

Annexure 1

Name of the corporate Debtor: Samruddhi Realty Limited

Date of Commencement of Liquidation: 13.03.2020 (order copy received 17.03.2020)

List of stakeholders as on: 31.08.2023

List of Secured Financial Creditors belonging to any class of creditors

Sr. No.	Name of Creditor	Details of claim received		Amount of claim admitted	Nature of claim	Amount covered by security interest	Whether security interest relinquished? (Yes/No)	Details of claim admitted		Amount covered by guarantee	% share in total amount of claims admitted	Amount of contingent claims	Amount of any mutual debts that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
		Date of receipt	Amount Claimed					Details of Security Interest	Details of claim admitted							
1	Phoenix ARC Private Limited	10-06-20	78,714,792	78,714,792	Secured FC	78,714,792	Yes (Deemed)	Equitable Mortgage over All that piece and parcel of residential unit 7 house bearing No. A, having 6285.89 sqft of super built up area along with 3000 sqft of undivided share, and Unit No. B, having 6285.89 sqft of super built up area along with 3000 sqft of undivided share, with 4 car parking space in basement together with amenities and is with RCC flooring, vitrified tiles for flooring, Main door Frame and have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (1) of the IBB (Liquidation Process) Regulations, 2016	Equitable Mortgage over All that piece and parcel of residential unit 7 house bearing No. A, having 6285.89 sqft of super built up area along with 3000 sqft of undivided share, and Unit No. B, having 6285.89 sqft of super built up area along with 3000 sqft of undivided share, with 4 car parking space in basement together with amenities and is with RCC flooring, vitrified tiles for flooring, Main door Frame and have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (1) of the IBB (Liquidation Process) Regulations, 2016	-	1.85%	-	-	-	NA	
2	1.India Asset Growth Fund 2.India Asset Growth Fund II 3.ESKILL Realtors LLP 4.Engage Martiles & Grant Industries Ltd (Equal Finance Managers & Advisors LLP)	17-04-20	1,235,740,625	1,051,298,266	Secured FC	1,051,298,266	Yes (Deemed)	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 09 December 2016. Details of the mortgaged assets are provided hereunder: A. Samruddhi Mystic Wind: All that piece and parcel of land in Survey No.3122 measuring 1 acre 35 guntas (out of 5 acres 13 guntas), situated at Nimbakapura, Bidaraballi Hobli, Bangalore. B. Samruddhi Mythos: All that piece and parcel of land in Survey No.2972 measuring 1 acre 15 guntas and land in Survey No.3025 measuring 1 acre 28 guntas totally measuring 2 acres 14 guntas, situated at Doddagubbi Village, Bidaraballi Hobli, Bangalore. C. Samruddhi Song of Wind: All that piece and parcel of the land bearing Survey No.2562 measuring 1 acre 3 guntas including 3 guntas of khuras land, situated at Kadavathi Village, Nandi Hobli,Chikkababapura Taluk, Bangalore District. D. Samruddhi Winter Green: All that piece and parcel of land in Survey No.2412 (earlier part of Survey No.241), situated at Anant Befandaru Khane Village, Varthur Hobli, Bangalore East Taluk measuring 3 acres	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 09 December 2016. Details of the mortgaged assets are provided hereunder: A. Samruddhi Mystic Wind: All that piece and parcel of land in Survey No.3122 measuring 1 acre 35 guntas (out of 5 acres 13 guntas), situated at Nimbakapura, Bidaraballi Hobli, Bangalore. B. Samruddhi Mythos: All that piece and parcel of land in Survey No.2972 measuring 1 acre 15 guntas and land in Survey No.3025 measuring 1 acre 28 guntas totally measuring 2 acres 14 guntas, situated at Doddagubbi Village, Bidaraballi Hobli, Bangalore. C. Samruddhi Song of Wind: All that piece and parcel of the land bearing Survey No.2562 measuring 1 acre 3 guntas including 3 guntas of khuras land, situated at Kadavathi Village, Nandi Hobli,Chikkababapura Taluk, Bangalore District. D. Samruddhi Winter Green: All that piece and parcel of land in Survey No.2412 (earlier part of Survey No.241), situated at Anant Befandaru Khane Village, Varthur Hobli, Bangalore East Taluk measuring 3 acres	-	24.75%	-	-	184,442,159	NA	
3	Samruddhi Assets Reconstruction Company Limited	18-08-20	201,990,375	188,891,088	Secured FC	188,891,088	Yes (Deemed)	Relinquished by virtue of order passed by the Hon'ble Adjudicating Authority in I.A.No.399/BB/2020 & I.A.No.25/BB/2021 secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (1) of the IBB (Liquidation Process) Regulations, 2016	Mortgage over the properties:- 1. 10 C, 11 A, 14 B, 1 A, 2 A, 3 A, 6 A, 7 A, 9 A, 5 B OF PROJECT SAMRUDDHI SUNSHINE, LOCATED AT SY NO. NO. 1111, KONGAREGURU ROAD 1 ACRES 1 GUNTA, SITUATE AT NAGANATHAPURA VILAGE BEGGU HOBBI, BANGALORE SOUTH TALK BANGALORE DISTRICT, hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016. 2. 1002,001,102,103,201,202,203,301,302,402,501,502,503,602,701,802,803,901,902,903 IN TOWER A AND 105,205, DKA,911,905,904,902,504,505,807,907, IN TOWER B OF PROJECT "SAMRUDDHI NORTH SQUARE" AT SY. NO. 9221 AND SY. NO. 9212, SITUATED AT KODLU VILLAGE, TRISANKANA HOBBI, BANGALORE NORTH TALK, BENGALURU 560064 (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016	-	5.96%	-	55,099,275	NA	The Liquidator is in the process of filing an application to Hon'ble MCT for substitution of name of ACRB as per the terms of assignment deed dated 26-4-21.	
Total			1,518,446,292	1,298,089,658		1,298,089,658					86.88%			219,541,634		