of claim 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	Amount of any contingent claim			Amount of claim Rejected
1 (a)	Cliantha Trust - represented through ICICI Prudential Asset Management Company Ltd.	11/08/2022	21,32,23,710	21,32,23,710	Secured Loans	21,32,23,710	21,32,23,710	No	9.31%	-	-	-	Refer Note 1
1 (b)	Soiru Dempo Family Private Trust - represented through ICICI Prudential Asset Management Company Ltd.	11/08/2022	10,66,66,634	10,66,66,634	Secured Loans	10,66,66,634	10,66,66,634	No	4.66%	-	-	-	Refer Note 1
1 (c)	Vassudeva Dempo Family Private Trust - represented through ICICI Prudential Asset Management Company Ltd.	11/08/2022	10,66,66,811	10,66,66,811	Secured Loans	10,66,66,811	10,66,66,811	No	4.66%	-	-	-	Refer Note 1
2	ICICI Prudential Real Estate AIF-4 - represented through ICICI Prudential Asset Management Company Ltd.	11/08/2022	1,63,72,60,155	1,63,72,60,155	Secured Loans	1,63,72,60,155	1,63,72,60,155	No	71.46%	-	-	-	Refer Note 1
3	India Bulls Housing Finance Limited	16/09/2022	11,28,73,000	11,28,73,000	Secured Loans	11,28,73,000	11,28,73,000	No	4.93%	-	-	-	Refer Note 2
	Total		2,17,66,90,310	2,17,66,90,310		2,17,66,90,310	2,17,66,90,310	No	95.003%	-	-	-	

Note :-

1 Security Interest as per DTD dated 29th August,2017 bearing regn no 9469 of 2017 registered with joint sub registrar class 2 - Havelli 23 and supplemental deed od DTD dt. 15th September,2017 bearing regn no. 10198 of 2017 regd. with joint sub registrar class 2 - Havelli 23.

The debentures/ subscription amount are secured by the following:

a) Second charge created by the Corporate Debtor by way of registered English Mortgage over Mortgaged Assets i.e All that piece or parcel of land and construction thereon bearing a portion of the lands comprising of sub plot nos. 262/B admeasuring 3381.118 square meters and 262/C admeasuring 1207.552 square meters, collectively admeasuring 4588.67 square meters out of Final Plot No. 262 of Sangamwadi Town Planning Scheme III, bearing corresponding CTS Nos. 23, along with all ROC building structure, erections etc. Constructed thereon situated at village Ghorpadi, within the limits of Pune Municipal Corporation, Taluka Haveli, District - Pune and units and receivables there from.

b) First and exclusive charge created by Gagan Ace Developers by way of registered English Mortgage over Mortgaged Assets i.e all that piece of land bearing Plot No.5 admeasuring 1178.7 square metres situated at village Gorpadi, within the limits of pune Municipal Corporation, District Pune along with the development potential from sanctioned layout plot nos. 4 to 8 having total area as per property cards 5,876.40, comprising of (i) unutilised residential FSI of 9150 square feets, and (ii) unutilized TDR benefits, to be utilized thereon.

c) Personal Guarantee by the Promoters/Personal Guarantors:

- Vishal Agarwal
- Sushil Agarwal
- Alnesh Somji
- Hanif Somji

d) Pledge of 100% shares of the Corporate Debtor.

2 India Bulls Housing Finance Limited
Details of Security as per Loan Sanction Letter dated 25/04/2018 having reference Number 904535

- a) First charge created by the Corporate Debtor by way of registered Mortgage over Mortgaged Assets i.e All that piece or parcel of land and construction thereon bearing a portion of the lands comprising of sub plot nos. 262/B admeasuring 3381.118 square meters and 262/C admeasuring 1207.552 square meters, collectively admeasuring 4588.67 square meters out of Final Plot No. 262 of Sangamwadi Town Planning Scheme III, bearing corresponding CTS Nos. 23, along with all ROC building structure, erections etc. Constructed thereon situated at village Ghorpadi, within the limits of Pune Municipal Corporation, Taluka Haveli, District - Pune and units and receivables there from.
- b) Personal Guarantee by the Promoters/Personal Guarantors:
- i) Vishal Agarwal
 - ii) Sushil Agarwal
 - iii) Alesh Somji
 - iv) Hanif Somji
- 3 a) The Financial Creditor, i.e., ICICI Prudential Real Estate AIF-I is a scheme of ICICI Prudential Real Estate AIF, which has been registered as a Category-II Alternative Investment Fund under the provisions of the Securities and Exchange Board of India (Alternate Investment Funds) Regulations, 2012. IDBI Trusteeship Services Limited ("Trustee") is the sole trustee appointed in respect of ICICI Prudential Real Estate AIF. The Investment Manager is appointed under an Investment Management Agreement July 31, 2014, executed between the Trustee and the Investment Manager to, *inter-alia*, act
- i) for and on behalf of the Financial Creditor. The Investment Manager is empowered to File Claim

General Notes:

1. The best estimate of the amount of the claims including security interests has been made based on the available information. As per regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision
2. The constitution COC was stayed by Hon'ble NCLAT from 24th August to 23 rd January 2023