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: 30.11.2023**

List of Secured Financial Creditors belonging to any class of creditors

(Amount in INR)

Sr. No.	Name of Creditor	Details of claim received		Details of claim admitted							Amount of contingent claims	Amount of any mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims 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	Phoenix ARC Private Limited	6/10/2020	78,714,792	78,714,792	Secured FC	78,714,792	Yes (**Deemed relinquishment** by virtue of order passed by the Hon'ble Adjudicating Authority in I.A No. 389/BB/2020 & I.A No. 25/BB/2021 as 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 (3) of the IBBI (Liquidation Process) Regulations, 2016)	Equitable Mortage over All that piece and parcel of residential unit / house bearing No. A, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share. and Unit no. B, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share, with 4 car parking space in basement together with amenities and is with RCC Roofing, Vitrified Tiles for flooring, Main Door Frame and Shutter with Teak Wood and other doors with Sal Wood. Aluminium Sliding Windows, to be constructed on property bearing BBMP Katha No.292/293/296/59/1819/227/43/4, Old VP Khata No. 227/143/2 and 227/143/6 portion of Site no. 4. situated Whitefield, Krishnarajapuram Hobli, Bangalore South Taluk, now coming under the limits of BBMP Bangalore.	-	1.82%	-	-	-	NA	
2	1.India Asset Growth Fund 2.India Asset Growth Fund II 3.Edukill Realtors LLP 4.Elegant Marbles & Granites Industries Ltd (Essel Finance Managers & Advisors Llp)	4/17/2020	1,235,740,625	1,051,298,266	Secured FC	1,051,298,266	Yes (**Deemed relinquishment** by virtue of order passed by the Hon'ble Adjudicating Authority in I.A No. 389/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 (3) of the IBBI (Liquidation Process) Regulations, 2016)	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. Sammudhi 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. B. Sammudhi Rhythm: All that piece and parcel of land in Survey No.20/2 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 Doddagubbi Village, Bidarahalli Hobli, Bangalore. C. Sammudhi 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. D. Sammudhi 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. E. Bliss: All that piece and parcel of the land bearing Survey No.11/2 (Old No.11) measuring 19.283 guntas, situated at Nagarathapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District F. Sammudhi 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 Nimbekaiyapura Village, Bidarahalli Hobli, Bangalore East Taluk. G. Sammudhi 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 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	-	24.33%	-	-	164,442,359	NA	-
3	Indiabulls Assets Reconstruction Company Limited	6/18/2020	203,990,875	168,891,698	Secured FC	168,891,698	Yes (**Deemed relinquishment** by virtue of order passed by the Hon'ble Adjudicating Authority in I.A No. 389/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 (3) of the IBBI (Liquidation Process) Regulations, 2016)	Mortgage over the properties : - 1. 10 C, 12 C, 13 A, 14 B, 1 A, 2 B, 3 A, 6 A, 7 A, 9 A, 5 B OF PROJECT SAMRUDDHI SUNSHINE, LOCATED AT SY NO. NO. 11/1 ADMEASURING ABOUT 1 ACRE 1 GUNTA, SITUATE AT NAGANATHAPURA VILLAGE BEGUR HOBLI, BANGALORE SOUTH TALUK BANGALORE RURAL. (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016 2. 002,003,102,103,201,202,203,301,302,402, 501, 502, 503, 602, 703, 802, 803, 901,902,903 IN TOWER A AND 105,,203, 204,301,305,404,502,504,505,807,907, IN TOWER B OF PROJECT "SAMRUDDHI NORTH SQUARE" AT SY. NO. 92/1 AND SY. NO. 92/2, SITUATED AT KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BENGALURU-560064 (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016	-	3.91%	-	-	35,099,275	NA	The Liquidator is in the process of moving an application to Hon'ble NCLT for substitution of name of ACRE as per the terms of assignment deed dated 26-4-21.
Total			**1,518,446,292**	**1,298,904,658**		**1,298,904,658**			-	**28.07%**			**219,541,634**		