Annexure-1

Name of the corporate debtor: M/S Sagar Power (Neerekatte) Private Limited - In Liquidation ; Date of commencement of liquidation: 04-11-2022 ; List of stakeholders as on: 29-01-2022

List of secured financial creditors

(Amount in ₹)

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 rejected	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	Whether security interest relinquished? (Yes/No)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted						
1	Prudent Assets Reconstruction and Securitisation Ltd		3,080,865,823	2,904,079,839	Secured Financial Creditor	Not Defined	Yes	1.Moveable Properties: First Ranking Pari Passu Charge on interalia, the moveable and other assets of the Corporate Debtor arising out of the Project Land 1 and Project Land 2, described as follows: a.Corporate Debtor's (CD) moveable properties including moveable machinery, spares, equipment, tools motor vehicles, accessories, accounts and book debts, both present and future. b. All right title and interest of the Corporate Debtor under all receivables, all project documents, clearances, insurance contracts guarantee, letters of credit, performance warranties, indemnities that may be furnished in favour of the Corporate Debtor by various counterparties under the project documents. c.All government approvals, bank accounts, uncalled capital of the Corporate Debtor, intangible assets such as goodwill. d. By way of a floating charge, all other assets of the Corporate Debtor, both present and future, including cash in hand and all other funds maintained, other money instruments, investments and securities credited to the Corporate Debtor. 2.Immovable properties: first ranking pari passu charge on the land below: a. All that part and parcel of land admeasuring acres 0.63 guntas along with building constructed thereon, plant and machinery and other fixed assets of the 15 megawatt hydro power plant bearing survey number 463/2 situated at Bajatter village, Puttur Taluk, Neerekatte, South Canara District, Karnataka, owned by the Corporate Debtor and bounded by ("Project Land 1"): West: portion of the property sold to Surendranath Reddy, East: S. Line, South: Survey No. 463/3, North: S. D. Line and Nethravathi River; b. (i) all those pieces and parcel of land admeasuring acres 10.92 guntas in survey no. 127/IB (3.51 Acres), 128/3A and 126/1B, situated at Golihottu Village, Puttur Taluk, Neerekatte Village South Canara Dist., Karnataka, together with all the buildings, structures, sheds constructed thereon and all the plant and machinery installed thereon, owned by the CD; (ii) all those pieces and parcel of land admeasuring acres 1.40 guntas in survey number 184/1B, 184/2B, 184/1A, 184/1C and 184/2C, situated at Bandaru Village, Belthangady Taluk, South Canara District, Karnataka together with all the buildings, structures, sheds constructed thereon and all the plant and machinery installed thereon, owned by N. Manohar Reddy ("project land 2"); and c. All those pieces and parcel of land admeasuring acres 12.77 guntas bearing survey nos. 463/4, 463/5, 421/2B,42, 72C, 463/3 and 463/6 situated at Bajattur Village, Uppinangady Hobli, Puttur Taluk, South Canara District, Karnataka, along with buildings constructed thereon, plant, machinery and other fixed assets of the 15-megawatt hydro power plant, owned by Mr. D Surendranath Reddy ("Project land 3")	-	86.04%	-	-	176,785,984	-	-
2	Edelweiss Asset Reconstruction Company Ltd		471,360,082	471,360,082	Secured Financial Creditor	Not Defined	Yes	1. First ranking pari-passu charge by way of registered mortgage on the Projects (details provided below) including the development rights and the Company's share of unsold stock in the Projects which was perfected by charge on 6th December 2016. Details of the mortgaged assets are provided hereinbelow: A. Sammaddhi Mystic Wind: All that piece and parcel of land in Survey No.31/2 measuring 1 acre 35 guntas (out of 5 acres 13guntas), situated at Nimbekaipura, Bidarahalli Hobli, Bangalore. Valued(Liquidation Value) at Rs. ₹ 3,25,94,185 B. Sammaddhi Rhythm: All that piece and parcel of land in Survey No.29/2 measuring 1 acre 10 guntas and land in Survey No.30/1 measuring 1 acre 24 guntas totally admeasuring 2 acres 34 guntas, situated at Doddaghobbe Village, Bidarahalli Hobli, Bangalore. Valued (Liquidation Value) at Rs. ₹ 27,01,07,066. C. Sammaddhi Song of Wind: All that piece and parcel of the land bearing Survey No.256/2 measuring 1 acre 3 guntas including 3 guntas of kharab land, situated at Kadavathi Village, Nandi Hobli,Chikkaballapura Taluk, Bangalore District Valued (Liquidation Value) at Rs. ₹ 5,13,13,348 D. Sammaddhi Winter Green: All that piece and parcel of land in Survey No.241/1 (earlier part of Survey No.241), situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk measuring 3 acres 10 guntas. Valued (Liquidation Value) at Rs. ₹ 30,89,06,497 E. Bliss: All that piece and parcel of the land bearing Survey No.11/2 (Old No.11) measuring 19.283 guntas, situated at Nagenathapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District (Not included in valuation analysis) F. Sammaddhi Lake Drive: All that piece and parcel of the land in Survey No.43 measuring 4 acres 37 guntas and land in Survey No.52(P) measuring 1 acre 10 guntas, situated at Nimbekayipura Village, Bidarahalli Hobli, Bangalore East Taluk (Not included in valuation analysis). G. Sammaddhi Lumbini Terrace: All that piece and parcel of land in Survey No.70/1 (old Survey No.70), measuring 2 acres 26 guntas (including 13 guntas of kharab land), situated at Anjanapura Village, Uttarahalli Hobli, Bangalore Valued(Liquidation Value) at Rs ₹ 77,89,403 H. Project Malleshwaram: All that piece and parcel of land comprised in portion of CTS No.1169, measuring East to West 300 feet and North to South 185 feet, totally measuring 55,500 square feet, situated at Rajamahal Village (Malleshwaram), Bangalore 2. First ranking pari-passu charge by way of hypothecation of all Project Receivables; 3. First ranking charge by way of pledge of promoters shares (Hemang Dipaikkumar Rawal, Chaitali Hemang, Ravindra Mallikarjunappa Madhudi and Nanda Ravindra) being 46.6% of the total share capital of the Company in favour of the debenture trustee; 4. Personal guarantees issued by Hemang Dipaikkumar Rawal, Ravindra Mallikarjunappa Madhudi, Manjunath Vellore Ramakrishnan, 5. POCs of Issuer, Guarantor and Promoters. 6. DPN in favour of the Debenture Trustee for entire principal amount being INR 75cr; 7. PoA in favour if nominee director. 8. First ranking pari-passu charge by way of hypothecation of all the monies including cash flow and receivables accruing to or arising out of all the aforementioned Projects	-	13.96%	-	-	-	-	-
	Total		3,552,225,905	3,375,439,921					-	100%		-	-	176,785,984		