

Annexure - 3

Name of the Corporate Debtor: Epitome Residency Private Limited; Date of commencement of CIRP: 12/06/2023; List of creditors as on: 11/12/2023

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

Sr. 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	Amount Claimed	Amount of Claim Admitted	Nature of Claim	Amount covered by security interest	Amount covered by Guarantee	Whether related party?						% voting share in CoC
1	Indiabulls Housing Finance Limited	13-07-2023	57,55,88,082	16,95,67,520	Secured Financial Creditor	16,95,67,520	-	-	2.71	-	-	40,60,20,562	-	-
2	R.N Laboratories Pvt	08-09-2023	2,51,02,500	2,51,02,500	Inter Corporate Deposit	2,51,02,500	-	-	0.40	-	-	-	-	-
TOTAL			60,06,90,582	19,46,70,020		19,46,70,020	-	-	3.12	-	-	40,60,20,562	-	-

Security Interest: -**Indiabulls Housing Finance Limited**

The details of the security interest has been extracted from Sanction Letter dated 21-04-2015, Loan Agreement, Claim Form and such other supporting documents provided by the claimant

The Corporate Debtor has under the loan facility agreements has given an exclusive charge of the following;

- Registered Mortgage of units of projects "Imperial Heights" situated at C.S.T. nos 1 (pt) Survey No 6 (pt) of village Goregaon of BEST Nagar, Oshiwara, Goregaon (W), Mumbai admeasuring approx 3,13,809 sq. ft.
- Hypothecation of receivables from sale/lease/ transfer etc. of the mortgaged properties, all of which shall be deposited in a designated Escrow account with POA in favour of the Lender

General Notes: -

- We have verified claims submitted by the claimants on the basis of documents and information provided by the claimants only.
- Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation.
As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
- Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information, or clarifications.
- Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.
- The security interest reflected above in favour of the financial creditors is subject to further review.
- The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.
- All the aforesaid claims shall be subject to the findings of the report of the forensic/transaction auditor