

Name of the Corporate Debtor: Spenta Enclave Private Limited; Date of commencement of CIRP: March 24, 2023; List of creditors as on: June 07, 2023, for claims received upto June 07, 2023.

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

Sl. 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	Principal Amount Claimed (a)	Interest Amount Claimed (b)	Amount claimed (a+b)	Principal Amount Admitted (a)	Interest Amount Admitted (b)	Amount of claim admitted (a+b)	Nature of claim	Amount covered by security interest						Amount covered by guarantee	Whether related party?	% voting share in CoC
1	JM Financial Asset Reconstruction Company Limited	11-04-2023	#####	1,67,11,19,304	6,22,37,79,589	4,55,26,60,285	#####	6,22,37,79,589	Secured Financial Creditor	6,22,37,79,589	5,50,91,86,231	No	56.790	0	0	0	0	Refer Note 1
2	IDBI Trusteeship Services Limited being the trustee of India Realty Excellence Fund III	11-04-2023	79,74,00,000	1,01,81,37,919	1,81,55,37,919	79,74,00,000	1,01,81,37,919	1,81,55,37,919	Secured Financial Creditor	1,81,55,37,919	1,81,55,37,919	No	16.566	0	0	-	-	Refer Note 2
	Total	0			8,03,93,17,508			8,03,93,17,508		8,03,93,17,508	7,32,47,24,150		73.36	0	0	0	0	0

Notes
1 Secured by way of mortgage of movable and immovable properties of the corporate debtor. All right, title and interest of the borrower in / overall free sale buildings (whether present or future) comprised in the project and the FSI available in respect of the project in terms of the Project Documents. Also pledge of equity and preference shares of the corporate debtor and personal guarantee of four shareholders.
2 Secured by way of hypothecation of movable and immovable properties of the corporate debtor including project in terms of the Project Documents, pledge of equity and preference shares of the corporate debtor and personal guarantee of four shareholders. Second charge on the above except pari passu charge in favour of Debenture Trustee on security created for debentureholders.